



Florida's Warmest Welcome

Development Services Department  
Robin M. Bird, Director  
Planning and Zoning Division  
City of Pompano Beach, Florida

100 W. Atlantic Boulevard, Pompano Beach, Florida 33060 | p: 954.786.4629 | f: 954.786.4044

June 3, 2016

Nonconforming Certificate Number: 16-20000009

Mr. Robert J. Oliva, President  
JSG Family Enterprises, Inc.  
1700 S Dixie Hwy  
Pompano Beach, FL 33060  
Email: [bobolivamotors@bellsouth.net](mailto:bobolivamotors@bellsouth.net)

**Re: 1700 S Dixie Hwy (Parcel 1) – folio no. 9211-00-0150  
1750 S Dixie Hwy (Parcel 2) – folio no. 9211-00-0160**

Dear Mr. Oliva:

The Department of Development Services has received your Nonconforming Certificate application for staff review. The above referenced adjacent properties are currently zoned B-4, Heavy Business.

According to annexation records, these unplatted properties were annexed into the city in 1969, under House Bill 2638. Shortly thereafter, City Ordinance 70-7 (**Exhibit "A"**) rezoned each parcel in the annexation area. The Ordinance included a legal description for each property, and it clearly shows that Parcel 1 (#17, page 4) and Parcel 2 (#18, page 4) have the same legal descriptions as the current boundary survey (**Exhibit "B"**) for the subject site, confirming that the lot area and boundaries have not changed. Although County permitting records could not be obtained, the Broward County Property Appraiser indicates a principal structure was first built on Parcel 1 in 1957 and Parcel 2 in 1961. Further, an aerial image from 1965 (**Exhibit "C"**) shows these buildings in their present location.

The lot area for each parcel is less than the minimum 10,000 sq ft required for properties with a B-4 zoning designation. Additionally, principal structures in B-4 zoning require a 30 foot (minimum) rear yard setback, whereas the existing structures on these properties have a zero yard setback. It should be noted relief was recently granted (Appeal #16-11000006) for the rear setback of the proposed building addition as shown on site plan PZ #15-12000055 (**Exhibit "D"**).

Since the two subject properties that comprise the overall site were developed prior to the passing of the current zoning code requirements (Ord. 2012-64, passed 9/11/2012), each is hereby recognized as being legally nonconforming to the following zoning code requirements:

- o Minimum lot area in B-4 zoning, 155.3305(C) [10,000 sq ft]
- o Minimum rear yard setback in B-4 zoning, 155.3305(C) [30 ft]

Be advised that this certificate merely states that the existing requirements above are nonconforming to today's Code requirements. Any new additions or modifications will need to conform to today's Code requirements. Any nonconforming site features may need to be incrementally brought up to code if and when the building is remodeled or expanded in accordance with Article 7 Part 5 Nonconforming Site Features.

Should you need further assistance, please contact our office (954) 786-4679.

**THE CITY OF POMPANO BEACH**

  
Robin M. Bird  
Development Services Director

**Enclosures**



100 W. Atlantic Blvd Pompano Beach, FL 33060  
 Phone: 954.786.4634 Fax: 954.786.4666

City of Pompano Beach  
 Department of Development Services  
 Planning & Zoning Division

RECEIVED  
 PLANNING/ZONING

2016 MAY 19 PM 1:07

**Nonconforming Certificate Application**  
 CITY OF POMPANO BEACH

1700 S. DIXIE Highway / 1750 S. Dixie Highway		B-4 (Heavy Business)
<b>STREET ADDRESS</b>		<b>Zoning District</b>
N/A (unplatted)	N/A (unplatted)	N/A (unplatted)
<b>Subdivision</b>	<b>Block</b>	<b>Lot</b>
<b>Representative or Agent's interest in property (Owner, Lessee, Etc)</b>	OWNER	
<b>Has any previous application(s) been filed? If yes provide date</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> VARIANCE - 4-21-14	
<b>Reason for seeking this application</b>	REQUESTED BY THE CITY FOR MINIMUM AT ALL TIMES	

Landowner (Owner of Record)	Owner's Representative or Agent
J & Family ENT, INC	ROBERT J. OLIVA - PRESIDENT
<b>Business Name (if applicable)</b>	<b>Print Name and Title</b>
ROBERT J. OLIVA - PRESIDENT	954.786.1739
<b>Print Name and Title</b>	<b>Phone Number</b>
	bob.olivamotors@bellsouth.net
<b>Signature</b>	<b>Email</b>

5-11-16
<b>Date</b>
1700 S. DIXIE Hwy
<b>Street Address</b>
POMPANO BEACH FL 33060
<b>Mailing Address City/ State/ Zip</b>
954.786.1739
<b>Phone Number</b>
bob.olivamotors@bellsouth.net
<b>Email</b>
Indicate your preferred medium to receive agendas and notifications: <input type="checkbox"/> Mail <input checked="" type="checkbox"/> E-Mail

APPROVED  
 DENIED

As per attached Zoning Letter No.  
16-2000009

Received, Acknowledged and Certified, by:  
  
 Robin M. Bird, Development Services Director

5-16-16  
 Date

# Exhibit "A"

ORDINANCE NO. 70- 7

CITY OF POMPANO BEACH  
Broward County, Florida

AN ORDINANCE AMENDING SECTION 50.05 OF CHAPTER 50 OF THE CODE OF ORDINANCES OF THE CITY OF POMPANO BEACH, FLORIDA, (ORIGINALLY ORDINANCE NO. 664) BY REZONING CERTAIN PROPERTIES RECENTLY ANNEXED INTO THE CITY.

WHEREAS, pursuant to the provisions of Section 219 of the Charter of the City of Pompano Beach, Florida, Chapter 57-1754, Laws of Florida, Special Acts of 1957, as amended and supplemented, fifteen (15) days notice has been given by publication in a paper of general circulation in the City, notifying the public of this proposed ordinance and fixing the date of a public hearing for November 18, 1969, at 9:00 A. M. in the City Hall, City of Pompano Beach, Florida, or as soon thereafter as the matter may be heard; and,

WHEREAS, on November 18, 1969, a public hearing before the City Commission was held, pursuant to the published notice described above, at which hearing the parties in interest and all other citizens so desiring had an opportunity to be and were in fact heard; and,

WHEREAS, since the previous zoning of the property in question there has been a change of circumstances and conditions which warrants the change in zoning accomplished by this ordinance; now, therefore,

BE IT ENACTED BY THE CITY OF POMPANO BEACH, FLORIDA:

SECTION 1: That Section 50.05 of Chapter 50 of the Code of Ordinances of the City of Pompano Beach, Florida, (originally Ordinance No. 664), is amended to include therein the rezoning of the following described property:

Blocks 1 and 2 of the Subdivision of Pompano Isles, as recorded in Plat Book 27, Page 15 of Broward County Records.  
From: RA-1; To: RA-2X

Boulevard Park Isles, Section 6 as recorded in Plat Book 55, Page 23, Broward County Records.

From: RA-1; To: Lot 1	Block 14	RC-1L	
	Lots 2-21	Block 14	RA-2X
	Lot 1	Block 15	RA-2X
	Lots 2-20	Block 15	RC-1L

Cypress Creek Industrial Center, 1st Section as recorded in Plat Book 55, Page 40, Broward County Records.

From: RA-1; To: I-1-A

Blocks 1, 2, 3, 4, 5, 6, 7, and Parcel "A" of Westfield, Sec. B as recorded in Plat Book 41, Page 33, Broward County Records.

From: RA-1; To: Parcel "A"		B-3	
	Blocks 1-3	B-3	
	Lots 1-6	Block 4	RB-1
	Lots 1-3	Block 5	RC-1L
	Lots 7-8	Block 6	RB-1
	Lots 3-6	Block 6	RC-1L
	Lots 1-2	Block 6	RA-2X
	Lots 1-7	Block 7	RA-2X
	Lots 8-10	Block 7	RB-1

Rannow as recorded in Plat Book 12, Page 11, Broward County Records.

From: RA-1; To: I-1-A

Lyons Park, 1st Addition as recorded in Plat Book 40, Page 2, Broward County Records, Lot 35 of Block 18 only.

From: RA-1; To: RC-1L

Sunylan Unit 1-A, as recorded in Plat Book 10, Page 44, Broward County Records.

