



DEVELOPMENT SERVICES

David L. Recor, ICMA-CM, Development Services Director
E: david.recor@copbfl.com | P: 954.786.4664 | F: 954.786.4504

ADMINISTRATIVE MEMORANDUM NO. 26-014

TO: Zoning Board of Appeals

VIA: David L. Recor, Development Services Director, ICMA-CM

FROM: Scott Reale, Principal Planner, AICP *SR*

SUBJECT: Court Order Granting Petition for Writ of Certiorari on Special Exception application PZ #25-17000006

DATE: June 8, 2026

On July 17, 2025, the Zoning Board of Appeals (ZBA) considered Special Exception Application No. PZ #25-17000006 for a proposed car wash located at 5391 N. Federal Highway. Following public hearing and deliberation, the Board denied the application.

Pursuant to the ZBA Rules of Procedure and Section 155.2424 of the City Code, an aggrieved party may seek judicial review of a final decision of the ZBA by filing a Petition for Writ of Certiorari with the Circuit Court in accordance with the Florida Rules of Appellate Procedure. The applicant subsequently petitioned the Circuit Court for review. A copy of the Court's Order Granting Petition for Writ of Certiorari is included within the application backup materials.

The Court's Order quashes the ZBA's Development Order denying the Special Exception application. As a result, the Board returns to its pre-decision posture and must reconsider the application consistent with the Court's opinion identifying a departure from the essential requirements of law. While the Court may review and quash a local board decision, it cannot direct the Board to approve an application or otherwise dictate a specific outcome. Accordingly, the matter is now before the ZBA for reconsideration.