

ZONING BOARD OF APPEALS

3051 N Federal Hwy, Pompano Beach FL 33062

Proposed Use: Automotive Repair and Maintenance Facility

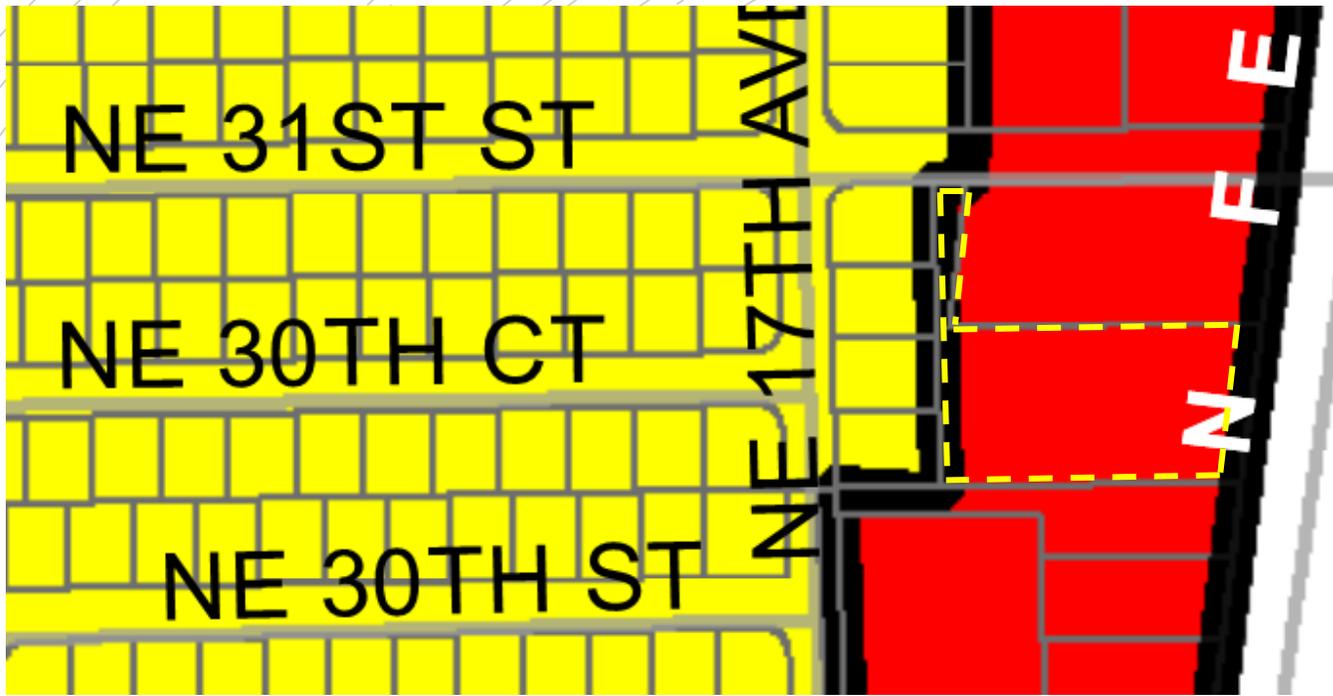
October 21, 2021



AERIAL IMAGE
OF PROPERTY



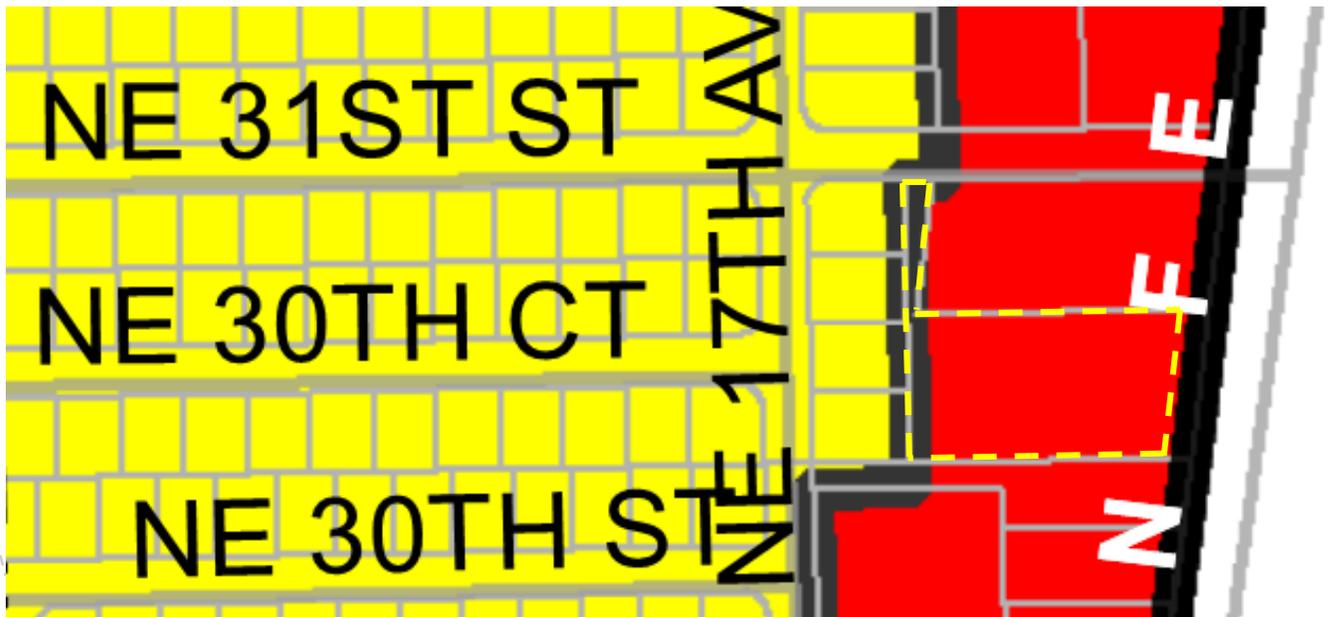
Land Use Map



Land Use Code

- # Number Reflects the maximum total number of units permitted within the dashed line.
- L- LOW 1-5 DU/AC
- LM- LOW-MEDIUM 5-10 DU/AC
- M- MEDIUM 10-16 DU/AC
- MH- MEDIUM-HIGH 16-25 DU/AC
- H- HIGH 25-46 DU/AC
- IRREGULAR DENSITY
- MUR-H - Mixed Use Residential (High)
- C- COMMERCIAL

Zoning Map



RESIDENTIAL ZONING DISTRICTS

- RS-1 - SINGLE-FAMILY RESIDENCE
- RS-2 - SINGLE-FAMILY RESIDENCE
- RS-3 - SINGLE-FAMILY RESIDENCE
- RS-4 - SINGLE-FAMILY RESIDENCE
- RS-L - SPECIAL SINGLE-FAMILY RESIDENCE
- RD-1 - TWO-FAMILY RESIDENCE
