



# City of Pompano Beach Zoning Board of Appeals

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

## Agenda

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Thursday, July 17, 2025

6:00 PM

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### A. CALL TO ORDER

### B. ROLL CALL

### C. APPROVAL OF THE MINUTES

*Meeting of June 18, 2025*

### D. EXPLANATION OF PREREQUISITES AND BOARD PROCEDURES

### E. INDIVIDUALS TESTIFYING PLACED UNDER OATH

### F. NEW BUSINESS

#### 1. [LN-746](#) SPECIAL EXCEPTION - BAHAMA BEACH CLUB POMPANO LLC

<b>Request:</b>	Special Exception
<b>P&amp;Z#</b>	25-17000005
<b>Owner:</b>	Bahama Beach Club Pompano LLC
<b>Project Location:</b>	3211 SE 6 ST
<b>Folio Number:</b>	494306110300
<b>Land Use Designation:</b>	MH (Medium High 16-25 DU/AC)
<b>Zoning District:</b>	RM-20 (Multiple-Family Residence 20)
<b>Commission District:</b>	Audrey Fesik (1)
<b>Agent:</b>	Mirko Raatz
<b>Project Planner:</b>	Scott Reale

**2.     [LN-747](#)           SPECIAL EXCEPTION - M&A BROTHERS REALTY NO 17 INC**

**Request:**                       Special Exception  
**P&Z#**                           25-17000006  
**Owner:**                       M&A Brothers Realty No 17 Inc  
**Project Location:**       5391 N Federal Hwy  
**Folio Number:**           484307000461  
**Land Use Designation:**   C (Commercial)  
**Zoning District:**         B-3 (General Business)  
**Commission District:**   Rhonda Sigerson-Eaton (2)  
**Agent:**                     Christina Bilenki  
**Project Planner:**         Scott Reale

**3.     [LN-748](#)           SPECIAL EXCEPTION - 1660 SW 13 POMPANO LLC**

**Request:**                       Special Exception  
**P&Z#**                           25-17000007  
**Owner:**                       1660 SW 13 Pompano LLC  
**Project Location:**       1660 SW 13 Ct  
**Folio Number:**           494203000646  
**Land Use Designation:**   I (Industrial)  
**Zoning District:**         I-1 (General Industrial)  
**Commission District:**   Darlene Smith (5)  
**Agent:**                     Michael Amodio  
**Project Planner:**         Scott Reale

**4.     [LN-749](#)           VARIANCE - LT 20 LLC**

**Request:**                       Variance  
**P&Z#**                           25-11000012  
**Owner:**                       LT 20 LLC  
**Project Location:**       115 NW 16 St  
**Folio Number:**           484226000371  
**Land Use Designation:**   I (Industrial)  
**Zoning District:**         I-1 (General Industrial)  
**Commission District:**   Beverly Perkins (4)  
**Agent:**                     Matthew Scott  
**Project Planner:**         Scott Reale

**5.     [LN-750](#)           VARIANCE - FESTIVAL REAL ESTATE LLC**

**Request:**                               Variance  
**P&Z#**                                   25-11000013  
**Owner:**                               Festival Real Estate, LLC  
**Project Location:**               2900 W Sample Rd  
**Folio Number:**                   484221070010  
**Land Use Designation:**       I (Industrial)  
**Zoning District:**                I-1 (General Industrial)  
**Commission District:**       Beverly Perkins (4)  
**Agent:**                             Dennis Mele  
**Project Planner:**               Scott Reale

**6.     [LN-751](#)           VARIANCE - LARRY AND DONNA THOMPSON**

**Request:**                               Variance  
**P&Z#**                                   25-11000014  
**Owner:**                               Larry and Donna Thompson  
**Project Location:**               421 SE 8 Ave  
**Folio Number:**                   494201400610  
**Land Use Designation:**       L (Low 1-5 DU/AC)  
**Zoning District:**                RS-2 (Single-Family Residence 2)  
**Commission District:**       Alison Fournier (3)  
**Agent:**                             John Daugherty  
**Project Planner:**               Scott Reale

**G. OTHER BUSINESS****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.