

City of Pompano Beach

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



Action Minutes

Thursday, September 18, 2025

6:00 PM

Zoning Board of Appeals

A. CALL TO ORDER**B. ROLL CALL****C. APPROVAL OF THE MINUTES****D. EXPLANATION OF PREREQUISITES AND BOARD PROCEDURES****E. INDIVIDUALS TESTIFYING PLACED UNDER OATH****F. OTHER BUSINESS****MOTION TO RESCIND A PREVIOUS DENIAL**

[Notice September Motion to Rescind 25-11000013.pdf](#)

The ZBA Submission was APPROVED.

G. NEW BUSINESS**1. VARIANCE - FESTIVAL REAL ESTATE LLC**

[Staff Report 25-11000013.pdf](#)

[Kimley-Horn Traffic Engineer Analysis.pdf](#)

[00 Application-OwnersCertificate 25-11000013.pdf](#)

[01 Narrative-Review Standards 25-11000013.pdf](#)

[02 S-1 SURVEY 25-11000013.pdf](#)

[02 S-2 SURVEY 25-11000013.pdf](#)

[02 S-3 SURVEY 25-11000013.pdf](#)

[02 S-4 SURVEY 25-11000013.pdf](#)

[02 S-5 SURVEY 25-11000013.pdf](#)

[02 S-6 SURVEY TREE CHART 25-11000013.pdf](#)

[03 SP-1.0 OVERALL SITE PLAN 25-11000013.pdf](#)

[04 Festival Industrial Traffic Exhibit 25-11000013.pdf](#)

[Legal Description 25-11000013.docx](#)

[Ordinance 2022-51 LUPA.pdf](#)

[Ordinance 2022-52 - Rezoning, Festival Flea Market Site.pdf](#)

[July PublicNotice 25-11000013.pdf](#)

[August PublicNotice 25-11000013.pdf](#)

[September PublicNotice 25-11000013.pdf](#)

[Fire Memo - 25-11000013.pdf](#)

[AerialMap 25-11000013.pdf](#)

The ZBA Submission was APPROVED WITH CONDITIONS.

**2. SPECIAL EXCEPTION [TRANSITIONAL COMMUNITY RESIDENCE] - ZOUKI,
THOMAS & PELLETIER, JOELLE**

[Staff Report_25-17000009.pdf](#)
[00_Application-OwnersCert_25-17000009.pdf](#)
[01_Narrative-Review Standards_25-17000009.pdf](#)
[02_Survey_25-17000009.pdf](#)
[03_Floor Plans_25-17000009.pdf](#)
[04_Luminous_Care_Program_Overview_25-17000009.pdf](#)
[05_FARR Certificate_25-17000009.pdf](#)
[06_DCF Certificate - Day or Night Treatment_25-17000009.pdf](#)
[07_DCF Certificate - Outpatient Detoxification_25-17000009.pdf](#)
[08_DCF Certificate - Outpatient Treatment_25-17000009.pdf](#)
[09_DCF Certificate - Intensive Outpatient Treatment_25-17000009.pdf](#)
[10_Joint Commission Certificate_25-17000009.pdf](#)
[11_FARR Certification Verification Letter_25-17000009.pdf](#)
[Legal Description_25-17000009.docx](#)
[Open Code Case 25-09001305.pdf](#)
[Open Lien Case 22-09000378.pdf](#)
[BSO-911 call log for 2620 NE 19 St.pdf](#)
[Pompano Beach - Principles to Guide Zoning for Community Residences
for People with Disabilities.pdf](#)
[Public Notice_25-17000009.pdf](#)
[Aerial Map_25-17000009.pdf](#)
[Public Correspondence_Bacigalupi, Julie.pdf](#)
[Public Correspondence_Boardman, Alex.pdf](#)
[Public Correspondence_Chapman, Jessica.pdf](#)
[Public Correspondence_Chapman, Thomas.pdf](#)
[Public Correspondence_Coleman, Carla.pdf](#)
[Public Correspondence_Dana, Linda.pdf](#)
[Public Correspondence_Delorenzo, Nick.pdf](#)
[Public Correspondence_Dobrin, David.pdf](#)
[Public Correspondence_Holder, David.pdf](#)
[Public Correspondence_Holder, Paula.pdf](#)
[Public Correspondence_Kennelly, Ryan.pdf](#)
[Public Correspondence_Kennelly, Patrick.pdf](#)
[Public Correspondence_Kozlowski, Bryan.pdf](#)
[Public Correspondence_Kroosterfish23@aol.com.pdf](#)
[Public Correspondence_Lamberti, Joseph & Colleen.pdf](#)
[Public Correspondence_Landron, Ivan.pdf](#)
[Public Correspondence_Lardani, Mike.pdf](#)

[Public Correspondence_ Lecklikner, Valerie.pdf](#)
[Public Correspondence_ Northam, Freda.pdf](#)
[Public Correspondence_ O'Brien, William.pdf](#)
[Public Correspondence_ Parks, Lamont & Jackie.pdf](#)
[Public Correspondence_ Pinto, Jonathan.pdf](#)
[Public Correspondence_ Pullo, Jack.pdf](#)
[Public Correspondence_ Richardson, Joann.pdf](#)
[Public Correspondence_ Rivera, Mario.pdf](#)
[Public Correspondence_ Rode, Dustin.pdf](#)
[Public Correspondence_ Russo, Rita.pdf](#)
[Public Correspondence_ Salliman, August.pdf](#)
[Public Correspondence_ Sanders, Rachel.pdf](#)
[Public Correspondence_ Schuknecht, Mark & Susan.pdf](#)
[Public Correspondence_ Stojadinovich, Mark.pdf](#)
[Public Correspondence_ Topeka LLC \(Ghali, Moheb\).pdf](#)
[Public Correspondence_ Tully, Jackie.pdf](#)
[Public Correspondence_ Tully, Peters.pdf](#)
[Public Correspondence_ Vanier, Louise.pdf](#)

The ZBA Submission was DENIED.