- RM-12 - MULTIPLE-FAMILY RESIDENCE
- RM-20 - MULTIPLE-FAMILY RESIDENCE
- RM-30 - MULTIPLE-FAMILY RESIDENCE
- RM-45 - MULTIPLE-FAMILY RESIDENCE
- MH-12 - MOBILE HOME PARK

COMMERCIAL ZONING DISTRICTS

- B-1 - LIMITED BUSINESS
- B-2 - COMMUNITY BUSINESS
- B-3 - GENERAL BUSINESS
- B-4 - HEAVY BUSINESS
- M-1 - MARINA COMMERCIAL
- CR - COMMERCIAL RECREATION

SPECIFIC USE STANDARDS
SEC. 155.4219(E)

VARIANCE
SEC. 155.5602(C)(7)(c) &
155.6502(C)(7)(d)

Section 155.4219(E)

- Automotive Repair and Maintenance Facility

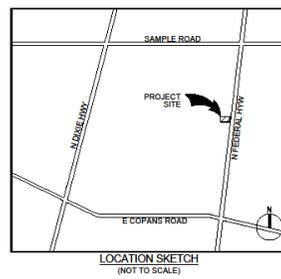
*Section 155.5602(C)(7)(c) &
155.6502(C)(7)(d)*

- Retain service bay entrances/ overhead doors and roll up doors

CURRENT SITE PLAN



GRAPHIC SCALE
 0 20 40
 SCALE: 1" = 20'
 NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.



