

THE ZONING BOARD OF APPEALS
CITY OF POMPAÑO BEACH, FLORIDA

Date: September 29, 2025

Landowner: 1220 Holdings LLC
Case No.: 25-11000015
Address: 1220 SW 12 Ave
Zoned: I-1 (General Industrial)
Folio(s) 494202000660

Legal Description:

LAND DESCRIBED BELOW BEING SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA: SOUTH 100 FEET OF NORTH 2935 FEET OF THE WEST ½ OF THE WEST ½ OF THE WEST ½ OF SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST, LYING SOUTH OF GOVERNMENT LOT 5 AND LYING EAST OF ANDREWS AVENUE RIGHT OF WAY, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

REQUEST:

The Applicant Landowner requests a VARIANCE from Section §155.3402(C) of the Pompano Beach Zoning Code, which establishes the intensity and dimensional standards for the General Industrial (I-1) Zoning District. The requested Variance is to permit the construction of an addition to an existing warehouse, maintaining the current nonconforming interior side yard setback of 0 feet along the southern property line, in lieu of the 10-foot setback required by Code.

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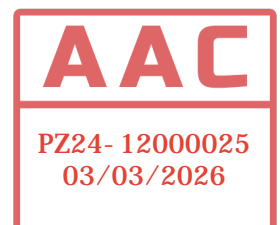
ORDER

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 §155.3402(C) of the Pompano Beach Zoning Code to allow for the construction of an addition to an existing warehouse, maintaining the current nonconforming interior side yard setback of 0 feet along the southern property line, in lieu of the 10-foot setback required by Code.

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

1. The applicant shall obtain all necessary permits and approvals, including but not limited to development orders for Major Site Plan and Building Design, as well as all required Building and Zoning Compliance permits.



2. Development shall remain in substantial conformance with the plans submitted in support of this variance application and Site Plan application PZ #24-12000025. Any expansion beyond the proposed 30-foot addition shall require separate review and approval.

This matter was heard before the Zoning Board of Appeals, and the Board pronounced its decision on September 18, 2025.


Charlotte Burrie, Chair, Zoning Board of Appeals

Filed with the Development Services Department this 29th day of September, 2025


Meredith Rollins, Assistant Planner, 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.