

City of Pompano Beach

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



Action Minutes

Thursday, July 17, 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. **SPECIAL EXCEPTION - BAHAMA BEACH CLUB POMPANO LLC**
[Staff Report_25-17000005.pdf](#)
[00_Application-OwnersCertificate_25-17000005.pdf](#)
[01_Narrative-Review Standards_25-17000005.pdf](#)
[02_Survey-Site Plan_25-17000005.pdf](#)
[03_Aerial view 1.jpg](#)
[03_Aerial view 2.jpg](#)
[03_Aerial view 3.jpg](#)
[03_Aerial view 4.jpg](#)
[03_Aerial view 5.jpg](#)
[04_Aerial view East side .jpg](#)
[04_Aerial view North side.jpg](#)
[Applicant Presentation_25-17000005.pdf](#)
[Legal Description_25-17000005.docx](#)
[PublicNotice_25-17000005.pdf](#)
[AerialMap_25-17000005.pdf](#)
[Fire Memo - 25-17000005.pdf](#)
[Public Correspondence - Hannon, Mary.pdf](#)
[Public Correspondence - Golly, Thomas.pdf](#)
The ZBA Submission was APPROVED WITH CONDITIONS.

2. **SPECIAL EXCEPTION - M&A BROTHERS REALTY NO 17 INC**

[Staff Report_25-17000006.pdf](#)
[00_Application-OwnersCertificate_25-17000006.pdf](#)
[01_Narrative-Review Standards_25-17000006.pdf](#)
[02_Survey_25-17000006.pdf](#)
[03_Site Plan_25-17000006.pdf](#)
[04_Landscape Plan_25-17000006.pdf](#)
[Legal Description_25-17000006.docx](#)
[PublicNotice_25-17000006.pdf](#)
[Fire Memo - 25-17000006.pdf](#)
[AerialMap_25-17000006.pdf](#)

The ZBA Submission was DENIED.

3. **SPECIAL EXCEPTION - 1660 SW 13 POMPANO LLC**

[Staff Report_25-17000007.pdf](#)
[00_Application-OwnersCertificate_25-17000007.pdf](#)
[01_Narrative-Review Standards_25-17000007.pdf](#)
[02_Survey_25-17000007.pdf](#)
[02-BC Historic Aerials - 1963.pdf](#)
[03_Conceptual Site Plan_25-17000007.pdf](#)
[04_Conceptual Landscape Plan_25-17000007.pdf](#)
[100-LOA-Signed.pdf](#)
[Legal Description_25-17000007.docx](#)
[PublicNotice_25-17000007.pdf](#)
[Fire Memo - 25-17000007.pdf](#)
[AerialMap_25-17000007.pdf](#)

The ZBA Submission was APPROVED WITH CONDITIONS.

4. **VARIANCE - LT 20 LLC**

[Staff Report_25-11000012.pdf](#)
[00_Application-OwnersCertificate_25-11000012.pdf](#)
[01_Narrative-Review Standards_25-11000012.pdf](#)
[02_Survey_25-11000012.pdf](#)
[03_Site Plan_25-11000012.pdf](#)
[Legal Description_25-11000012.docx](#)
[CODE CASE 22-06006093.pdf](#)
[PublicNotice_25-11000012.pdf](#)
[Fire Memo - 25-11000012.pdf](#)
[AerialMap_25-11000012.pdf](#)
[Letter of Support - Aintab LLC.pdf](#)

The ZBA Submission was APPROVED WITH CONDITIONS.

5. **VARIANCE - FESTIVAL REAL ESTATE LLC**
[Staff Report_25-11000013.pdf](#)
[Kimley-Horn Traffic Engineer Analysis.pdf](#)
[00_Application-OwnersCertificate_25-11000013.pdf](#)
[01_Narrative-Review Standards_25-11000013.pdf](#)
[02_S-1 SURVEY_25-11000013.pdf](#)
[02_S-2 SURVEY_25-11000013.pdf](#)
[02_S-3 SURVEY_25-11000013.pdf](#)
[02_S-4 SURVEY_25-11000013.pdf](#)
[02_S-5 SURVEY_25-11000013.pdf](#)
[02_S-6 SURVEY TREE CHART_25-11000013.pdf](#)
[03_SP-1.0 OVERALL SITE PLAN_25-11000013.pdf](#)
[04_Festival Industrial Traffic Exhibit_25-11000013.pdf](#)
[Legal Description_25-11000013.docx](#)
[Ordinance 2022-51 LUPA.pdf](#)
[Ordinance 2022-52 - Rezoning, Festival Flea Market Site.pdf](#)
[July PublicNotice_25-11000013.pdf](#)
[August PublicNotice_25-11000013.pdf](#)
[September PublicNotice_25-11000013.pdf](#)
[Fire Memo - 25-11000013.pdf](#)
[AerialMap_25-11000013.pdf](#)

The ZBA Submission was DENIED.

6. **VARIANCE - LARRY AND DONNA THOMPSON**
[Staff Report_25-11000014.pdf](#)
[00_Application-OwnersCertificate_25-11000014.pdf](#)
[01_Narrative-Review Standards_25-11000014.pdf](#)
[02_Survey_25-11000014.pdf](#)
[03_Conceptual Site Plan_25-11000014.pdf](#)
[04_Exhibits-Photos_25-11000014.pdf](#)
[Legal Description_25-11000014.docx](#)
[PublicNotice_25-11000014.pdf](#)
[Fire Memo - 25-11000014.pdf](#)
[AerialMap_25-11000014.pdf](#)

The ZBA Submission was DENIED.**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.