From: RA-1; To: I-2

1. Section 1, Township 49, Range 42. N 1/2 of N 1/2 of W 1/2 of W 1/2 S 80 AC IN NW 1/4 LESS COUNTY RD & LESS BEG. AT INTERSEC OF E R/W/L OF CYPRESS RD & N BNDRY OF S 80 ACRES, RUN SLY ALG ELY R/W/L 330, ELY 150, NLY 180, E 5, N 150, W 155 TO POB.  
From: RA-1; To: RC-1L
2. Section 1, Township 49, Range 42. BEG AT PT ON INTERSEC OF E R/W/L OF CYPRESS RD & N BNDRY OF S 80 ACRES, RUN SLY ALG ELY R/W/L 180 TO POB, THENCE SLY 150, ELY 150, NLY 150, WLY 150 TO POB.  
From: RA-1; To: B-3
3. Section 1, Township 49, Range 42. E 155 OF W 190 OF N 150 OF N 1/2 OF NW 1/4 OF W 1/2 OF S 80 AC IN NW 1/4.  
From: RA-1; To: B-3
- 3a. Section 1, Township 49, Range 42. N 343.03' OF S 647.03' OF N 3/4 OF W 1/2 OF NW 1/4 OF SW 1/4 LESS E 280' & LESS S 20' FOR RD.  
From: RA-1; To: RA-2X

4. Section 1, Township 49, Range 42. BEG 220 N OF SW COR OF SE 1/4 OF SW 1/4 OF SW 1/4 FOR POB, E 30, SE 69.58, SW 46.46, S 122.77, W 91.02, N 184.26 TO POB.  
From: RA-1; To: B-3
5. Section 1, Township 49, Range 42. BEG 220 N & 30 E OF SW COR OF SE 1/4 OF SW 1/4 OF SW 1/4 FOR POB, N 30, E 75, SW 44.62, NW 69.58 TO POB.  
From: RA-1; To: B-3
6. Section 1, Township 49, Range 42. BEG 91.03 E & 35.01 N OF SW COR OF SE 1/4 OF SW 1/4 OF SW 1/4 FOR POB, N 122.77, NE 91.08 TO PT 105 E OF W/L OF SE 1/4 OF SW 1/4 OF SW 1/4, E 159 TO CYPRESS CREEK, SW ALG CREEK 225, W 93.5 TO POB LESS PT TO C&SFFCD.  
From: RA-1; To: B-3
7. Section 1, Township 49, Range 42. S 235 OF W 1/2 OF SW 1/4 OF SW 1/4 LESS W 335 & W 30 OF N 30 OF S 250 OF E 1/2 OF SW 1/4 OF SW 1/4.  
From: RA-1; To: B-3
8. Section 1, Township 49, Range 42. E 135 OF W 170 OF N 135 OF S 170 OF W 1/2 OF SW 1/4 OF SW 1/4 LESS RD R/W.  
From: RA-1; To: B-3
9. Section 1, Township 49, Range 42. E 100 OF W 335 OF S 235 OF W 1/2 OF SW 1/4 OF SW 1/4.  
From: RA-1; To: B-3
10. Section 1, Township 49, Range 42. E 200 OF W 235 OF N 165 OF S 335 OF W 1/2 OF SW 1/4 OF SW 1/4, E 65 OF W 235 OF N 135 OF S 170 OF W 1/2 OF SW 1/4 OF SW 1/4 LESS RD R/W  
From: RA-1; To: B-3
11. Section 1, Township 49, Range 42. SW 1/4 OF SE 1/4 OF SW 1/4 LYING NW OF CANAL.  
From: RA-1; To: RA-2X
12. Section 2, Township 49, Range 42. N 1/2 OF N 1/2 OF NW 1/4 OF SE 1/4 E OF FEC R/W.  
From: RA-1; To: RA-1
14. Section 11, Township 49, Range 42. E 1/2 OF NE 1/4 OF NW 1/4 LYING E OF FEC R/W LESS CYPRESS CREEK IND CTR 55-40 & LESS PT DESC IN OR 3803 PG 980.  
From: RA-1; To: I-1A
15. Section 11, Township 49, Range 42. COMM AT INTERSEC OF S/L OF NE 1/4 OF NW 1/4 & W R/W/L OF SW 7. AVE AS SHOWN IN PB 55 PG 40, N 148.73 ALG W R/W/L, NELY ARC DIST 76.40 TO POB. CONT ALG W R/W/L ARC DIST 84.17, NELY 48.51, W 214.67 TO E/L FEC, SWLY ARC DIST 110.80, E 155.43 TO POB, AS DESC IN OR 3803/980.  
From: RA-1; To: I-1A
16. Section 11, Township 49, Range 42. THAT PT OF NE 1/4 OF SE 1/4 OF NW 1/4 N OF CYPRESS CREEK & E OF RY  
From: RA-1; To: I-1A