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3. **MAJOR TEMPORARY USE - ALLIANCE WEST ATLANTIC LLC**

[Staff Report_ 25-15000008.pdf](#)
[00_Application-Owners Certificate_ 25-15000008.pdf](#)
[01_Narrative-Review Standards_ 25-15000008.pdf](#)
[02_Survey_ 25-15000008.pdf](#)
[03_Conceptual Site Plan_ 25-15000008.pdf](#)
[Legal Description_ 25-15000008.docx](#)
[Code Case 16-06002597.PDF](#)
[Code Case 22-06005906.PDF](#)
[Code Case 25-09000582.PDF](#)
[Code Case 25-09000583.PDF](#)
[Code Case 25-09000584.PDF](#)
[Code Case 25-09002136.PDF](#)
[Aerial Map_ 25-15000008.pdf](#)
[Public Notice_ 25-15000008.pdf](#)
[Fire Memo - 25-15000008.pdf](#)

The ZBA Submission was APPROVED WITH CONDITIONS.

4. **SPECIAL EXCEPTION - FFT POMPARNO LLC**
- [Staff Report_25-17000010.pdf](#)
[000 Application-Owners Certificate.pdf](#)
[001 Checklist.pdf](#)
[002 Agent Authorization Letter.pdf](#)
[003 SE Justification Narrative.pdf](#)
[004 Legal Description.docx](#)
[005 Plat.pdf](#)
[006 Survey.pdf](#)
[007 Site Plan.pdf](#)
[008 Illustrative Site Plan.pdf](#)
[009 Landscape Plan.pdf](#)
[010 Landscape Details.pdf](#)
[011 Arborist Report.pdf](#)
[012 Feasibility Analysis Report.pdf](#)
[013 HBC Traffic Study.pdf](#)
[014 Vacuum Sound Data- same.pdf](#)
[015 COMMON NOISE LEVELS - INAD.pdf](#)
[016 Phase II ESA Report.pdf](#)
[017 Elevations.pdf](#)
[018 Renderings.pdf](#)
[020 DD Support Letter.pdf](#)
[021 Powergate Support Letter.pdf](#)
[CODE CASE NUMBER 24-09005947.pdf](#)
[Public Notice_25-17000010.pdf](#)
[Aerial Map_25-17000010.pdf](#)
[Fire Memo 25-17000010.pdf](#)
[Public Correspondence_Geller, Adam.pdf](#)
[Public Correspondence_Government Law Group.pdf](#)
[Public Correspondence_Kastner, Lorne.pdf](#)
[Public Correspondence_LaGanga, Faye.pdf](#)
[Public Correspondence_Lavaud, Petit \(Traffic Wash\).pdf](#)
[Public Correspondence_Ross, Erin.msg](#)
[Public Correspondence_Scharf, Lesley.pdf](#)
[Public Correspondence_Weis, Laura.pdf](#)
- The ZBA Submission was NO ACTION TAKEN.**

5. **VARIANCE - 1220 HOLDINGS LLC**

[Staff Report_25-11000015.pdf](#)

[00_Application-Owners Certificate_25-11000015.pdf](#)

[01_Narrative-Review Standards_25-11000015.pdf](#)

[02_Survey_25-11000015.pdf](#)

[03_Site Plan_25-11000015.pdf](#)

[04_BCPC Platting Determination_25-11000015.pdf](#)

[Legal Description_25-11000015.docx](#)

[Aerial Map_25-11000015.pdf](#)

[Public Notice_25-11000015.pdf](#)

[Fire Memo - 25-11000015.pdf](#)

The ZBA Submission was APPROVED WITH CONDITIONS.

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6. **VARIANCE - KENDALL WILLIAMS**

[Staff Report_25-11000016.pdf](#)

[00_Application-Owners Certificate_25-11000016.pdf](#)

[01_Narrative-Review Standards_25-11000016.pdf](#)

[02_Survey_25-11000016.pdf](#)

[03_Conceptual Site Plan_25-11000016.pdf](#)

[04_Supporting Documentation_25-11000016.pdf](#)

[Legal Description_25-11000016.docx](#)

[Aerial Map_25-11000016.pdf](#)

[Public Notice_25-11000016.pdf](#)

[Fire Memo - 25-11000016.pdf](#)

[Public Correspondence_Damiano, Diane.pdf](#)

[Public Correspondence_Mesaros, Amy.pdf](#)

The ZBA Submission was APPROVED WITH CONDITIONS.

7. **VARIANCE - JH4 INVESTMENTS LLC**

[Staff Report_25-11000017.pdf](#)

[00_Application-Owners Certificate_25-11000017.pdf](#)

[01_Narrative-Review Standards_25-11000017.pdf](#)

[02_Survey_25-11000017.pdf](#)

[03_Site Plan_25-11000017.pdf](#)

[Applicant Presentation_25-11000017.pdf](#)

[Legal Description_25-11000017.docx](#)

[Public Notice_25-11000017.pdf](#)

[Aerial Map_25-11000017.pdf](#)

[Fire Memo - 25-11000017.pdf](#)

The ZBA Submission was APPROVED WITH CONDITIONS.**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.