



City of Pompano Beach Zoning Board of Appeals

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

Agenda

Thursday, September 15, 2022

6:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF THE MINUTES

Meeting of August 18, 2022

D. EXPLANATION OF PREREQUISITES AND BOARD PROCEDURES

E. INDIVIDUALS TESTIFYING PLACED UNDER OATH

F. PUBLIC HEARING

1. [LN-343](#) MAJOR TEMPORARY USE - 33 NW 33rd ST INDUSTRIAL LLC

Request: Major Temporary Use
P&Z# 22-15000013
Owner: 33 NW 33rd Street Industrial LLC
Project Location: NW 33 Street (parking lot on north side of street)
Folio Number: 4842 21 07 0070
Land Use Designation: I- INDUSTRIAL
Zoning District: General Industrial (I-1)
Agent: Christopher Lall
Project Planner: Scott Reale

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2. [LN-344](#) **SPECIAL EXCEPTION - 33 NW 33rd ST INDUSTRIAL LLC**
- Request:** Special Exception
P&Z# 22-1700009
Owner: 33 NW 33rd Street Industrial LLC
Project Location: NW 33 Street (parking lot on north side of street)
Folio Number: 4842 21 07 0070
Land Use Designation: I- INDUSTRIAL
Zoning District: General Industrial (I-1)
Agent: Christopher Lall
Project Planner: Scott Reale
3. [LN-342](#) **MAJOR TEMPORARY USE - MONTANA ENTERPRISES INC. AND THE BEACHCOMBER VILLAS INC.**
- Request:** Major Temporary Use
P&Z# 22-1500014
Owner: Montana Enterprises Inc. and The Beachcomber Villas Inc.
Project Location: 1209-1213 S Ocean Blvd.
Folio Number: 4943 06 00 0080 & 4943 06 05 0040
Land Use Designation: C- COMMERCIAL
Zoning District: General Business (B-3)
Agent: Andrea Harper
Project Planner: Scott Reale
4. [LN-345](#) **VARIANCE - PREMIUM 2600 PALM AIRE LLC**
- Request:** Variance
P&Z# 22-1100015
Owner: Premium 2600 Palm Aire LLC
Project Location: 2606 N Palm Aire Drive
Folio Number: 4942 04 00 0145
Land Use Designation: LM- LOW-MEDIUM 5-10 DU/AC
Zoning District: Multiple Family Residence 45 (RM-45)
Agent: Premium 2600 Palm Aire LLC
Project Planner: Scott Reale

5. [LN-346](#) VARIANCE - R I P HOLDINGS LLC

Request: Variance
P&Z# 22-11000016
Owner: R I P Holdings LLC
Project Location: 2200 N Federal Highway
Folio Number: 4843 30 15 0230
Land Use Designation: C- COMMERCIAL
Zoning District: General Business (B-3)
Agent: Shane Zalonis
Project Planner: Scott Reale

6. [LN-347](#) SPECIAL EXCEPTION - R I P HOLDINGS

Request: Special Exception
P&Z# 22-17000010
Owner: R I P Holdings
Project Location: 2200 N Federal Highway
Folio Number: 4843 30 15 0230
Land Use Designation: C- COMMERCIAL
Zoning District: General Business (B-3)
Agent: Shane Zalonis
Project Planner: Scott Reale

G. OTHER BUSINESS

- 1. APPROVAL OF MEETING CALENDAR FOR 2023

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.