

PROCEEDINGS BEFORE THE ZONING BOARD OF APPEALS
CITY OF POMPANO BEACH, FLORIDA

IN RE APPEAL:

APPEAL #17-15000017

U-Haul Ft. Lauderdale
Frank Grau, President
801 S. Andrews Ave.
Pompano Beach, FL 33069

A PORTION OF TRACT 1 OF THE SUBDIVISION OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 42 EAST, RECORDED IN PLAT BOOK "B", PAGE 164, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE AND LYING IN BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 1, THENCE RUN ON AN ASSUMED BEARING OF N89°59'55"W, 1013.96 FEET ALONG THE NORTH LINE OF SAID TRACT 1 TO A POINT; THENCE RUN S00°36'05"W, 35.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°36'05"W, 295.76 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID TRACT 1; THENCE RUN WEST 278.65 FEET ALONG SAID SOUTH BOUNDARY; THENCE RUN N15°39'33"E, 98.66 FEET ALONG A LINE 80.00 FEET EAST OF AND PARALLEL WITH THE CENTERLINE OF THE FLORIDA EAST COAST RAILROAD TO A POINT; THENCE RUN EAST 135.00 FEET ALONG A LINE 95 FEET NORTH OF AND PARALLEL WITH SAID SOUTH BOUNDARY OF TRACT 1, TO A POINT; THENCE RUN N07°06'36"E, 202.30 FEET TO A POINT THAT IS 35 FEET SOUTH OF SAID NORTH BOUNDARY OF TRACT 1; THENCE RUN S89°59'55"E, 95.08 FEET TO THE POINT OF BEGINNING. AND COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 1, THENCE RUN ON AN ASSUMED BEARING OF N89°59'55"W, 1013.96 FEET ALONG THE NORTH LINE OF SAID TRACT 1 TO A POINT; THENCE RUN S00°36'05"W, 35.00 FEET TO A POINT; THENCE RUN N89°59'55"W, 95.08 FEET ALONG A LINE 35.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF TRACT 1 TO THE POINT OF BEGINNING; THENCE CONTINUE N89°59'55"W, 103.77 FEET ALONG SAID LINE TO A POINT; THENCE RUN S15°39'33"W, 208.49 FEET ALONG A LINE 80.00 FEET EAST OF AND PARALLEL WITH THE CENTERLINE OF THE FLORIDA EAST COAST RAILROAD TO A POINT; THENCE RUN EAST 135.00 FEET TO A POINT; THENCE RUN N07°06'36"E, 202.30 FEET TO THE POINT OF BEGINNING. TOGETHER WITH THAT CERTAIN EASEMENT RECORDED 5/24/73, IN OFFICIAL RECORDS BOOK 5297, PAGE 988, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; AND SUBJECT TO THAT CERTAIN EASEMENT RECORDED 5/24/73, IN OFFICIAL RECORDS BOOK 5297, PAGE 991, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

AKA: 1120 NE 48th Street
ZONED: I-1 (General Industrial)
FOLIOS: 484213010023

APPLICANT LANDOWNER: U-Haul Co. of Florida

REQUEST:
MAJOR TEMPORARY PERMIT from the (2) provisions of:

1. Chapter 155: Article 5 [Development Standards] of the City of Pompano Beach Zoning Code in order to utilize an existing building and lot for Automobile and Light Truck and Trailer Rental with Self-Storage and accessory Retail Sales without complying with the applicable development standards as required by Code.

2. Section 155.4219(A)(2) [Standards Applicable to Motor Vehicle Sales and Service Uses] of the City of Pompano Beach Zoning Code in order to utilize an existing building and lot for Automobile and Light Truck and Trailer Rental without complying with the applicable use standards as required by Code.

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ORDER

IT IS THE DETERMINATION OF THE ZONING BOARD OF APPEALS BY A VOTE OF 5 – 0 THAT THE REQUEST(S) FOR **TEMPORARY USE PERMIT(S)** MEET(S) THE CRITERIA AS SET FORTH IN SECTION 155.02412 (E) OF THE CITY OF POMPAÑO BEACH CODE OF ORDINANCES.

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IT IS, THEREFORE, ORDERED THAT A TEMPORARY PERMIT IS **GRANTED** TO THE APPLICANT LANDOWNER: U-Haul of Ft. Lauderdale, Frank Grau President.

To: utilize an existing building and lot for Automobile and Light Truck and Trailer Rental with Self-Storage and accessory Retail Sales without complying with the applicable development standards as required by Code. They are also requesting a Major Temporary Use in order to utilize an existing building and lot for Automobile and Light Truck and Trailer Rental without complying with the applicable use standards as required by Code.


This approval is subject to the following one (1) condition:

1. Submit for site plan approval within six (6) months of this approval.

This Approval shall become effective upon execution of this Order and shall expire 12 months thereafter, unless otherwise ordered by the Board or any of the foregoing conditions are not timely satisfied.


In accordance with the provisions of Section 155.2203 (G) of the Code of Ordinances, the relief granted by the Zoning Board of Appeals is limited to the authority vested in the Board and does not exempt the petitioner or owner from the responsibilities of obtaining all applicable permits and/or approvals as may be required by law, or by the City, for both new and existing structures.

This matter was heard before the Zoning Board of Appeals, and said Board pronounced its decision on January 28, 2018.



Daniel Yaffe, Chairman
Zoning Board of Appeals

Filed with the Development Services Department this 15th day of February, 2018.



Martha Lawson, Department Head Secretary
Development Services