



City of Pompano Beach Zoning Board of Appeals

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

Agenda - Final

Thursday, September 21, 2023

6:00 PM

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. PUBLIC HEARING

1. [LN-512](#) **MAJOR TEMPORARY USE - Montana Enterprises Inc. and Beachcomber Villas Inc.**

Request:	Major Temporary Use
P&Z#	23-15000008
Owner:	Montana Enterprises Inc. and Beachcomber Villas Inc.
Project Location:	1213 S Ocean Blvd
Folio Number:	494306000080 and 494306050040
Land Use Designation:	C- Commercial
Zoning District:	General Business (B-3)
Agent:	Andrea Harper
Project Planner:	Scott Reale

2. [LN-513](#) **VARIANCE - Kaja Properties Inc.**

Request:	Variance
P&Z#	23-11000018
Owner:	Kaja Properties Inc.
Project Location:	3685 N Federal Highway
Folio Number:	484318010100
Land Use Designation:	C- Commercial
Zoning District:	General Business (B-3)
Agent:	Paola West
Project Planner:	Scott Reale

3. [LN-514](#) SPECIAL EXCEPTION - Kaja Properties Inc.

Request: Special Exception
P&Z# 23-17000007
Owner: Kaja Properties Inc.
Project Location: 3685 N Federal Highway
Folio Number: 484318010100
Land Use Designation: C- Commercial
Zoning District: General Business (B-3)
Agent: Paola West
Project Planner: Scott Reale

4. [LN-515](#) SPECIAL EXCEPTION - GMD Investment Properties LLC

Request: Special Exception
P&Z# 23-15000008
Owner: GMD Investment Properties LLC
Project Location: 2401 NW 24 Avenue
Folio Number: 484228010431
Land Use Designation: I- Industrial and C- Commercial
Zoning District: General Industrial (I-1) and General Business (B-3)
Agent: Matthew Scott
Project Planner: Scott Reale

G. OTHER BUSINESS

1. REVIEW MEETING DEADLINES & DATES FOR 2024

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.