



City of Pompano Beach
 Department of Development Services
 Planning & Zoning Division

100 W. Atlantic Blvd Pompano Beach, FL 33060
 Phone: 954.786.4679 Fax: 954.786.4666

Zoning Board of Appeals Application

Zoning Board of Appeals Application (Check all that apply)

Zoning Board of Appeals			
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Major Temporary Use	<input type="checkbox"/> Interim Use Permit

DEADLINE: Initial paper and digital submission must be received by 5:00 PM on the day of the deadline. Refer to the "Meeting Schedules and Deadlines" document provided on the City's website for submission deadlines. *To ensure quality submittal, this project will only be added to the ZBA Agenda when a complete submission has been made. If a complete submission is not submitted by the deadline, the application will be rejected.*

Application Review Process:

Application Type	Step 1	Step 2	Step 3	Step 4
Special Exceptions (Pg. 2)	Pre-Application Meeting (Required**)	Zoning Board of Appeals Review	Development Order from the ZBA	
Variance (Pg. 3)	Pre-Application Meeting (Required**)	Zoning Board of Appeals Review	Development Order from the ZBA	
Major Temporary Use Permit (Pg. 4)	Pre-Application Meeting (Required**)	Zoning Board of Appeals Review	Development Order from the ZBA	
Interim Use Permit (Pg. 5)	Pre-Application Meeting (Required**)	Planning & Zoning Board Recommendation	Zoning Board of Appeals Review	Development Order from the ZBA

**Applicant must make an appointment with a Senior Planner to submit application at least 48 hours (2 business days) prior to deadline for filing by calling (954) 786-4667.

PAPER SUBMISSION: The following paper documents are to be submitted to the Planning & Zoning Department:

PAPER	<input checked="" type="checkbox"/>	One (1) completed application with original signatures.(pg. 6)*
	<input checked="" type="checkbox"/>	Owner's Certificate (must be completed by the Landowner). (pg. 7)*
	<input checked="" type="checkbox"/>	Application Fee as established by resolution of the City Commission. See <u>Appendix C - Fee Schedule</u> in the Information section of the P&Z webpage.

DIGITAL SUBMISSION: The following digital documents are also to be submitted to the Planning & Zoning Department via email:

DIGITAL	<input checked="" type="checkbox"/>	Written Narrative with list of each Review Standard. A point-by-point response to each Review Standard. Narratives must be on letterhead, dated, and with author signature.*
	<input checked="" type="checkbox"/>	Current survey. (<i>Surveys to be recent and must show all improvements on the property and legal description</i>)
	<input checked="" type="checkbox"/>	Legal Description of property (in Word/text format)
	<input checked="" type="checkbox"/>	Conceptual Site Plan demonstrating requested Variance/ Special Exception/ or Temporary Use.
	<input type="checkbox"/>	(Optional) Documents, photographs, and other evidence

*Updated copies of the application, proof of ownership, or narrative may be required if information has changed (i.e.: if the property ownership changes, the owner's certificate and application will need to be revised with the City's file.)

***** ONLY for Variance(s) from Chapter 151, Beaches and Waterways***:**

PAPER	<input type="checkbox"/>	Ten (10) paper copies of all above items
	<input type="checkbox"/>	One (1) copy of any submerged land lease, if existing, complete with all addendums (<i>if applicable</i>)
	<input type="checkbox"/>	One (1) copy of Letter of explanation from Code Enforcement (<i>if applicable</i>)
	<input type="checkbox"/>	One (1) copy of immediate neighbors letters/comments about this Variance (<i>if applicable</i>)



TEMPORARY USE PERMIT - Zoning Board of Appeals Application

155.2412. TEMPORARY USE PERMIT (Major)

(Below is a summary of Section 155.2412. For the complete language, please refer to the Zoning Code)

REVIEW STANDARDS

(Each standard **MUST** be addressed in writing)

A Temporary Use Permit shall be approved only on a finding that the temporary use, as proposed:

- a. Is on its face temporary in nature;
- b. Is in harmony with the spirit and intent of this Code;
- c. Is not detrimental to property or improvements in the surrounding area, or to the public health, safety, or general welfare;
- d. Does not have substantial adverse effects or noise impacts on any adjoining permanent uses or nearby residential neighborhoods;
- e. Is compatible with any principal uses on the site;
- f. Is located on a site containing sufficient land area to allow the temporary use and associated structures, and accommodate any associated parking and traffic movement, without disturbing environmentally sensitive lands; and
- g. Complies with all applicable use-specific standards in Section 155.4403;

Certain Temporary Uses also have Use-Specific Standards set forth in Part 4 (Temporary Uses and Structures) of Article 4: Use Standards.

PROCEDURE

1. Pre-Application Meeting with Senior Planner.
2. Recommendation by the Development Service Director..
3. Final decision by the Zoning Board of Appeals, following a quasi-judicial public hearing.