KEITH
 301 East Atlantic Blvd. Pompano Beach, FL 33060
 PH: (954) 788-3400

Florida Certificate of Authorization: 7928
 Licensed Business Number: 6892

REVISIONS		
NO.	DESCRIPTION	DATE
1	ZBA SUBMITTAL	07/12/2021

**PRELIMINARY PLAN
 NOT FOR CONSTRUCTION**
 THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS. RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE: 07/12/21
 DESIGNED BY: JK
 DRAWN BY: JR
 CHECKED BY: JK
 BID CONTRACT:

LEGAL DESCRIPTION:

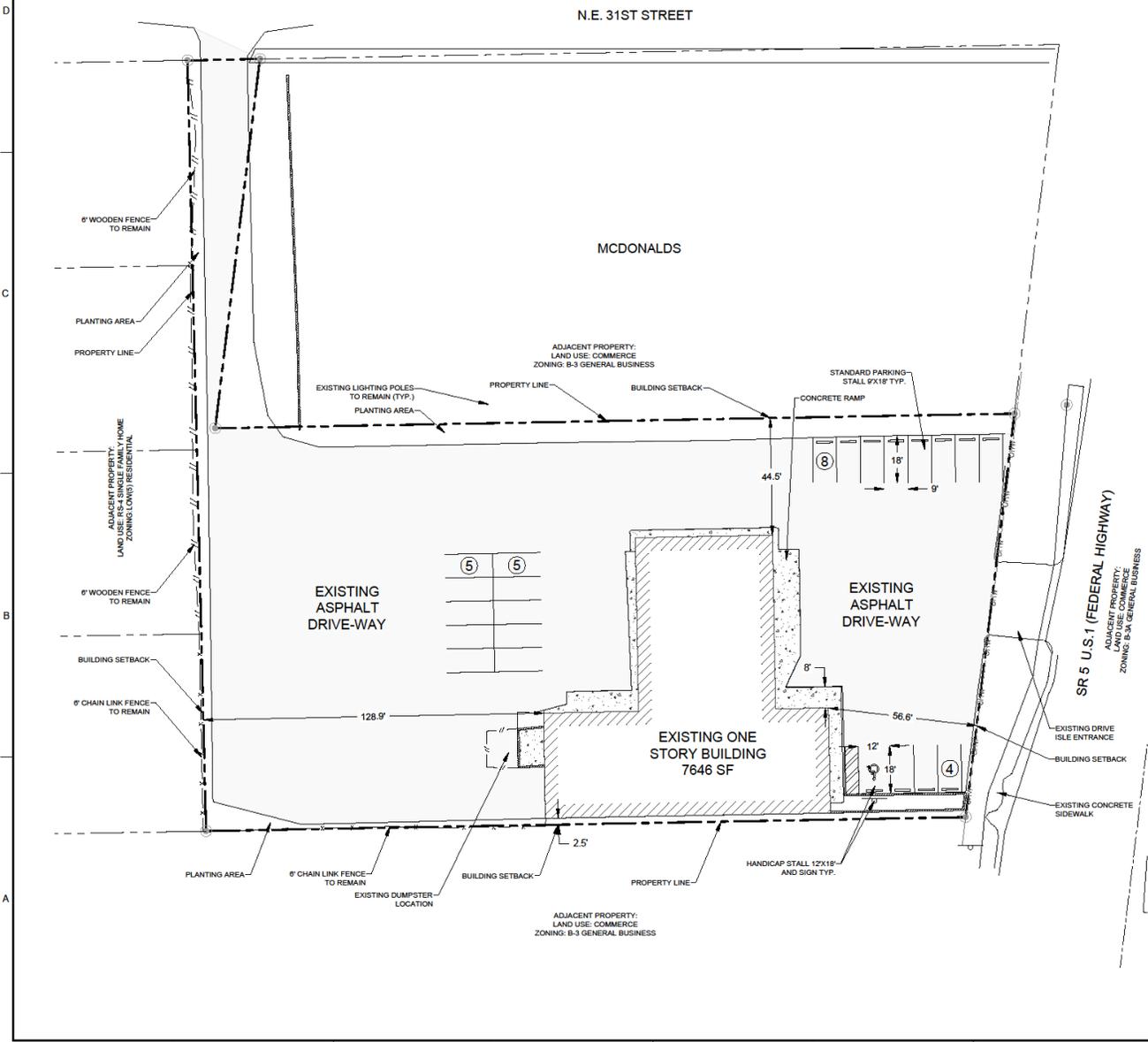
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS: PARCEL 'B' OF CREST HAVEN NO.4 AS RECORDED IN PLAT BOOK 38, AT PAGE 10 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE NORTH 140 FEET (AS MEASURED ALONG THE EAST LINE) OF THE EAST 300 FEET THEREOF (AS MEASURED ALONG THE NORTH LINE), BEING THE SAME, PROPERTY CONVEYED TO BRIDGESTONE/FIRESTONE NORTH AMERICA TIRE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AN OHIO CORPORATION SUCCESSOR IN INTEREST BY MERGER TO FIRESTONE REAL ESTATE COMPANY, BY WARRANTY DEED RECORDED NOVEMBER 8, 1985, AS INSTRUMENT NO. 85 375630, IN O.R. BOOK 12948, PAGE 515, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND SUBSEQUENTLY CONVEYED TO BPS RETAIL AND COMMERCIAL OPERATIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, NOW KNOWN AS BRIDGESTONE RETAIL OPERATIONS, LLC, A DELAWARE LIMITED COMPANY, BY QUITCLAIM DEED RECORDED NOVEMBER 30, 2001 AS INSTRUMENT NO. 101655003, IN O.R. BOOK 32707, PAGE 1965, SAID PUBLIC RECORDS.

