

City of Pompano Beach Zoning Board of Appeals

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

Agenda

Thursday, January 19, 2023

6:00 PM

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

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