

THE ZONING BOARD OF APPEALS
CITY OF POMPANO BEACH, FLORIDA

PZ25-12000026 Date: May 20, 2025

10/15/2025

Landowner: Racetrac Petroleum Inc
Case No.: 25-17000004
Address: 2851 W Atlantic Blvd
Zoned: B-3 (General Business)
Folio(s): 484233450010

Legal Description:

PARCEL "A", "ENGSTROM PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 152, PAGE 45, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 15 FEET THEREOF, AS TAKEN BY THE CITY OF POMPANO BEACH, BY VIRTUE OF ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 30362, PAGE 53, AND THE SOUTH 15 FEET OF THE NORTH 30 FEET OF SAID PARCEL "A", AS TAKEN BY THE CITY OF POMPANO BEACH, BY VIRTUE OF QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 50783, PAGE 333; TOGETHER WITH THAT PORTION 12 FOOT WIDE PORTION OF ABANDONED RIGHT-OF-WAY PER ORDINANCE NO. 2012-42, RECORDED IN OFFICIAL RECORDS BOOK 49563, PAGE 1610, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID SITE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY SOUTHWEST CORNER OF SAID PARCEL "A", SAID LINE LYING ON THE EAST RIGHT-OF-WAY LINE OF NW 30TH AVENUE AS SHOWN ON SAID PLAT; THENCE NORTH 01°12'52" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, ALSO BEING THE WEST LINE OF SAID PARCEL "A" 134.21 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 30.00 FEET OF SAID PARCEL "A"; THENCE NORTH 88°52'28" EAST ALONG SAID SOUTH LINE, BEING THE SOUTH RIGHT-OF-WAY LINE OF NW 1ST STREET AS RECORDED IN AFOREMENTIONED OFFICIAL RECORDS BOOK 50783, PAGE 333 FOR 302.92 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL "A"; THENCE SOUTH 01°08'36" EAST ALONG SAID EAST LINE 176.10 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST ATLANTIC BOULEVARD (STATE ROAD NO. 814) AS RECORDED IN THE AFOREMENTIONED ORDINANCE; THENCE ALONG THE SOUTH LINE OF SAID ABANDONED RIGHT-OF-WAY, THE FOLLOWING TWO COURSES AND DISTANCES; 1) SOUTH 88°51'38" WEST 253.66 FEET; 2) NORTH 46°10'37" WEST 16.98 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL "A"; THENCE SOUTH 88°51'39" WEST ALONG SAID SOUTH LINE, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF SAID WEST ATLANTIC BOULEVARD (STATE ROAD NO. 814) AS SHOWN ON SAID PLAT 7.08 FEET; THENCE NORTH 46°10'37" WEST ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL "A", ALSO BEING A NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID WEST ATLANTIC BOULEVARD (STATE ROAD NO. 814) 42.40 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 52,371 SQUARE FEET (1.2023 ACRES), MORE OR LESS.



DRC

PZ25-12000026

08/20/2025

REQUEST:

DRC The Applicant Landowner is requesting SPECIAL EXCEPTION approval as required by Section 155.42219(H)(1) [Districts Where Permitted] of the Pompano Beach Zoning Code to utilize the subject property (B-3 zoning district) for a Car Wash.

PZ25-12000026

10/15/2025

* * * * *

ORDER

WHEREAS, upon presentation of the Applicant's request for a Special Exception at the public hearing before the Zoning Board of Appeals ("Board"), and upon review and consideration of all testimony, evidence and argument presented at the hearing, the Board finds that competent substantial evidence was presented to satisfy the criteria for granting the Special Exception in order to utilize the subject property (Zoning District: B-3) for a Car Wash.

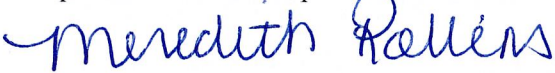
THEREFORE, the Applicant's request for the above Special Exception is **GRANTED**, conditioned on the applicant fulfilling the following:

1. Obtain all necessary governmental permits and approvals, including a Site Plan and Building Design Development Order, and a Zoning Use Certificate and Business Tax Receipt for a car wash.
2. Substantial conformance to the conceptual site plan submitted with this Special Exception application, with superior and enhanced landscaping consistent with Comprehensive Plan policies 01.04.04, 01.07.21, and 01.08.03.

This matter was heard before the Zoning Board of Appeals, and the Board pronounced its decision on May 15, 2025.


Charlotte Burrie, Chair, Zoning Board of Appeals

Filed with the Development Services Department this 21st day of May, 2025.


Meredith Rollins, Assistant Planner, Development Services

A party aggrieved by a final decision by the Zoning Board of Appeals as provided in City Code Section 155.2424, may petition the Circuit Court for issuance of a Writ of Certiorari in the manner and within the time provided for the Florida Rules of Appellate procedure.



DRC

PZ25-12000026

08/20/2025