

**CITY OF POMPANO BEACH, FLORIDA  
NOTICE OF PUBLIC HEARING  
P&Z # 21-1100017**

**YOU ARE HEREBY NOTIFIED** of a Petition by **RaceTrac Petroleum Inc.** (“Applicant Landowner”), before the ZONING BOARD OF APPEALS of the City of Pompano Beach, Florida, on October 21, 2021, at 6:00 P.M. in the City Hall Commission Chambers, located at 100 West Atlantic Boulevard. The Applicant Landowner is requesting a **VARIANCE** from the following provisions:

1. Section §155.5604(C)(3) [residential compatibility standards] in order to allow a retail commercial building facade that faces single-family development (north property line) to be designed without any storefront rather than designed to appear as a series of discrete storefronts as required by code.
2. Section §155.4219(I)(3)(a) [gasoline filling station standards] in order to allow a gasoline filling station with 176.10 ft of frontage (NW 30<sup>th</sup> Avenue) rather than a minimum frontage of 200 ft as required by code.
3. Section §155.4219(I)(3)(b) [gasoline filling station standards] in order to allow vehicular access point to be located 12.2 ft from another lot line rather than a minimum distance of 15 ft as required by code.
4. Section 155.5102(C)(9) [curbing] in order to provide parking stalls without the required curbing as required by code.
5. Section 155.5203(D)(5) [VUA-building landscaping] in order to omit landscaping between vehicular use area and building, rather than provide the minimum 12 ft of landscaped area as required by code.
6. Section 155.5203(E) [building base plantings] in order to omit building base planting standards rather than provide shrubs along the base of the building as required by code.
7. Section 155.5203(D)(3) [perimeter landscaping strips] in order to provide 6 trees in the perimeter landscaping strip abutting public right-of-way rather than provide 9 trees as required by code.
8. Section 155.5203(G)(2)(c) [street trees] in order to omit street trees along Atlantic Boulevard rather than provide 5 street trees as required by code.

The property in this Public Hearing is as follows (abbreviated legal description):

ENGSTROM PLAT 152-45 B PARCEL A LESS N 15 FT THEREOF PER ORT 30362/53; TOG WITH RD R/W VAC IN OR 49563/1610 DESC AS BEG SE COR SAID PAR A,W 265.69, SE 16.98, E 253.67,N 12 TO POB & LESS POR DESC AS BEG AT E R/W/L OF NW 30 AVE & S/L OF N 15' OF PAR A,E 302.95,S 15,W 302.93,N 15 TO POB,PER OR 50783/333

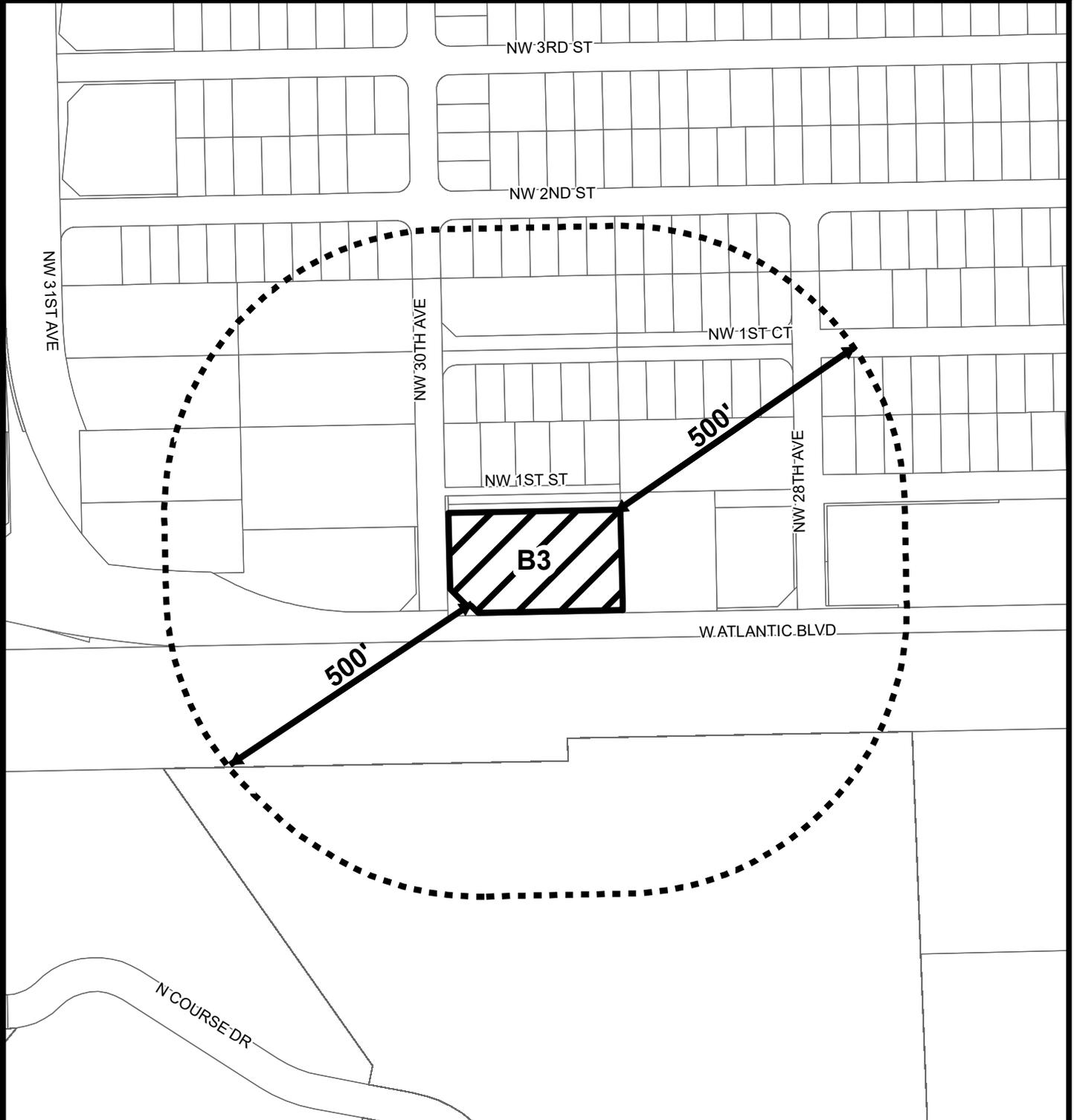
ADDRESS: 2851 W Atlantic Boulevard  
ZONED: General Business (B-3)  
FOLIO(S): 4842 33 45 0010

You may either be present in person at the hearing of this Appeal, represented by counsel or letter. All interested persons take due notice of the time and place of the hearing of this Appeal and govern yourselves accordingly. Any person requiring auxiliary aids and services at this meeting may contact the City Clerk’s Office at 954-786-4611 at least 24 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 or 1-800-955-8771. Any person who decides to appeal any decision of the Zoning Board of Appeals with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

All correspondence to the Zoning Board of Appeals relative to this matter may be emailed to [zoning@copbfl.com](mailto:zoning@copbfl.com) or mailed to P.O. Drawer 1300, Pompano Beach, Florida 33061. The original application and documentation may be viewed at the Planning & Zoning Division located at 100 W Atlantic Boulevard, Pompano Beach, FL 33060 or by contacting [zoning@copbfl.com](mailto:zoning@copbfl.com) or 954-545-7792 or [pompanobeachfl.gov/meetings](http://pompanobeachfl.gov/meetings) one week prior to the meeting date.

CITY OF POMPANO BEACH, FLORIDA  
BY: Daniel H. Yaffe, Chairman  
Zoning Board of Appeals

# CITY OF POMPANO BEACH 500' RADIUS MAP



**VARIANCE**

**RACE TRAC PETROLEUM INC**

**2851 W ATLANTIC BLVD**

1 in = 250 ft

PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES