

# **City of Pompano Beach**

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



## **Action Minutes**

**Thursday, March 20, 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. NEW BUSINESS**1. **VARIANCE - CATHERINE TAKOURIAN**

[Staff Report\\_24-11000014.pdf](#)

[00\\_Application-OwnersCert\\_24-11000014.pdf](#)

[01\\_Narrative-Review Standards\\_24-11000014.pdf](#)

[02\\_Survey\\_24-11000014.pdf](#)

[03.1\\_Canopy and Bar Plan\\_24-11000014.pdf](#)

[03.2\\_Canopy Axo\\_24-11000014.pdf](#)

[04\\_Plat\\_24-11000014.pdf](#)

[05\\_Zoning Map\\_24-11000014.pdf](#)

[06\\_Future Land Use Map\\_24-11000014.pdf](#)

[07\\_Deed\\_24-11000014.pdf](#)

[08\\_BCPA Sheet\\_24-11000014.pdf](#)

[09.1\\_Photo 1\\_24-11000014.pdf](#)

[09.2\\_Photo 2\\_24-11000014.pdf](#)

[10\\_Canopy Quote\\_24-11000014.pdf](#)

[11\\_Affidavit\\_24-11000014.pdf](#)

[Legal Description\\_24-11000014.docx](#)

[Code Case 24-09005188.pdf](#)

[AerialMap\\_24-11000014.pdf](#)

[Public Notice\\_24-11000014.pdf](#)

[Fire Memo - 24-11000014.pdf](#)

**The ZBA Submission was POSTPONED.**

2. **VARIANCE - RAM POMPARO LLC**

[Staff Report\\_25-11000001.pdf](#)  
[00\\_Application-OwnersCert\\_25-11000001.pdf](#)  
[01\\_Narrative-ReviewStandards\\_25-11000001.pdf](#)  
[02\\_Survey\\_25-11000001.pdf](#)  
[03\\_Conceptual Site Plan\\_25-11000001.pdf](#)  
[Legal Description\\_25-11000001.docx](#)  
[AerialMap\\_25-11000001.pdf](#)  
[Fire Memo PZ25-11000001.pdf](#)  
[PublicNotice\\_25-11000001.pdf](#)  
[Administrative Adjustment 18-16000006.pdf](#)  
[Code Case 21-06005116.pdf](#)  
[Code Case 23-09001145.PDF](#)  
[Code Case 24-09006474.pdf](#)  
[Code Case 24-09006976.pdf](#)

**The ZBA Submission was APPROVED WITH CONDITIONS.**

3. **MAJOR TEMPORARY USE - PATRICIA HODGSON**

[Staff Report\\_25-15000002.pdf](#)  
[00\\_Application-Owners Certificate\\_25-15000002.pdf](#)  
[01\\_Narrative-Review Standards\\_25-15000002.pdf](#)  
[02\\_Survey\\_25-15000002.pdf](#)  
[03\\_Conceptual Site Plan\\_25-15000002.pdf](#)  
[04\\_RV Title, Registration, Tag\\_25-15000002.pdf](#)  
[05\\_Photos\\_25-15000002.pdf](#)  
[Legal Description\\_25-15000002.docx](#)  
[AerialMap\\_25-15000002.pdf](#)  
[Previous Approval Order 23-15000004.pdf](#)  
[PublicNotice\\_25-15000002.pdf](#)  
[Code Case 24-06007044.pdf](#)  
[Fire Memo - 25-15000002.pdf](#)  
[Public Correspondence\\_Pire, Ignacio.pdf](#)

**The ZBA Submission was APPROVED WITH CONDITIONS.**

4. **MAJOR TEMPORARY USE - JEM LOBL LLC**

[Staff Report\\_25-15000001.pdf](#)  
[00\\_Application-OwnersCertificate\\_25-15000001.pdf](#)  
[01\\_Narrative-Review Standards\\_25-15000001.pdf](#)  
[02\\_Survey-Site Plan\\_25-15000001.pdf](#)  
[Legal Description\\_25-15000001.docx](#)  
[PublicNotice\\_25-15000001.pdf](#)  
[AerialMap\\_25-15000001.pdf](#)  
[Code Case 24-06007044.pdf](#)  
[Fire Memo - 25-15000001.pdf](#)

**The ZBA Submission was APPROVED WITH CONDITIONS.**

5. **VARIANCE - 2201 LLC**

[Staff Report\\_25-11000003.pdf](#)  
[01\\_Narrative-Justification\\_25-11000003.pdf](#)  
[00\\_Application-OwnersCertificate\\_25-11000003.pdf](#)  
[02\\_Survey\\_25-11000003.pdf](#)  
[03\\_Site Plan\\_25-11000003.pdf](#)  
[04\\_Fiberbuilt Folios\\_25-11000003.pdf](#)  
[05\\_Rezoning Ordinance 2024-37.pdf](#)  
[06\\_Existing 23 Ave ROW\\_25-11000003.pdf](#)  
[Applicant Variance Presentation.pdf](#)  
[07\\_Preservation Tree\\_25-11000003.pdf](#)  
[Legal Description\\_25-11000003.docx](#)  
[PublicNotice\\_25-11000003.pdf](#)  
[AerialMap\\_25-11000003.pdf](#)  
[Fire Memo - 25-11000003.pdf](#)

**The ZBA Submission was APPROVED WITH CONDITIONS.**

6. **VARIANCE - MCNAB BUILDING VENTURE LLC**

[Staff Report 25-11000004.pdf](#)

[00\\_Application-OwnersCertificate\\_25-11000004.pdf](#)

[01\\_Narrative-Justification\\_25-11000004.pdf](#)

[02\\_Survey\\_25-11000004.pdf](#)

[03\\_Site Plan\\_25-11000004.pdf](#)

[04\\_Rendering Aerial View Before + After\\_25-11000004.pdf](#)

[05\\_Rendering\\_Parking Lot Before + After\\_25-11000004.pdf](#)

[06\\_Rendering Street View from SW 14 Ct Before + After\\_25-11000004.pdf](#)

[07\\_Site Location Map\\_25-11000004.pdf](#)

[Legal Description\\_25-11000004.doc](#)

[PublicNotice\\_25-11000004.pdf](#)

[AerialMap\\_25-11000004.pdf](#)

[Fire Memo - 25-11000004.pdf](#)

**The ZBA Submission was APPROVED WITH CONDITIONS.**

#### **G. OTHER BUSINESS**

1. ZBA RULES OF PROCEDURE UPDATE

**The was APPROVED AS AMENDED.**

2. ELECTION OF CHAIR AND VICE CHAIR

**The was APPROVED.**

2. ELECTION OF CHAIR AND VICE CHAIR

**The was APPROVED.**

#### **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.