



# City of Pompano Beach Zoning Board of Appeals

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

## Agenda

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Thursday, March 20, 2025

6:00 PM

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**A. CALL TO ORDER**

**B. ROLL CALL**

**C. APPROVAL OF THE MINUTES**

*Meeting of February 20, 2025*

**D. EXPLANATION OF PREREQUISITES AND BOARD PROCEDURES**

**E. INDIVIDUALS TESTIFYING PLACED UNDER OATH**

**F. NEW BUSINESS**

1. [LN-679](#) VARIANCE - CATHERINE TAKOURIAN

<b>Request:</b>	Variance
<b>P&amp;Z#</b>	24-11000014
<b>Owner:</b>	Catherine Takourian
<b>Project Location:</b>	551 SE 18 Ave
<b>Folio Number:</b>	494306310520
<b>Land Use Designation:</b>	L (Low 1-5 DU/AC)
<b>Zoning District:</b>	RS-3 (Single-Family Residence 3)
<b>Agent:</b>	Paola West
<b>Project Planner:</b>	Scott Reale

2.     [LN-685](#)           **VARIANCE - RAM POMPANO LLC**
- Request:**                                 Variance  
          **P&Z#**                                     25-11000001  
          **Owner:**                                 Ram Pompano LLC  
          **Project Location:**                 900 SE 1 Street  
          **Folio Number:**                     494201000120  
          **Land Use Designation:**         ETOC (East Transit Oriented Corridor)  
          **Zoning District:**                 TO-EOD (Transit Oriented-East Overlay District)  
          **Agent:**                                 Humberto Chavez  
          **Project Planner:**                 Scott Reale
3.     [LN-696](#)           **MAJOR TEMPORARY USE - PATRICIA HODGSON**
- Request:**                                 Major Temporary Use  
          **P&Z#**                                     25-15000002  
          **Owner:**                                 Patricia Hodgson  
          **Project Location:**                 912 NE 2 ST  
          **Folio Number:**                     484236050770  
          **Land Use Designation:**         L (Low 1-5 DU/AC)  
          **Zoning District:**                 RS-2 (Single-Family Residence 2)  
          **Agent:**                                 Patricia Hodgson  
          **Project Planner:**                 Scott Reale
4.     [LN-694](#)           **MAJOR TEMPORARY USE - JEM LOBL LLC**
- Request:**                                 Major Temporary Use  
          **P&Z#**                                     25-15000001  
          **Owner:**                                 JEM LOBL LLC  
          **Project Location:**                 1126 Dr. Martin Luther King Jr. Blvd  
          **Folio Number:**                     484234001030  
          **Land Use Designation:**         I (Industrial)  
          **Zoning District:**                 I-1 (General Industrial)  
          **Agent:**                                 Erica Sullivan  
          **Project Planner:**                 Scott Reale

5. [LN-693](#) VARIANCE - 2201 LLC

**Request:** Variance  
**P&Z#** 25-11000003  
**Owner:** 2201 LLC  
**Project Location:** 2201 W Atlantic Blvd  
**Folio Number:** 484233290010, 484233054280, 484233054282, 484233054285, 484233054284, 484233054281, 484233054283  
**Land Use Designation:** C (Commercial) & LM (Low-Medium 5-10 DU/AC)  
**Zoning District:** B-3 (General Business)  
**Agent:** Brian Herbert  
**Project Planner:** Scott Reale

6. [LN-695](#) VARIANCE - MCNAB BUILDING VENTURE LLC

**Request:** Variance  
**P&Z#** 25-11000004  
**Owner:** McNab Building Venture, LLC  
**Project Location:** 3141 W McNab Road  
**Folio Number:** 494204050130  
**Land Use Designation:** I (Industrial)  
**Zoning District:** I-1 (General Industrial)  
**Agent:** Sharee Eriks  
**Project Planner:** Scott Reale

**G. OTHER BUSINESS**

1. ZBA RULES OF PROCEDURE UPDATE
2. ELECTION OF CHAIR AND VICE CHAIR

*Per ZBA Rules of Procedure, the Board shall elect from among its members a Chair and Vice Chair to serve for a one year term.*

**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.