17. Section 11, Township 49, Range 42. THAT PT OF N 175 OF SE 1/4 OF NE 1/4 OF NW 1/4 LYING BET RY & CO RD R/W  
From: RA-1; To: I-2
18. Section 11, Township 49, Range 42. THAT PT OF SE 1/4 OF NE 1/4 OF NW 1/4 LYING BET RY & CO RD R/W LESS N 175.  
From: RA-1; To: I-2
19. Section 12, Township 49, Range 42. N 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4 LYING E OF ST. RD.  
From: RA-1; To: B-3
20. Section 12, Township 49, Range 42. W 1/2 OF NE 1/4 OF NW 1/4 OF NW 1/4 LESS N 35 FOR RD & LESS C-14 CANAL  
'ANS 20 STRIP OF LAND ADJ THE ABOVE ON E.  
From: RA-1; To: B-3
21. Section 12, Township 49, Range 42. NW 1/4 OF NW 1/4 OF NW 1/4 LESS S 165 OF N 200 OF E 185 OF W 220 & LESS N 35 & W 35 FOR CO RDS & LESS OR 3481/382.  
From: RA-1; To: B-3
22. Section 12, Township 49, Range 42. N 200 OF W 185 OF NW 1/4 OF NW 1/4 OF NW 1/4 LESS N 35 & LESS W 35 FOR CO RDS.  
From: RA-1; To: B-3
23. Section 12, Township 49, Range 42. THAT PART OF NW 1/4 OF NW 1/4 OF NW 1/4 AS DESC IN OR 3481-382.  
From: RA-1; To: B-3
24. Section 12, Township 49, Range 42. E 35 OF W 220 OF N 200 OF NW 1/4 OF NW 1/4 OF NW 1/4 LESS N 35.  
From: RA-1; To: B-3
25. Section 12, Township 49, Range 42. E 3/4 OF S 1/2 OF NW 1/4 OF NW 1/4 LYING N OF C-14 CANAL.  
From: RA-1; To: B-3
26. Section 12, Township 49, Range 42. W 1/2 OF SW 1/4 OF NW 1/4 OF NW 1/4 LYING N OF CYPRESS CREEK LESS W 35 FOR RD & 20 STRIP OF LAND ADJ ABOVE ON THE SOUTH  
From: RA-1; To: B-3

SECTION 2: That the Building Inspector is hereby directed to mark the re-zoning provided for in this ordinance on the Official Zoning Map of the City of Pompano Beach, Florida, on file in the office of the City Clerk.

SECTION 3: Should any section or provision of this ordinance or any portion thereof, or any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof as a whole or any part hereof, other than

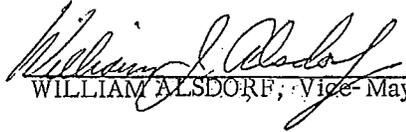
ORDINANCE NO. 70- 7 (Cond't)

the part declared to be invalid.

SECTION 4: All ordinances or parts of ordinances in conflict  
herewith be and the same are hereby repealed.

PASSED FIRST READING this 18 day of November, 1969.

PASSED SECOND READING this 18 day of November, 1969.

  
WILLIAM ALSDORF, Vice-Mayor

ATTEST:  
  
PAUL NUNNEKER, City Clerk



Exhibit "C" (1 of 2)

