



# City of Pompano Beach

## Zoning Board of Appeals

Commission Chambers  
100 West Atlantic Blvd.  
Pompano Beach, FL  
33060

## Agenda

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Thursday, January 19, 2023  
6:00 PM

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### A. CALL TO ORDER

### B. ROLL CALL

### C. APPROVAL OF THE MINUTES

*Meeting of December 15, 2022*

### D. EXPLANATION OF PREREQUISITES AND BOARD PROCEDURES

### E. INDIVIDUALS TESTIFYING PLACED UNDER OATH

### F. PUBLIC HEARING

#### 1. [LN-365](#) VARIANCE - ENTOURAGE FLORIDA DEVELOPMENT, LLC

<b>Request:</b>	Variance
<b>P&amp;Z#</b>	22-11000017
<b>Owner:</b>	Entourage Florida Development, LLC
<b>Project Location:</b>	407-419 N Riverside Drive
<b>Folio Number:</b>	484331130050 / 484331130060
<b>Land Use Designation:</b>	H- HIGH 25-46 DU/AC
<b>Zoning District:</b>	Multiple-Family Residence 45 (RM-45)
<b>Agent:</b>	Courtney Callahan Crush
<b>Project Planner:</b>	Scott Reale

2. [LN-379](#)**SPECIAL EXCEPTION - BBA PROPERTY HOLDINGS, LLC**

**Request:** Special Exception  
**P&Z#** 22-17000014  
**Owner:** BBA Property Holdings, LLC  
**Project Location:** 140-160 NW 31st Avenue  
**Folio Number:** 4842 33 05 4120, 4842 33 05 4110  
**Land Use Designation:** C- COMMERCIAL  
**Zoning District:** General Business (B-3)  
**Agent:** Frank Youngman  
**Project Planner:** Scott Reale

3. [LN-380](#)**VARIANCE - AIRPARK PARCEL "Y"**

**Request:** Variance  
**P&Z#** 22-11000018  
**Owner:** City of Pompano Beach  
**Project Location:** 1550 NE 5th Avenue  
**Folio Number:** 4842 36 25 0010  
**Land Use Designation:** T- TRANSPORTATION  
**Zoning District:** Transportation (T)  
**Agent:** Wayne Asbury  
**Project Planner:** Scott Reale

*\*Note: This item will be stricken from the Agenda, because the applicant requested to withdraw the application. The request to withdraw was submitted to the City on January 9, 2023.*

4. [LN-390](#)**MAJOR TEMPORARY USE PERMIT - Upper Pompano + Dixie Properties**

**Request:** Major Temporary Use Permit  
**P&Z#** 22-15000022  
**Owner:** Upper Pompano Properties & Investments LLC + Dixie Properties & Investments LLC  
**Project Location:** 1661 N Dixie Highway  
**Folio Number:** 4842 26 00 0380 / 4842 26 00 0383  
**Land Use Designation:** C- COMMERCIAL  
**Zoning District:** Heavy Business (B-4)  
**Agent:** Thomas W. Johnston, Esq.  
**Project Planner:** Scott Reale

5. [LN-391](#)**VARIANCE - Atlantic Urban Village HOA**

**Request:** Variance  
**P&Z#** 22-11000020  
**Owner:** Atlantic Urban Village HOA  
**Project Location:** 2300 NE 2nd Street  
**Folio Number:** 4843 31 46 0220  
**Land Use Designation:** ETOC- East Transit Oriented Corridor  
**Zoning District:** Transit Oriented (TO)-East Overlay District (EOD)  
**Agent:** Erika Zuniga  
**Project Planner:** Scott Reale

6. [LN-393](#)**SPECIAL EXCEPTION - MX Mud Cleaner USA Inc.**

**Request:** Special Exception  
**P&Z#** 22-17000015  
**Owner:** MX Mud Cleaner USA Inc  
**Project Location:** 620 E Sample Road  
**Folio Number:** 4842 24 02 0230  
**Land Use Designation:** C- COMMERCIAL  
**Zoning District:** General Business (B-3)  
**Agent:** Peter Markarian  
**Project Planner:** Scott Reale

7. [LN-396](#)**SPECIAL EXCEPTION - 4791 N Federal Hwy LLC**

**Request:** Special Exception  
**P&Z#** 22-17000016  
**Owner:** 4791 N FEDERAL HWY LLC  
**Project Location:** 4791 N Federal Hwy  
**Folio Number:** 4843 18 00 0091  
**Land Use Designation:** C- COMMERCIAL  
**Zoning District:** General Business (B-3)  
**Agent:** Troy Carter  
**Project Planner:** Scott Reale

8. [LN-395](#)**VARIANCE - 4791 N FEDERAL HWY LLC**

**Request:** Variance  
**P&Z#** 22-11000019  
**Owner:** 4791 N Federal Hwy LLC  
**Project Location:** 4791 N Federal Hwy  
**Folio Number:** 4843 18 00 0091  
**Land Use Designation:** C- COMMERCIAL  
**Zoning District:** General Business (B-3)  
**Agent:** Troy Carter  
**Project Planner:** Scott Reale

9. [LN-397](#)**SPECIAL EXCEPTION - ESTATE OF WALTER J. GLOWACKI**

**Request:** Special Exception  
**P&Z#** 22-17000017  
**Owner:** Estate of Walter J. Glowacki  
**Project Location:** 3341 N Dixie Hwy  
**Folio Number:** 4842 24 02 0640  
**Land Use Designation:** C- COMMERCIAL  
**Zoning District:** Heavy Business (B-4)  
**Agent:** Larry Castaneda  
**Project Planner:** Scott Reale

**G. ADJOURNMENT**

NOTE: Any person who decides to appeal any decision of this BOARD/COMMITTEE with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.