

**CITY OF POMPANO BEACH, FLORIDA  
NOTICE OF PUBLIC HEARING  
P&Z # 21-17000010**

**YOU ARE HEREBY NOTIFIED** of a Petition by **SILVER THATCH ATLANTIC PLAZA CONDO** (“Applicant Landowner”), before the ZONING BOARD OF APPEALS of the City of Pompano Beach, Florida, on January 20, 2022, at 6:00 P.M. **The public meeting will occur in a remote format.** Information for participation will be made available on the City’s website alongside the Zoning Board of Appeals agenda. The Applicant Landowner is requesting SPECIAL EXCEPTION approval as required by Section 155.4220(B)(1) [Districts Where Permitted] of the City’s Code of Ordinances in order to utilize a former security guard post on the subject property (Zoning District: RM-45) as a professional office.

The property in this Public Hearing is as follows:

Lot 20, Plot 1, less the West 90.320 feet thereof, and all of that portion of Plot No. 2, less the South 68.272 feet thereof (as measured at right angles) NORTH REACH COMPANY, INC., Book 33, Page 36, of the public records of Broward County, Florida, lying West of the West right-of-way line of State Road A-1-A (50-foot-right-of-way) LESS the East 15 feet thereof, TOGETHER WITH all of Lots 5,6,7, and 8, BLUE SEAS, according to the plat thereof, recorded in Plat Book 27, Page 28, of the public records of Broward County, Florida, LESS the East 15 feet thereof.

ADDRESS: 531 N Ocean Boulevard  
ZONED: Multiple-Family Residence 45 (RM-45)  
FOLIO(S): 8331CACOMM

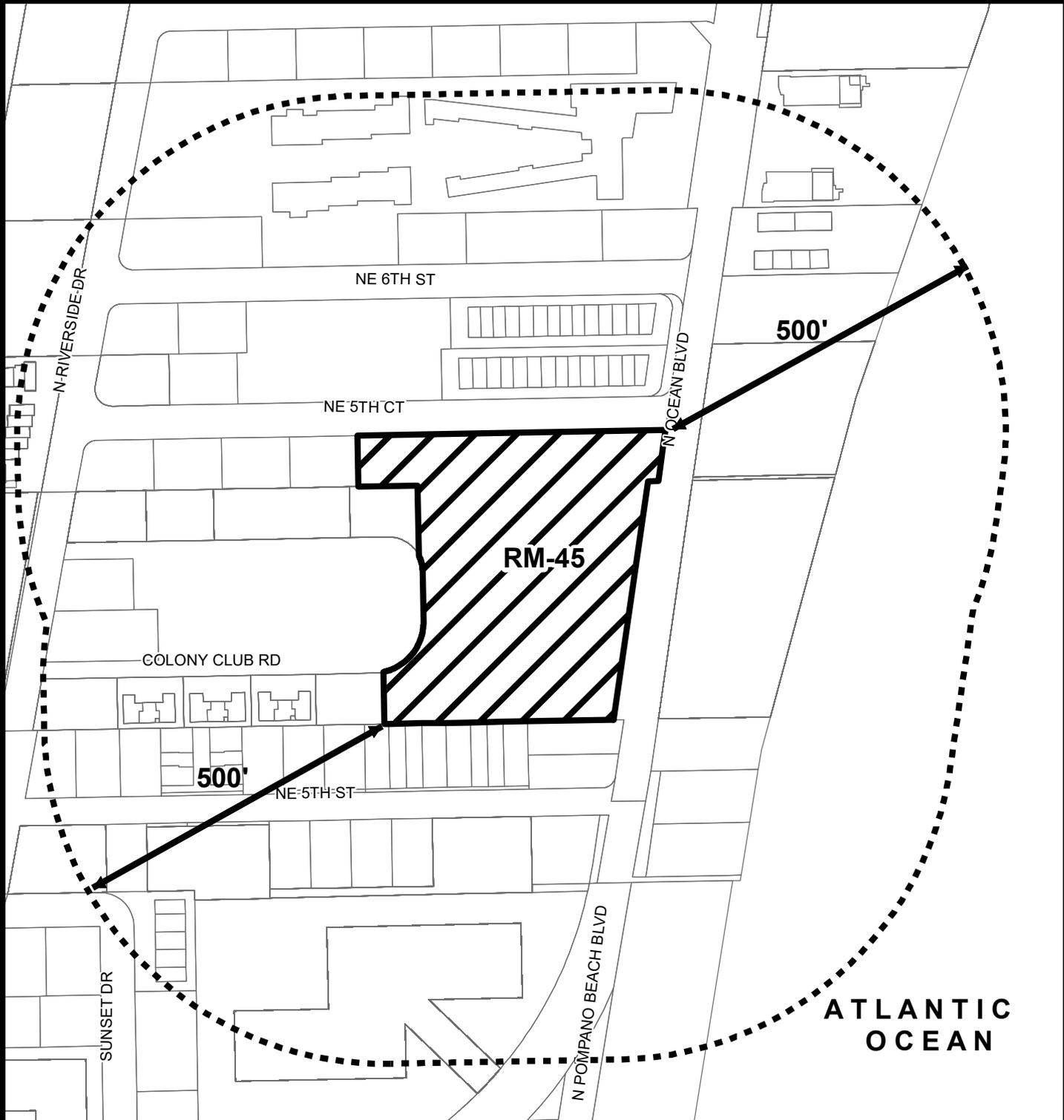
You may either be present in person at the hearing of this Appeal, represented by counsel or letter. All interested persons take due notice of the time and place of the hearing of this Appeal and govern yourselves accordingly. Any person requiring auxiliary aids and services at this meeting may contact the City Clerk’s Office at (954) 786-4611 at least 24 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1800-955-8770 or 1-800-955-8771. Any person who decides to appeal any decision of the Zoning Board of Appeals with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

All correspondence to the Zoning Board of Appeals relative to this matter may be emailed to [zoning@copbfl.com](mailto:zoning@copbfl.com) or mailed to P.O. Drawer 1300, Pompano Beach, Florida 33061. The original application and documentation may be viewed at the Planning & Zoning Division located at 100 W. Atlantic Boulevard, Pompano Beach, FL 33060. The original application and documentation may be viewed by contacting [zoning@copbfl.com](mailto:zoning@copbfl.com) or 954-786-4667 or [pompanobeachfl.gov/meetings](http://pompanobeachfl.gov/meetings) one week prior to the meeting date.

CITY OF POMPANO BEACH, FLORIDA  
BY: Daniel H. Yaffe, Chairman  
Zoning Board of Appeals

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# CITY OF POMPANO BEACH 500' RADIUS MAP



**SPECIAL  
EXCEPTION**

**Silver Thatch Atlantic Plaza Condo  
531 N Ocean Blvd**

1 in = 208 ft

PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES