

**CITY OF POMPANO BEACH, FLORIDA  
NOTICE OF PUBLIC HEARING  
P&Z # 21-11000015**

**YOU ARE HEREBY NOTIFIED** of a Petition by **James H. Batmasian** (“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 §155.5602(C)(7)(c) & §155.5602(C)(7)(d) [Fenestration/Transparency] of the Pompano Beach Zoning Code, in order to retain service bay entrances, overhead doors, and roll up doors on the street-facing facades of the ground level floor of the building, rather than prohibit them, as required by code.

The property in this Public Hearing is as follows:

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 375630, IN O.R. BOOK 12946, PAGE 515, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND SUBSEQUENTLY CONVEYED TO BFS RETAIL AND COMMERCIAL OPERATIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, NOW KNOWN AS BRIDGESTONE RETAIL OPERATIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY QUITCLAIM DEED RECORDED NOVEMBER 30, 2001, AS INSTRUMENT NO.101655063, IN O.R. BOOK 32707, PAGE 1965, SAID PUBLIC RECORDS.

ADDRESS: 3051 North Federal Highway  
ZONED: General Business (B-3)  
FOLIO(S): 484224140020

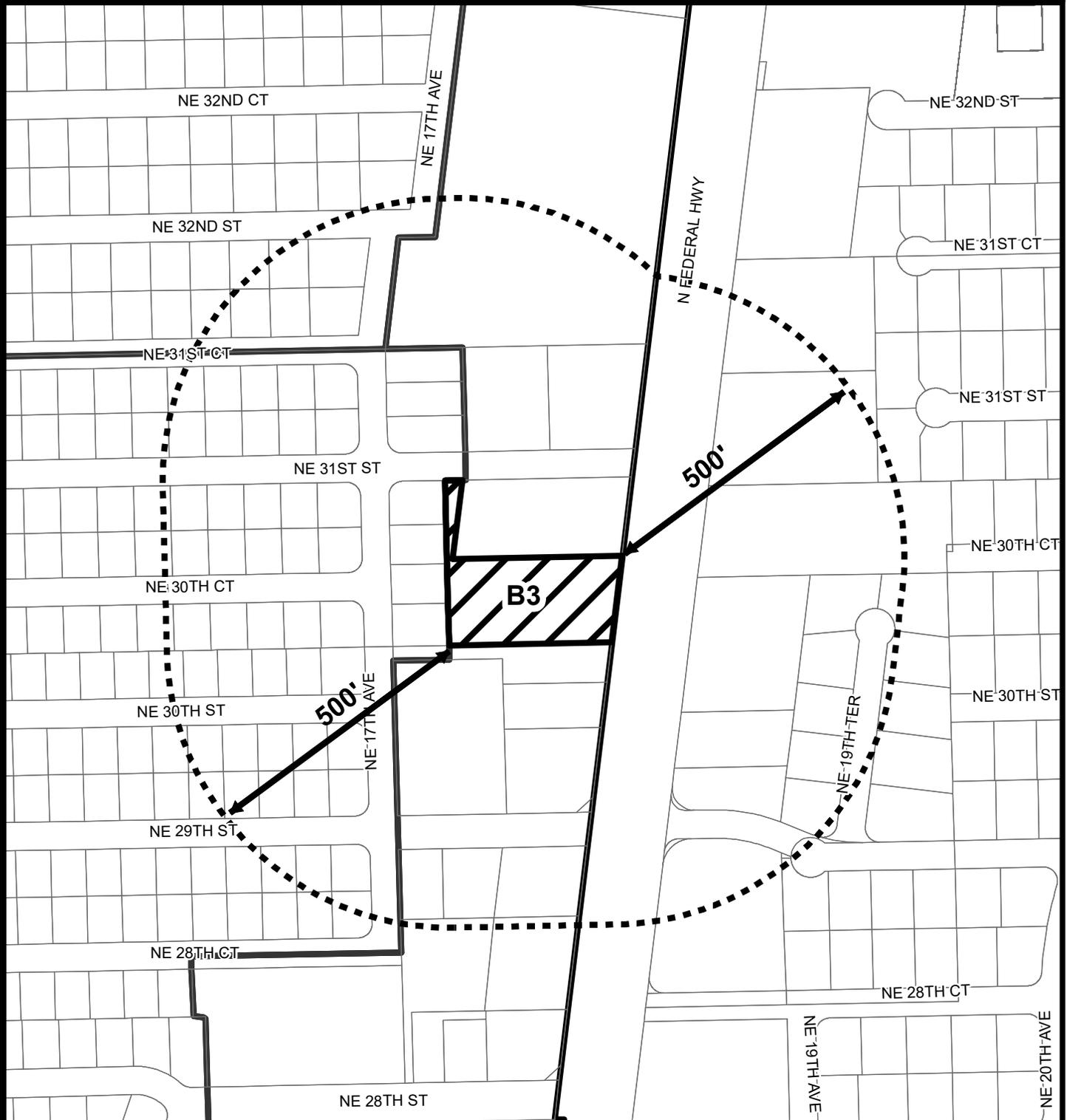
You may either be present in person at the hearing of this Appeal, represented by counsel or letter. All interested persons take due notice of the time and place of the hearing of this Appeal and govern yourselves accordingly. Any person requiring auxiliary aids and services at this meeting may contact 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 1800-955-8770 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. The original application and documentation may be viewed by contacting [zoning@copbfl.com](mailto:zoning@copbfl.com) or 954-786-4667 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

Published  
*Sun-Sentinel*  
10/15/2021

# CITY OF POMPANO BEACH 500' RADIUS MAP



**VARIANCE**

**JAMES H. BATMASIAN**  
**3051 N FEDERAL HWY**

1 in = 250 ft

PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES