

ZONING BOARD OF APPEALS

3051 N Federal Hwy, Pompano Beach FL 33062

Proposed Use: Automotive Repair and Maintenance Facility

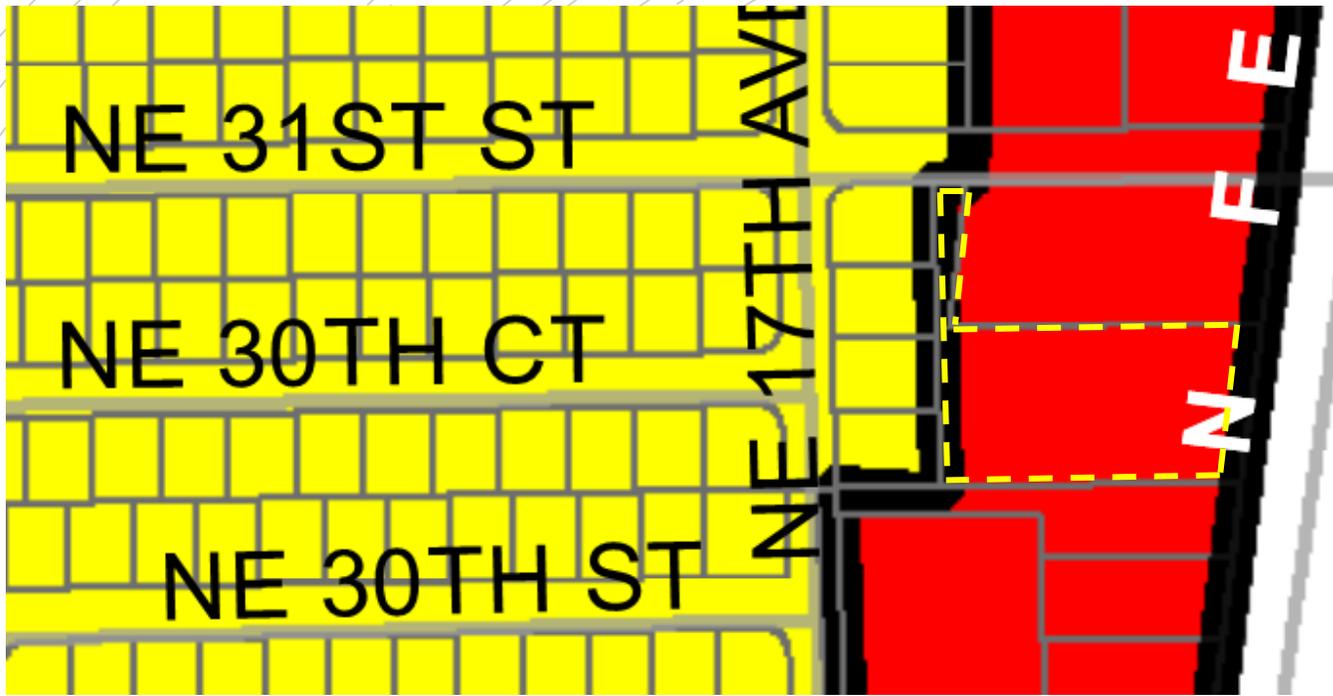
October 21, 2021



AERIAL IMAGE
OF PROPERTY



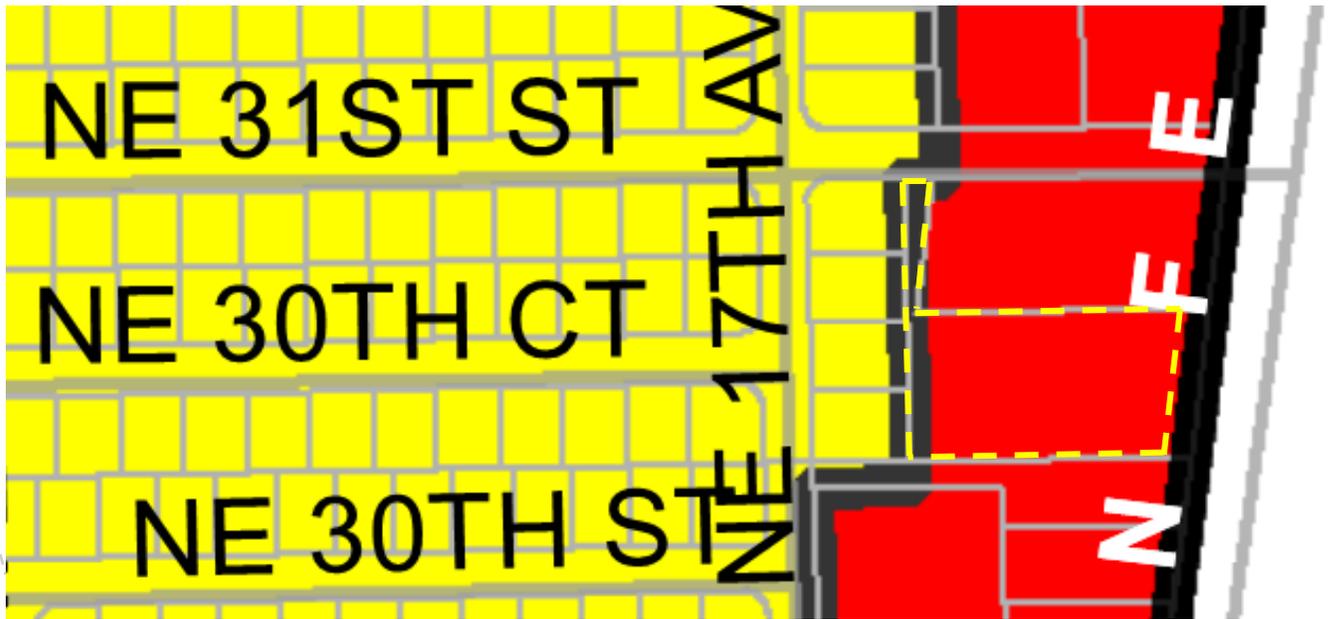
Land Use Map



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

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*

