

THE ZONING BOARD OF APPEALS
CITY OF POMPANO BEACH, FLORIDA

Date: October 25, 2021
Landowner: Upper Properties & Investments, LLC and Dixie Properties & Investments, LLLC
Case No.: 21-15000006
Address: 1661 N Dixie Highway
Zoned: Heavy Business (B-4)
Folio(s): 484226000383

Legal Description:

26-48-42 PARCEL DESC AS: COMM AT PT ON W/L OF FEC RR R/W BEING 2050.72 FROM S/L OF SAID SEC 26, NW 40 TO POB, SW 209.19, W 351.64, N 300, E 270.68, SW 59.19, SE 155 TO POB, LESS R/W FOR ST RD 811 PER OR 21796/903, AND LESS POR DESC AS: COMM AT PT ON W/L FEC RR R/W BEING 2163.84 FROM S/L SEC 26, SLY 113.12, WLY 195 TO POB NW 13.05, NE 54.66, E 17.54, SW 59.20 TO POB

and

26-48-42 PORTION OF S 1/2 OF NE 1/4 OF SE 1/4 OF SAID SEC DESC AS: COMM AT INTERSEC OF S/L SEC 26 & W R/W/L FEC RR, NLY ALG W R/W/L 1730.80 TO POB, W 361.80, N 117.80, E 393.14, SLY ALG SAID W R/W/L 122.22 TO POB, LESS R/W FOR OLD DIXIE HWY

REQUEST:

Applicant Landlord is requesting a Major Temporary Use Permit from the provisions of chapter 155: Article 5 [Development Standards] of the City of Pompano Beach Zoning Code in order to utilize an existing lot for Automotive and Light Truck Rental and display without complying with the applicable development standards as required by Code.

* * * * *

ORDER

WHEREAS, Upon presentation of the Applicant's request for a Major Temporary Use Permit at a public hearing before the Zoning Board of Appeals ("Board"), and upon review and consideration of all testimony, evidence and argument presented at said hearing, the Board finds that competent substantial evidence was presented to allow a Major Temporary Use Permit from the provisions of Chapter 155: Article 5 [Development Standards] of the City of Pompano Beach Zoning Code in order to temporarily utilize an existing lot for Automotive and Light Truck Rental and display without complying with the applicable development standards as required by Code.

THEREFORE, the Applicant's request for the above Major Temporary Use Permit is GRANTED, conditioned on applicant fulfilling the following:

1. Substantial compliance with the approved Site Plan (PZ: 17-12000057), and obtain final zoning compliance and building permit approvals prior to the expiration of this approval.

Upper Pompano + Dixie Properties
William M. Murphy
550 S Andrews Avenue, Suite 450
Fort Lauderdale, FL 33301

EXHIBIT D

This matter was heard before the Zoning Board of Appeals, and the Board pronounced its decision on October 21, 2021

DocuSigned by:



CA381BA8110E49C
Dan Yaffe, Chairman, Zoning Board of Appeals

Filed with Development Services Department 25 day of October, 2021

Martha Lawson, Head Secretary Development Services

Dixie Properties & Investments LLC**1661 N Dixie Highway, Pompano Beach, FL**

Unit	Name	Sqft	Use
1, 7 & 8	All Tires on the Go and More	3,895	Tire sales, repair & inventory of wheels and tires.
2	The Lab Guys	1,200	Medical equipment & inventory
3	All Hung Up Hangers, LLC	1,200	Sale and delivery of clothing hangers and other non-hazardous materials & inventory
4	The Boat Godz	1,200	Marine upholstery & design
5	All Tires on the Go and More	1,200	Tire sales, repair & inventory of wheels and tires.
6	Hi-Tec Floor Removal Services	1,200	Equipment and inventory for floor removal company
7	All Tires on the Go and More	0	Tire sales, repair & inventory of wheels and tires.
8	All Tires on the Go and More	0	Tire sales, repair & inventory of wheels and tires.
9	SM Corporation	1,200	Owner occupied
10	Legends Embalming Studio	1,200	Embalming studio
11	MCW Supply Company, Inc.	1,200	Equipment and sales inventory
12	Climbing Steps, Inc.	1,200	Equipment & inventory of chair lifts/wheelchairs
Bay 13/14	All Tires on the Go and More	2,400	Tire sales, repair & inventory of wheels and tires.

EXHIBIT E