NOTES:

- NO BUILDING IMPROVEMENTS ARE PROPOSED
- NO SITE IMPROVEMENTS ARE PROPOSED

SITE DATA TABLE

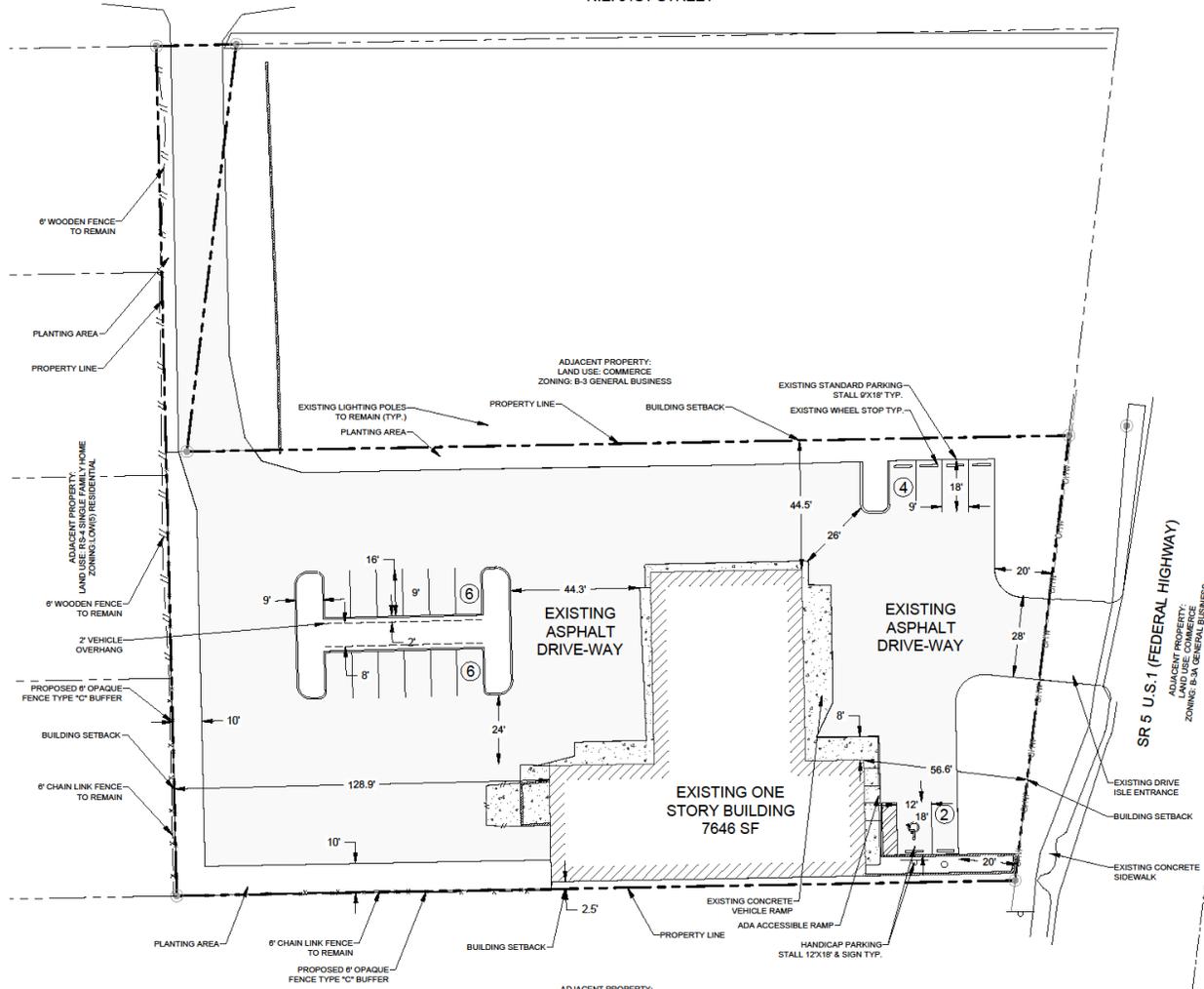
PROJECT ADDRESS: 3051 N FEDERAL HWY POMPANO BEACH, FL 33004		
FOLIO No. 484224140020		
USE - AUTOMOTIVE REPAIR AND MAINTENANCE FACILITY		
PROJECT INFORMATION:		
LAND USE DESIGNATION: COMMERCIAL		
ZONING DESIGNATION: B-3 (GENERAL BUSINESS)		
NET SITE AREA (PER SURVEY)	SO. FT.	ACREAGE
	48,565	1.12
GROSS BUILDING AREA (SF)	7,646	
SERVICE PROVIDERS:		
POTABLE WATER	CITY OF POMPANO BEACH	
SANITARY SEWER	CITY OF POMPANO BEACH	
SOLID WASTE	WASTE MANAGEMENT	
SETBACK REQUIREMENTS:		
	REQUIRED (MIN)	PROVIDED
FRONT YARD	0'-0"	56.59 FT
SIDE YARD (NORTH)	0'-0"	44.50 FT
SIDE YARD (SOUTH)	0'-0"	2.47 FT
REAR YARD	10'-0"	128.90 FT
PARKING CALCULATIONS:		
USE	REQUIRED	PROVIDED
1 SPACE PER 500 SF (7,646 SF)	16	21
		STD. SPACES (6X18)
ADA SPACES	1	1
		ADA SPACES (12X18)
TOTAL PARKING	17	22



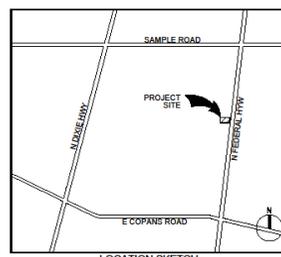
Printed by: JPratt On 7/12/21 11:59 AM
 Drawing name: 4113282830 - FinalPlan - 3051 N. Federal Hwy Pompano - Investment - Lines/Plumbing/Grading/2021/28.MXD - Computer Aided Printing
 STATUS: PRELIMINARY

PROPOSED SITE PLAN

N.E. 31ST STREET



GRAPHIC SCALE
0 20 40
SCALE: 1" = 20'
NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.



LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS: PARCEL 'B' OF CREST HAVEN NO 4 AS RECORDED IN PLAT BOOK 38, AT PAGE 10 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE NORTH 140 FEET (AS MEASURED ALONG THE EAST LINE) OF THE EAST 300 FEET THEREOF (AS MEASURED ALONG THE NORTH LINE), BEING THE SAME PROPERTY CONVEYED TO BRIDGESTONE/FIRESTONE NORTH AMERICAN TIRE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUCCESSOR IN INTEREST BY MERGER TO BRIDGESTONE/FIRESTONE, INC., AN OHIO CORPORATION, SUCCESSOR IN INTEREST BY MERGER TO FIRESTONE REAL ESTATE LEASING COMPANY, AN OHIO CORPORATION, BY WARRANTY DEED RECORDED NOVEMBER 5, 1985, AS INSTRUMENT NO 85 37630, IN O.R. BOOK 12949, PAGE 515, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND SUBSEQUENTLY CONVEYED TO IFS RETAIL AND COMMERCIAL OPERATIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, NOW KNOWN AS BRIDGESTONE RETAIL OPERATIONS, LLC, A DELAWARE LIMITED COMPANY, BY GUILTY CLAIM DEED RECORDED NOVEMBER 30, 2001, AS INSTRUMENT NO.101656093, IN O.R. BOOK 32707, PAGE 1955, SAID PUBLIC RECORDS.

