

City of Pompano Beach Zoning Board of Appeals

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

Agenda

Thursday, September 18, 2025

6:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF THE MINUTES

Meeting of August 21, 2025

D. EXPLANATION OF PREREQUISITES AND BOARD PROCEDURES

E. INDIVIDUALS TESTIFYING PLACED UNDER OATH

F. OTHER BUSINESS

[LN-789](#)

MOTION TO RESCIND A PREVIOUS DENIAL

Request:	Variance
P&Z#	25-11000013
Owner:	Festival Real Estate LLC
Project Location:	2900 W Sample Road
Folio Number:	484221070010
Land Use Designation:	I (Industrial)
Zoning District:	I-1 (General Industrial)
Commission District:	4 (Beverly Perkins)
Agent:	Dennis Mele
Project Planner:	Scott Reale

G. NEW BUSINESS

1. [LN-750](#) **VARIANCE - FESTIVAL REAL ESTATE LLC**

 Request: Variance
 P&Z# 25-11000013
 Owner: Festival Real Estate, LLC
 Project Location: 2900 W Sample Rd
 Folio Number: 484221070010
 Land Use Designation: I (Industrial)
 Zoning District: I-1 (General Industrial)
 Commission District: Beverly Perkins (4)
 Agent: Dennis Mele
 Project Planner: Scott Reale

2. [LN-779](#) **SPECIAL EXCEPTION [TRANSITIONAL COMMUNITY RESIDENCE] -
 ZOUKI, THOMAS & PELLETIER, JOELLE**

 Request: Special Exception
 P&Z# 25-17000009
 Owner: Thomas Zouki & Joelle Pelletier
 Project Location: 2620 NE 19 St
 Folio Number: 484330140190
 Land Use Designation: L (Low 1-5 DU/AC)
 Zoning District: RS-2 (Single-Family Residence 2)
 Commission District: 1 (Audrey Fesik)
 Agent: Vedanti Vyas
 Project Planner: Scott Reale

3. [LN-784](#) **MAJOR TEMPORARY USE - ALLIANCE WEST ATLANTIC LLC**

 Request: Major Temporary Use
 P&Z# 25-15000008
 Owner: Alliance West Atlantic LLC
 Project Location: 1500 W Atlantic Blvd
 Folio Number: 484234000600, 484234000590, 484234001002
 Land Use Designation: I (Industrial)
 Zoning District: I-1 (General Industrial)
 Commission District: 4 (Beverly Perkins)
 Agent: Ira Bergstein
 Project Planner: Scott Reale

4. [LN-780](#) SPECIAL EXCEPTION - FFT POMPARNO LLC

Request: Special Exception
P&Z# 25-17000010
Owner: FFT Pompano LLC
Project Location: 1401 SW 26 Ave
Folio Number: 494204260010
Land Use Designation: I (Industrial)
Zoning District: B-3 (General Business)
Commission District: 5 (Darlene Smith)
Agent: Paola West
Project Planner: Scott Reale

5. [LN-781](#) VARIANCE - 1220 HOLDINGS LLC

Request: Variance
P&Z# 25-11000015
Owner: 1220 Holdings LLC
Project Location: 1220 SW 12 Ave
Folio Number: 494202000660
Land Use Designation: I (Industrial)
Zoning District: I-1 (General Industrial)
Commission District: 5 (Darlene Smith)
Agent: Brian Bullock
Project Planner: Scott Reale

6. [LN-782](#) VARIANCE - KENDALL WILLIAMS

Request: Variance
P&Z# 25-11000016
Owner: Kendall Williams
Project Location: 2521 NE 10 Ter
Folio Number: 484224161440
Land Use Designation: L (Low 1-5 DU/AC)
Zoning District: RS-3 (Single-Family Residence 3)
Commission District: 2 (Rhonda Sigerson-Eaton)
Agent: Bryan Coiffman
Project Planner: Scott Reale

7. [LN-783](#) VARIANCE - JH4 INVESTMENTS LLC

Request:	Variance
P&Z#	25-11000017
Owner:	JH4 Investments LLC
Project Location:	1857 NW 21 St
Folio Number:	484227020410
Land Use Designation:	I (Industrial)
Zoning District:	I-1X (Special Industrial)
Commission District:	4 (Beverly Perkins)
Agent:	Matthew R. Forget
Project Planner:	Scott Reale

H. 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.