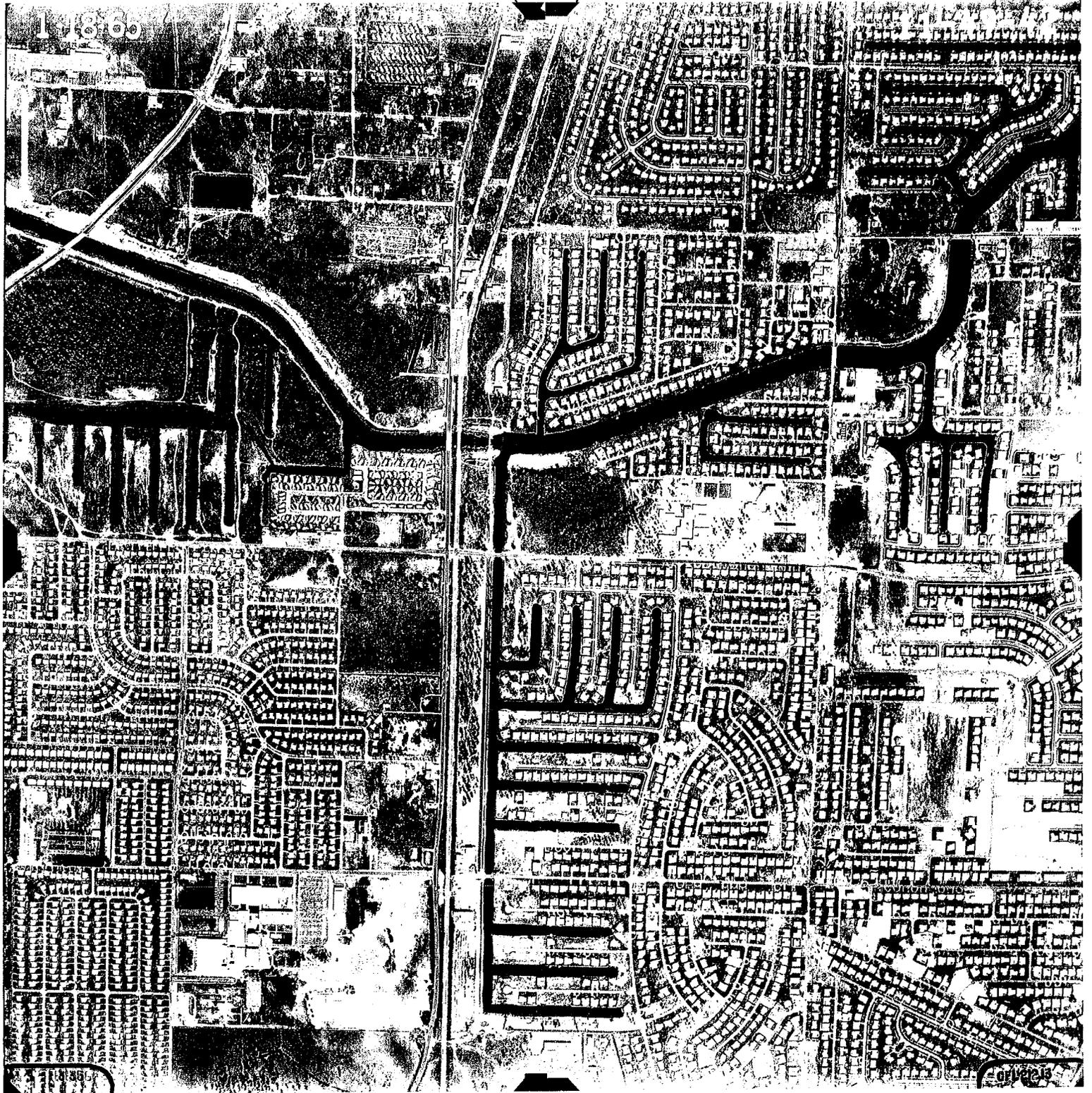
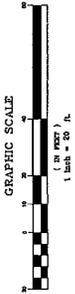




Exhibit "C" (2 of 2)