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P&Z#: 21-15000006

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Zoning Board of Appeals Application (Select one of the following)			
Special Exception	Variance	<input checked="" type="checkbox"/> Major Temporary Use	Interim Use Permit
Street Address: 1661 N. Dixie Highway		Folio Number: 4842 26 00 0380	Zoning District: B-3
Subdivision: see legal description		Block: see legal description	Lot: see legal description
Date of Required Pre-Application Meeting: 9-15-21			

Project Information	
Request: A Major Temporary Use permit for operating a rental vehicle agency before site plan approval.	
Representative or Agent's interest in property (Owner, Lessee, Etc): attorney	
Have any previous applications been filed? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	If Yes, give date of hearing and/or appeal #: 20-15000011

Owner's Representative or Agent	Landowner (Owner of Record)
Business Name (if applicable): Johnston & Metevia, P.A.	Business Name (if applicable): Upper Pompano Properties & Investments, LLC
Print Name and Title: Thomas W. Johnston, Esq.	Print Name and Title: William M. Murphy, President
Signature: 	Signature:
Date: 9-15-21	Date: 9/10/21
Street Address: 633 E. Atlantic Blvd.	Street Address: 550 S. Andrews Ave. Suite 450
Mailing Address City/ State/ Zip: Pompano Beach, FL 33060	Mailing Address City/ State/ Zip: Fort Lauderdale, FL 33301
Phone Number: 954-942-6633	Phone Number: 954-746-2221
Email: tjwm1@aol.com	Email: wmurphy@dmrfl.com



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Zoning Board of Appeals Application

OWNER'S CERTIFICATE

This is to certify that I am the owner of the subject lands described in this application and that I have authorized the filing of the aforesaid application. I further certify that this request is not related to any existing violation of the zoning code.

Note: If this request is related to an existing zoning violation, please submit documentation as to the Special Master's disposition of the matter.

By signing below, I acknowledge that development applications must have a determination by the governing municipality of approved, approved with conditions, or denied within 120 days from a complete submittal for projects that do not require final action through a quasi-judicial hearing or a public meeting and within 180 days from a complete submittal for projects that do require final action through a quasi-judicial hearing or a public meeting per FL Stat § 166.033 and the Pompano Beach Code Section 155.2303.F.3. It is the responsibility of the applicant to receive all final Development Orders and receive this determination within the allotted timeframe. If the applicant fails to resubmit an application within 30 calendar days after being first notified of deficiencies of the submittal, the application shall be considered withdrawn and a \$100 non-refundable administrative fee will apply (155.2303.F.2.b). Additionally, if all required approvals are not received within the allotted timeframe the application will automatically be denied unless both the City and the applicant agree to an extension of time (155.2303.I).

Owner's Name: Upper Pompano Properties & Investments, LLC
(Print or Type)
Address: 550 S. Andrews Ave., Suite 450
Fort Lauderdale, FL 33301 (Zip Code)

Phone: 954-746-2221

Email address: wmurphy@dmrfl.com

[Signature]
(Signature of Owner or Authorized Official)

SWORN AND SUBSCRIBED before me this 10 day of September, 2021 by means of
 physical presence or online notarization.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
Christine Tagaste

(Name of Notary Public: Print, stamp, or Type as Commissioned.)

Personally know to me, or
 Produced identification: N/A
(Type of Identification Produced)





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Representative or Agent's interest in property (Owner, Lessee, Etc): attorney	
Have any previous applications been filed? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	If Yes, give date of hearing and/or appeal #: 20-15000011

Owner's Representative or Agent	Landowner (Owner of Record)
Business Name (if applicable): Johnston & Metevia, P.A.	Business Name (if applicable): Dixie Properties & Investments, LLC
Print Name and Title: Thomas W. Johnston, Esq.	Print Name and Title: William M. Murphy, President
Signature: 	Signature:
Date: 9-15-21	Date: 9/10/21
Street Address: 633 E. Atlantic Blvd.	Street Address: 550 S. Andrews Ave., Suite 450
Mailing Address City/ State/ Zip: Pompano Beach, FL 33060	Mailing Address City/ State/ Zip: Fort Lauderdale, FL 33301
Phone Number: 954-942-6633	Phone Number: 954-746-2221
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Owner's Name: Dixie Properties & Investments, LLC
(Print or Type)
Address: 550 S. Andrews Ave., Suite 450
Fort Lauderdale, FL 33301
(Zip Code)

Phone: 954-746-2221

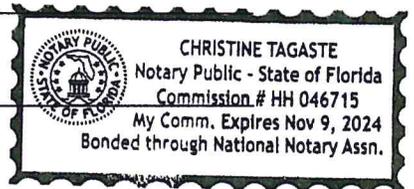
Email address: wmurphy@dmrfl.com

[Signature]
(Signature of Owner or Authorized Official)

SWORN AND SUBSCRIBED before me this 10 day of September, 2021 by means of
 physical presence or online notarization.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
Christine Tagaste

(Name of Notary Public: Print, stamp, or Type as Commissioned.)



Personally know to me, or
 Produced identification: N/A
(Type of Identification Produced)