



City of Pompano Beach Zoning Board of Appeals

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

Agenda

Thursday, December 19, 2024

6:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF THE MINUTES

Meeting of November 21, 2024

D. EXPLANATION OF PREREQUISITES AND BOARD PROCEDURES

E. INDIVIDUALS TESTIFYING PLACED UNDER OATH

F. NEW BUSINESS

1. [LN-661](#) MAJOR TEMPORARY USE - AMKIN ATLANTIC SQUARE LLC

Request:	Major Temporary Use
P&Z#	24-15000008
Owner:	Amkin Atlantic Square LLC
Project Location:	2798 E Atlantic Blvd
Folio Number:	494306010040
Land Use Designation:	ETOC (East Transit Oriented Corridor)
Zoning District:	TO-EOD (Transit Oriented East Overlay District)
Agent:	Philip Shipley
Project Planner:	Scott Reale

- 2. [LN-654](#) **SPECIAL EXCEPTION [FAMILY COMMUNITY RESIDENCE] - CLAT HOLDINGS LLC**
Request: Special Exception [Family Community Residence]
P&Z# 24-17000009
Owner: Clat Holdings LLC
Project Location: 1520 NE 43 CT
Folio Number: 484213051880
Land Use Designation: L (Low 1-5 DU/AC)
Zoning District: RS-3 (Single-Family Residence 3)
Agent: Jordan Cairns
Project Planner: Scott Reale

- 3. [LN-669](#) **SPECIAL EXCEPTION - TOM MASON**
Request: Special Exception
P&Z# 24-17000010
Owner: Tom Mason
Project Location: 627-631 S Dixie Hwy E
Folio Number: 494202160200 & 494202160210
Land Use Designation: C (Commercial)
Zoning District: B-4 (Heavy Business)
Agent: Justin Gelinias
Project Planner: Scott Reale

- 4. [LN-670](#) **VARIANCE - JASON ORTIZ**
Request: Variance
P&Z# 24-11000012
Owner: Jason Ortiz
Project Location: 865 NE 23 Ter
Folio Number: 484331231050
Land Use Designation: L (Low 1-5 DU/AC)
Zoning District: RS-2 (Single-Family Residence 2)
Agent: Jason Ortiz
Project Planner: Scott Reale

5. [LN-671](#) VARIANCE - 505 N OCEAN LLC

Request: Variance
P&Z# 24-11000013
Owner: 505 N Ocean LLC
Project Location: 505 N Ocean Blvd
Folio Number: 484331080040
Land Use Designation: H (High 25-46 DU/AC)
Zoning District: RM-45 (Multiple-Family Residence 45)
Agent: Matthew Scott
Project Planner: Scott Reale

[The Applicant has requested postponement of this item to the 1/16/2025 ZBA meeting.]

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.