# Exhibit "D"

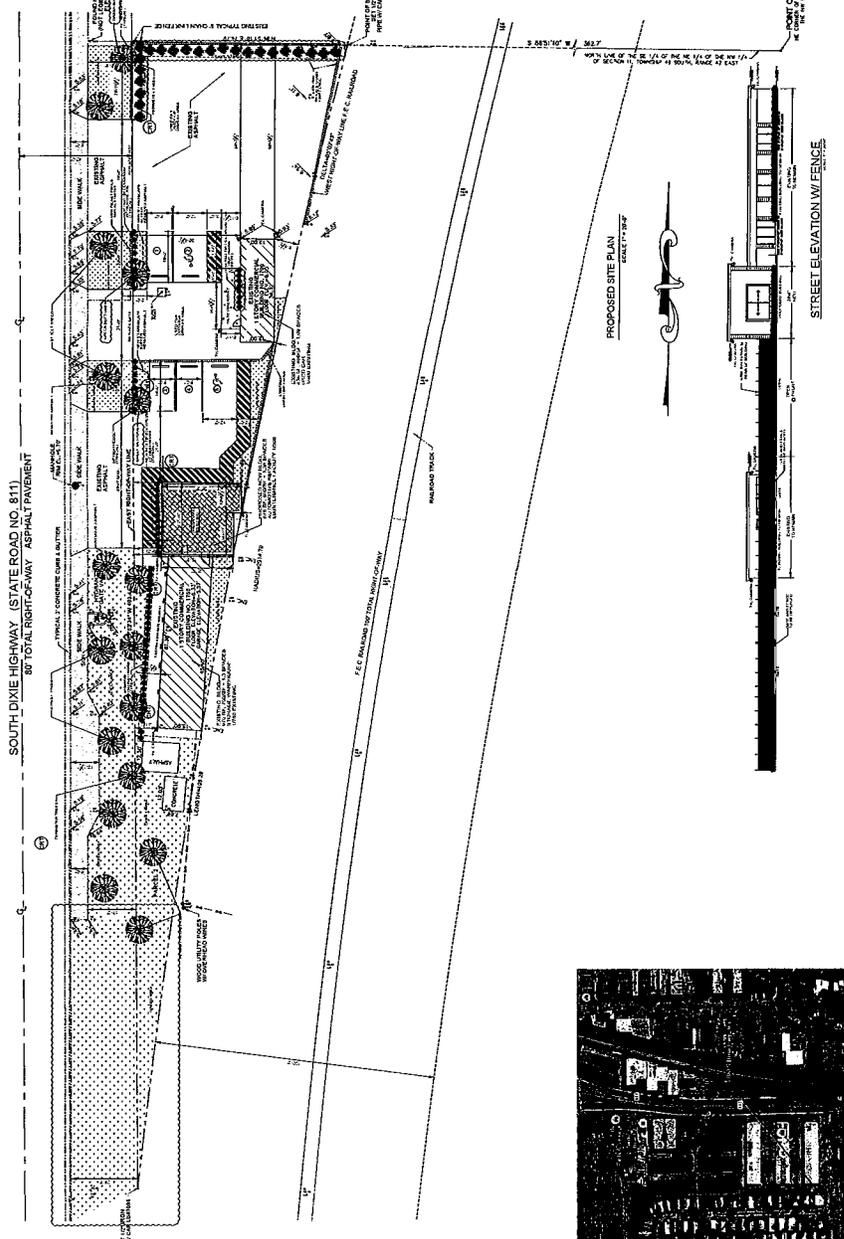


ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF TAMPA, FLORIDA, DEPARTMENT OF PUBLIC WORKS, DIVISION OF ENGINEERING, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

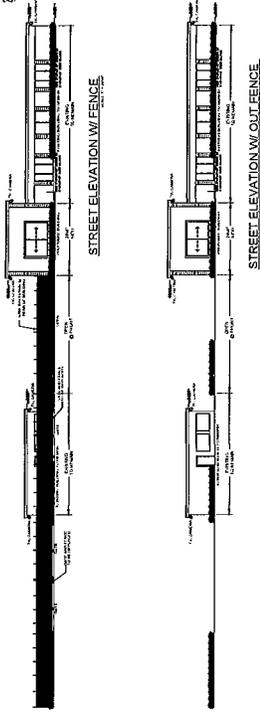
CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF TAMPA, FLORIDA, DEPARTMENT OF PUBLIC WORKS, DIVISION OF ENGINEERING, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF TAMPA, FLORIDA, DEPARTMENT OF PUBLIC WORKS, DIVISION OF ENGINEERING, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

QUANTITY	ITEM	DESCRIPTION	UNIT	QUANTITY
1	ASPHALT PAVEMENT	ASPHALT PAVEMENT	SQ. YD.	1
1	CONCRETE	CONCRETE	CY	1
1	LANDSCAPING	LANDSCAPING	SQ. YD.	1
1	UTILITIES	UTILITIES	LINEAL FT.	1



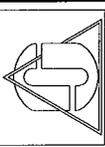
BUILDING LOCATION  
 LOCATION MAP  
 NOT TO SCALE



JSG FAMILY ENTERPRISE INC.  
 1700 SOUTH DIXIE HWY  
 POMPANO BEACH, FLORIDA  
 DATE OF LAST REVISION: 12/18/12

REVISIONS:

1	
2	
3	
4	
5	
6	



FOR THE PROJECT:  
**1700 SOUTH DIXIE HWY**  
**POMPANO BEACH, FLORIDA**

THIS PLAN IS THE PROPERTY OF JSG FAMILY ENTERPRISES INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JSG FAMILY ENTERPRISES INC.

**JAO.**  
**ARCHITECTS & PLANNERS**  
 300 NEW WOODLAWN BLVD.  
 SUITE 100  
 BOCA RATON, FL 33433  
 TEL: (561) 391-4115  
 FAX: (561) 391-4172  
 E-MAIL: JAO@JAOARCHITECTS.COM



DATE DRAWN: 08-21-10  
 DRAWN BY: A.O.  
 CHECKED BY: JAO  
 JOB NUMBER: 08-00  
 SHEET NO: **SP-2**

Jose A Obeso Digitally signed  
 by Jose A Obeso  
 Date: 2016.05.10 11:45:59 -04'00'