

PREPARED BY
Martha Lawson
City of Pompano Beach
Development Services Department
100 W. Atlantic Boulevard
Pompano Beach, FL 33060

RECORD AND RETURN TO
SAME ADDRESS

(Space above is reserved for Recording Data)

RECORDING COVER SHEET

=====

NAME OF DOCUMENT: VARIANCE

EXECUTED BY: Daniel Yaffe, Chairman
 Zoning Board of Appeals

TO: KAJA Properties, Inc.

FOLIO NUMBER: 484318010100

PROPERTY ADDRESSES: 3685 N Federal Highway
 Pompano Beach, Fl. 33064

AAC

PZ23-12000036

10/01/2024

THE ZONING BOARD OF APPEALS
CITY OF POMPANO BEACH, FLORIDA

Date: September 25, 2023
Landowner: KAJA PROPERTIES, INC.
Case No.: 23-11000018
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 a VARIANCE from Section 155.4303(I)(3)(a) [Drive-Through Service], of the City of Pompano Beach Zoning Code, in order to allow a drive-through service facility associated with a car wash to be located approximately 50 feet from a residential zoning district, rather than located at least 100 feet from a residential zoning district, as required by code.

* * * * *

ORDER

WHEREAS, upon presentation at a public hearing before the Zoning Board of Appeals ("Board") of the application for VARIANCE by the applicant landowner's representative, and upon review and consideration of all testimony, evidence and argument presented at the hearing, consistent with the variance review standards stated in Section 155.2420(D) of the Code, the Board makes the following finding:

1. That competent, substantial evidence was presented satisfying the variance review standards regarding Section 155.4303(I)(3)(a) [Drive-Through Service], of the City of Pompano Beach Zoning Code, in order to allow a drive-through service facility associated with a car wash to be located approximately 50 feet from a residential zoning district, rather than located at least 100 feet from a residential zoning district, as required by code.

THEREFORE, the Applicant's Request for the above variance is GRANTED, conditioned on the applicant fulfilling the following:

1. Obtain a Special Exception for the car wash use.
2. Obtain all necessary governmental permits and approvals, including Site Plan, Building Design, and Zoning Use Certificate and Business Tax Receipt for the use.
3. Close out all open building permits.
Substantial compliance with the 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 unanimous decision on September 21, 2023.


DocuSigned by:



0A381B8719F49C
Daniel Yaffe, Chairman, Zoning Board of Appeals

Filed with Development Services Department this 25 day of September, 2023

DocuSigned by:



0F622BEC8D92468
Martha Lawson, 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.