NOTES:

1. NO BUILDING IMPROVEMENTS ARE PROPOSED
2. NO SITE IMPROVEMENTS ARE PROPOSED

SITE DATA TABLE

PROJECT ADDRESS: 3051 N FEDERAL HWY POMPANO BEACH, FL 33064		
FOLIO No. 484224140020		
USE - AUTOMOTIVE REPAIR AND MAINTENANCE FACILITY		
PROJECT INFORMATION:		
LAND USE DESIGNATION: COMMERCIAL		
ZONING DESIGNATION: B-3 (GENERAL BUSINESS)		
NET SITE AREA (PER SURVEY)	SO. FT.	ACREAGE
	48,566	1.12
GROSS BUILDING AREA (SF)	7,646	
SERVICE PROVIDERS:		
POTABLE WATER	CITY OF POMPANO BEACH	
SANITARY SEWER	CITY OF POMPANO BEACH	
SOLID WASTE	WASTE MANAGEMENT	
SETBACK REQUIREMENTS:		
	REQUIRED (MIN)	PROVIDED
FRONT YARD	0'-0"	66.59 FT
SIDE YARD (NORTH)	0'-0"	44.50 FT
SIDE YARD (SOUTH)	0'-0"	2.47 FT
REAR YARD	10'-0"	128.90 FT
PARKING CALCULATIONS:		
USE	REQUIRED	PROVIDED
1 SPACE PER 500 SF (7,646 SF)	16	17 STD. SPACES (8X18)
ADA SPACES	1	1 ADA SPACES (12X18)
TOTAL PARKING	17	18

KEITH
301 East Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400

Florida Engineering Division License: CA2788
Florida Surveyor and Mapper Business License: L18889
Florida Landscape Architecture Business License: LC22882

REVISIONS

NO.	DESCRIPTION	DATE
1	ZBA SUBMITTAL	07/12/2021

PRELIMINARY PLAN NOT FOR CONSTRUCTION
THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS. RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE: 08/16/21
DESIGNED BY: JK
DRAWN BY: JR
CHECKED BY: JK, TD
BID-CONTRACT:

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

JAMES H. BATMASIAN

PROJECT

3051 N FEDERAL HWY SPECIAL EXCEPTION

SHEET TITLE

PROPOSED SPECIAL EXCEPTION SITE PLAN

SHEET NUMBER: SP-101
PROJECT NUMBER: 12285.00

STATUS: PRELIMINARY

SITE IMPROVEMENTS

- *Enhanced front landscape buffer to 20 feet per zoning district req.*
- *West property line to continue 6-foot ht. existing approved opaque fence and widen the landscape buffer to 10 feet creating Type C Buffer.*
- South property line adjacent to residential which does not have an opaque fence will include a 6 feet fence similar to the approved on the west property line as well as the 10 feet landscape buffer.
- North property line is heavily landscape due to McDonalds and, the mature tree canopy will not permit further tree enhancement. Any missing shrubs will be installed.
- Parking lot has been reconfigured to provide end islands and proper drive aisles for required parking.
- Total of 21 new trees and 798 shrubs as well as missing opaque 6 feet fence.

SPECIAL
EXCEPTION
CRITERIA
SEC.155.2406(D)

1. *Consistent with Comprehensive Plan*
2. *Complies with zoning district standards*
3. *Complies with specific use standards*
4. *Avoids overburdening available capacity of existing facilities*
5. *Appropriate for location and compatible*
6. *Avoids significant adverse odor, noise, glare, vibration*
7. *Adequately screens, buffers or minimizes adverse impacts*
8. *Avoids significant deterioration of water and air resources*
9. *Maintains safe and convenient ingress and egress traffic*
10. *Allows for protection of property values*
11. *Fulfills a demonstrated need for public convenience and service*
12. *Complies with relevant city, state and federal laws and regulations*
13. *Impacts typically within 500 feet to ½ mile radius*

