

**CITY OF POMPANO BEACH, FLORIDA
NOTICE OF PUBLIC HEARING
P&Z # 22-11000001**

YOU ARE HEREBY NOTIFIED of a Petition by **1501 N POWERLINE LLC** ("Applicant Landowner"), before the **ZONING BOARD OF APPEALS** of the City of Pompano Beach, Florida, on March 17, 2022, at 6:00 P.M. in the City Hall Commission Chambers, located at 100 West Atlantic Boulevard. The Applicant Landowner is requesting a **VARIANCE** from Section 155.5203(F)(3) [Required Buffer Types and Standards], of the City of Pompano Beach Zoning Code, in order to modify Type C Buffer requirements, including eliminating sections of an 8' opaque masonry wall and portions of a perimeter landscape strip between the adjacent property owners' existing fence along east and west lot lines, as shown on the site plan submitted with the application, rather than fully complying with Type C Buffer requirements as per code.

The property in this Public Hearing is as follows:

A portion of the Northeast one-quarter (NE 1/4) of Section 33, Township 48 South, Range 42 East, more fully described as follows: Commencing at the Northeast corner of said Section 33; thence South 88°28'20" West, on the North line of said Section 33, a distance of 257.68 feet to the Point of Beginning; thence continuing South 88°28'20" West, on the North line of said Section 33 a distance of 402.64 feet; thence South 01°22'37" East, on the East line of Pompano Manor, according to the plat thereof, as recorded in Plat Book 22, Page 14, of the public records of Broward County, Florida, a distance of 284.56 feet to a point on a curve, and to a point on the Northerly Right-of-Way line of Hammondville Road thence Southeasterly on said Northerly right-of-way line and said curve to the right, with a radius of 3869.93 feet, a central angle of 06°38'49", an arc distance of 448.94 feet; thence North 01°05'26" West, on a line 257.68 feet West of and parallel with the East line of said Section 33, a distance of 488.87 feet to the Point of Beginning. Said land situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 153,341 square feet or 3.5202 acres more or less.

ADDRESS: 2151 Hammondville Road
ZONED: Heavy Business (B-4)
FOLIO(S): 4842 33 72 0010

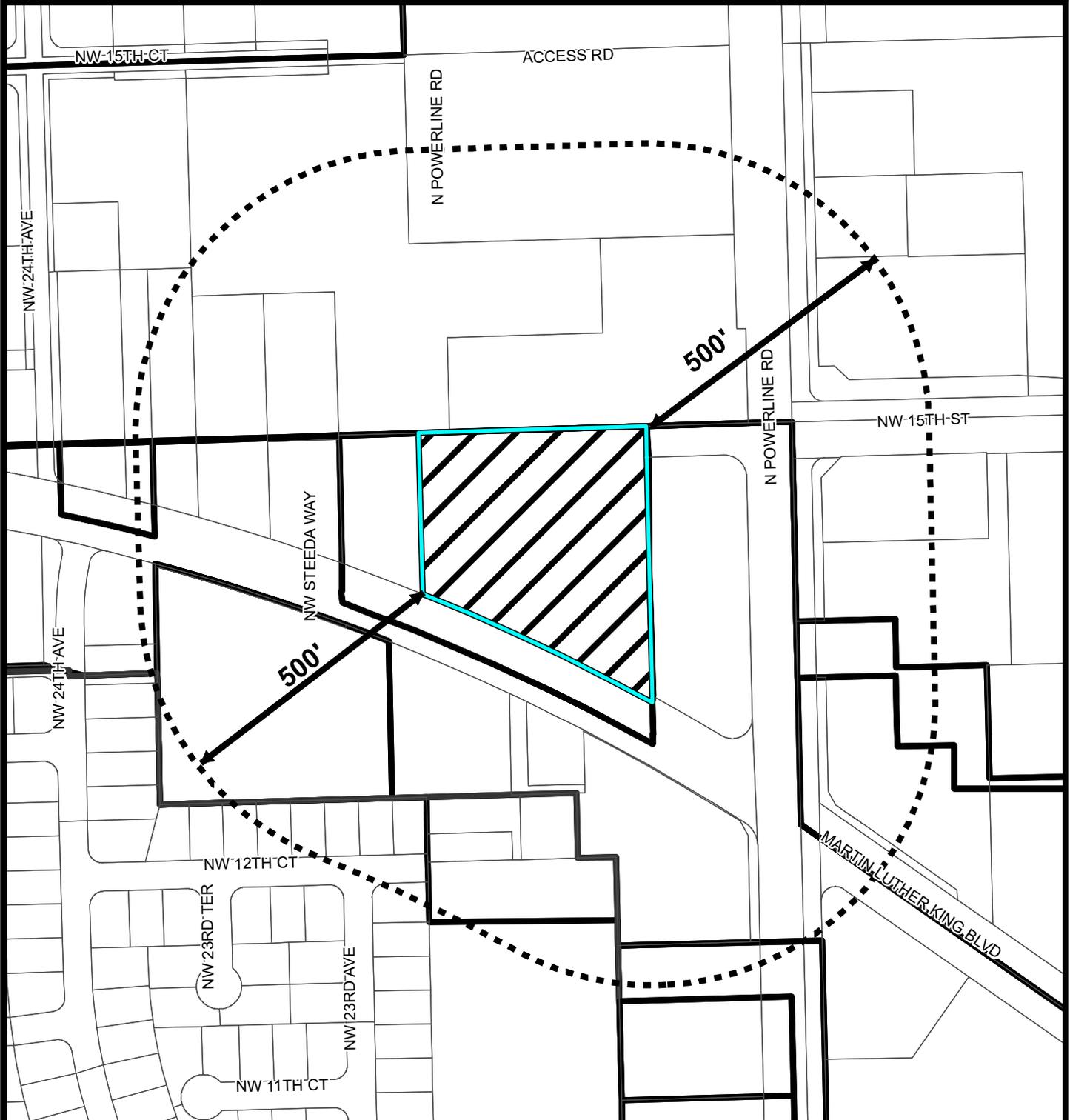
You may either be present in person at the hearing of this Appeal, represented by counsel or letter. All interested persons take due notice of the time and place of the hearing of this Appeal and govern yourselves accordingly. Any person requiring auxiliary aids and services at this meeting may contact the City Clerk's Office at (954) 786-4611 at least 24 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1800-955-8770 or 1-800-955-8771. Any person who decides to appeal any decision of the Zoning Board of Appeals with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

All correspondence to the Zoning Board of Appeals relative to this matter may be emailed to zoning@copbfl.com or mailed to P.O. Drawer 1300, Pompano Beach, Florida 33061. The original application and documentation may be viewed at the Planning & Zoning Division located at 100 W. Atlantic Boulevard, Pompano Beach, FL 33060. The original application and documentation may be viewed by contacting zoning@copbfl.com or 954-786-4667 or pompanobeachfl.gov/meetings one week prior to the meeting date.

CITY OF POMPANO BEACH, FLORIDA
BY: Daniel H. Yaffe, Chairman
Zoning Board of Appeals

Published
Sun-Sentinel
3/11/2022

CITY OF POMPANO BEACH 500' RADIUS MAP



VARIANCE

1501 N POWERLINE LLC
2151 HAMMONDVILLE RD

1 in = 250 ft
PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES
UmaSau