

## Scott Reale

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**From:** Mario Sotolongo  
**Sent:** Thursday, January 19, 2023 8:31 AM  
**To:** James Saunders; Michael Rada; Peter McGinnis  
**Cc:** Scott Reale  
**Subject:** RE: Upper Pompano + Dixie Properties - City Zoning Board of Appeals

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good morning, Mr. Saunders.

At your request, the property at 1661 N. Dixie Hwy was re-inspected. Other than a tire display and a movable sign, there are no code violations to speak of. All walls are uniform in color; landscape is properly maintained; tree protection is in place pursuant to permit 20-00006365; no trash or discarded items noted.

Insp. Lancelot Williams will be meeting with the tenant this morning to request for the sign and tire display to be removed.

Please let me know how we can be of further assistance.

Respectfully submitted,

Mario Sotolongo





- ✓ OK
- ✗ Exit
- ← Cancel

Application 20-00006365

- Attachments
- Documents
- Land Inquiry
- Print
- Refresh
- ePlan Review

## Property Information

Address: 1661 N DIXIE HY COMM  
POMPANO BEACH, FL 33060

Location ID: 4288

Owner name: UPPER POMPANO PROPERTIES &  
Subd/Block/Lot/Str#/Apt: 8226-00- -1730.8001661COMM

Folio Number: 8226000380

Zoning: NA NOT APPLICABLE

Subdivision: SECTION 26 UNPLATTED

## Application Information

Application desc: PARKING LOT MODIFICATIONS

Application status: APPROVED

Status Date: 4/26/2022

Application type: A~ BUILDING APPLICATION NO CO

Application date: 8/19/2020

Tenant name/number: Parking Lot Modifications

Valuation: 123300

Square footage: 130034

Public building: NO

Reviewed by: 180 FELTGEN, CHRISTOPHER

Pin number: 0521420800

Entered by: WEB

Electronic enabled: YES



**Mario Sotolongo**  
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Hours of operation: Monday – Thursday, 7 AM – 6 PM

Please note: Florida has a very broad public records law. Most written communications to City officials regarding City business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

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**From:** James Saunders <James.Saunders@copbfl.com>  
**Sent:** Wednesday, January 18, 2023 9:55 AM  
**To:** Michael Rada <Michael.Rada@copbfl.com>; Peter McGinnis <Peter.McGinnis@copbfl.com>; Mario Sotolongo <Mario.Sotolongo@copbfl.com>  
**Cc:** Scott Reale <Scott.Reale@copbfl.com>  
**Subject:** Upper Pompano + Dixie Properties - City Zoning Board of Appeals  
**Importance:** High

Good morning, Gentlemen.

The above property owner is scheduled to appear before the Zoning Board of Appeal tomorrow night and is requesting its Fifth (5<sup>th</sup>) Major Temporary Use Permit in order to operate various commercial uses without complying with the use and development standards. You may be familiar with the property located at 1661 N. Dixie Highway.

I spoke with each of you about a year ago regarding this commercial property and expressed my dismay at the property's condition. At that time, I urged each of you to inspect the property for compliance, respectively, with your building and fire codes. While I have been informed that your offices made no comments/objections to date, I do not believe inspections were performed or updated.

If possible, please ensure that an inspection is performed/updated and information is provided to Scott Reale, prior to tomorrow's meeting. It is critical that the ZBA receives accurate information in its consideration of this application.

If you have any questions, feel free to contact me. Thanks.

**James E. Saunders III**

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Work Days - Monday to Thursday, 7:00am to 6:00pm