

THE ZONING BOARD OF APPEALS
CITY OF POMPANO BEACH, FLORIDA

Date: December 20, 2023

Landowner: CCDV Holdings

Case No.: 23-17000011

Address: 1347 E Sample Road

Zoned: General Business (B-3) and Single-Family Residence 4 (RS-4)

Folio(s): 484213030490

Legal Description:

Lot 1, less the external area formed by a 25 foot radius arc which is tangent to the West line of said Lot 1, and tangent to a line 30 feet North of and parallel to the South line of said Lot 1, and also less the South 30 feet of Lot 1; Lots 2 and 3, less the South 30 feet thereof, and Lots 47 and 48, all lots located in Block 10, NORTH POMPANO BEACH – SECTION ‘B’, according to the Plat thereof, as recorded in Plat Book 29, Page 16, of the Public Records of Broward County, Florida.

REQUEST:

The Applicant Landowner is requesting SPECIAL EXCEPTION approval as required by Section 155.4209(B)(1) [Districts Where Permitted] of the City’s Zoning Code in order to utilize the subject property (Zoning District: B-3) for a Specialty Medical Facility.

* * * * *

ORDER

WHEREAS, upon presentation of the Applicant’s request for a Special Exception at the 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 criteria for granting the Special Exception in order to utilize the subject property (Zoning District: B-3) for a Specialty Medical Facility.

THEREFORE, the Applicant’s request for the above Special Exception is **GRANTED**, conditioned on the applicant fulfilling the following:

1. Successfully obtain relief (Variance) from the separation requirement from an RS zoning district.
2. Obtain all necessary governmental permits and approvals, including a Zoning Use Certificate and Business Tax Receipt for the use.

This matter was heard before the Zoning Board of Appeals, and the Board pronounced its decision on December 14, 2023.

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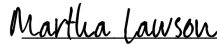
DocuSigned by:



Daniel Yaffe, Chairman, Zoning Board of Appeals

Filed with Development Services Department this 20 day of December, 2023

DocuSigned by:



Martha Lawson, Head Secretary 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.