

THE ZONING BOARD OF APPEALS  
CITY OF POMPANO BEACH, FLORIDA

Date: June 25, 2024

Landowner: KAJA PROPERTIES, INC.  
Case No.: 23-17000007  
Address: 3685 N Federal Highway  
Zoned: General Business (B-3)  
Folio(s) 484318010100

**Legal Description:**

Lots 7, 8, and 9, Block 1, "NORTH POMPANO BEACH-SECTION A", according to the Map or Plat thereof, as recorded in Plat Book 29, Page 15, of the Public Records of Broward County, Florida.

**REQUEST:**

The Applicant Landowner is requesting SPECIAL EXCEPTION approval as required by Section 155.4219(H)(1) [Districts Where Permitted] of the Pompano Beach Zoning Code in order to utilize the subject property (Zoning District: B-3) for a Car Wash.

\* \* \* \* \*

**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 Site Plan, Building Design, and Zoning Use Certificate and Business Tax Receipt for the use.
2. Close out all open building permits.
3. Substantial compliance with the updated conceptual site plan submitted with this application.
4. No operation associated with the use shall occur in a manner that impedes the normal free flow of vehicular or pedestrian traffic on adjacent rights-of-way, i.e. N Federal Highway and NE 18th Terrace.

This matter was heard before the Zoning Board of Appeals, and the Board pronounced its decision on June 18, 2024.

  
Charlotte Burrie, Vice Chair, Zoning Board of Appeals

Filed with Development Services Department this 26 day of June, 2024

  
Meredith Rollins, Interim Head Secretary, 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.*

Paola A. West  
10152 Indiantown Road #159  
Jupiter, Fl. 33478

**AAC**

PZ23-12000036  
10/01/2024