

**THE ZONING BOARD OF APPEALS
CITY OF POMPAÑO BEACH, FLORIDA**

DRC

PZ25- 12000039
12/17/2025
Case No.:

P.C. Realty of Florida
21-17000006
Address: 951 SW 12 Avenue
Zoned: I-1 (General Industrial)
Folio(s): 494202000751/494202000754

DRC

PZ25- 12000039
02/18/2026

Legal Description:

Portions of Sections 2 and 3, Township 49 South, Range 42 East, and more fully described as follows: Beginning at the Northwest corner of the Southwest one-quarter (SW 1/4) of said Section 2; thence North 86°30'51" East, along the North line of said Southwest one-quarter (SW 1/4) of Section 2, a distance of 326.32 feet to a point on the West right-of-way line of North Andrews Avenue (S.W. 12th Avenue); thence South 04°02'24" East, along said right-of-way line (103' foot right-of-way), a distance of 550.03 feet; thence South 86°30'51" West, along a line 550 feet South of (as measured at right angles) and parallel to the said North line of the Southwest one-quarter (SW 1/4) of Section 2, a distance of 348.39 feet; thence due West, along a line 550 feet South of (as measured at right angles) and parallel to the North line of the Southeast one-quarter (SE 1/4) of said Section 3, a distance of 221.35 feet to the Southeast corner of Parcel "B", LAMONT PLAT, according to the plat thereof, as recorded in Plat Book 172, Page 132, of the public records of Broward County, Florida; thence North 03°17'00" West, on the East line of said Parcel "B", a distance of 74.27 feet; thence due North, a distance of 475.85 feet; thence due East, a distance of 208.87 feet to the Point of Beginning. Said land situate, lying and being in the City of Pompano Beach, Broward County, Florida, and containing 304,867 square feet or 6.9988 acres, more or less.

REQUEST:

Applicant Landowner is requesting Special Exception from the following provisions:

Section 155.4228(A)(1) [Districts Where Permitted] of the City's Code of Ordinances in order to utilize the subject property (Zoning District: I-1) for Outdoor Storage (as a principal use).

* * * * *

ORDER

Upon presentation of the Applicant's request for a SPECIAL EXCEPTION at a 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 review standards for granting a SPECIAL EXCEPTION pursuant to the City of Pompano Beach Zoning Code. THEREFORE, the Applicant's Request for the above SPECIAL EXCEPTION is as follows:

1. Section 155.4228(A)(1) [Districts Where Permitted] of the City's Code of Ordinances in order to utilize the subject property (Zoning District: I-1) for Outdoor Storage (as a principal use) is **GRANTED**.

The Board includes the following conditions as part of the Order:

- 1) Obtain all necessary governmental permits and approvals, including site plan approval, building and zoning compliance permits with all necessary final inspections, zoning use certificate and city issued Business Tax Receipt.
- 2) Substantial compliance to the site plan submitted (PZ #21-12000011).
- 3) Any repair of the vehicles or equipment shall be conducted within an enclosed building.
- 4) Outdoor storage areas shall be located on a surface that avoids dust and safeguards groundwater.
- 5) All vehicles and materials must be stored on a hard, dustless and bonded surface.
- 6) Vehicles in containers shall not be stored for longer than 45 days.

DRC

PZ25- 12000039
12/17/2025

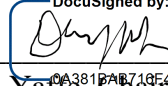
DRC

PZ25- 12000039
02/18/2026

7) All operations of the business must be conducted on-site, including the loading & unloading of vehicles, and may not obstruct the flow of traffic within the ingress/egress easement (aka: SW 25th Street) or SW12th Avenue (aka: S Andrews Avenue).

This matter was heard before the Zoning Board of Appeals, and the Board pronounced its decision on May 20, 2021.

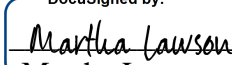
DocuSigned by:



Dan Yaffe, Chairman, Zoning Board of Appeals

Filed with the Development Services Department this May 26, 2021, day of May, 2021

DocuSigned by:



Martha Lawson, Head Secretary Development Services