

City of Pompano Beach

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



Action Minutes

Thursday, December 19, 2024

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. **MAJOR TEMPORARY USE - AMKIN ATLANTIC SQUARE LLC**

[Staff Report_24-15000008.pdf](#)

[00_Application-OwnersCert_24-15000008.pdf](#)

[01_Narrative-Review Standards_24-15000008.pdf](#)

[02_Survey_24-15000008.pdf](#)

[03_Conceptual Site Plan_24-15000008.pdf](#)

[Legal Description_24-15000008.docx](#)

[CRA Memo of Support.pdf](#)

[Fire Memo - 24-15000008.pdf](#)

[Aerial Map_24-15000008.pdf](#)

[Public Notice_24-15000008.pdf](#)

The ZBA Submission was APPROVED WITH CONDITIONS.

2. **SPECIAL EXCEPTION [FAMILY COMMUNITY RESIDENCE] - CLAT HOLDINGS LLC**

[Staff Report_24-17000009.pdf](#)
[Staff Measurement Tool.docx](#)
[00_Application-OwnersCert_24-17000009.pdf](#)
[01_Narrative-Justification_24-17000009.pdf](#)
[02_Survey_24-17000009.pdf](#)
[03_Site Plan_24-17000009.pdf](#)
[04_Floor Plan_24-17000009.pdf](#)
[05_Letter of Support - First Step_24-17000009.pdf](#)
[06_Letter of Support - JCs Recovery_24-17000009.pdf](#)
[Legal Description_24-17000009.docx](#)
[Aerial Map_24-17000009.pdf](#)
[Pompano Beach - Principles to Guide Zoning for Community Residences for People with Disabilities.pdf](#)
[05.15.2018 Memo - Tips for Evaluating SpEx Apps for Com Res + Spacing Distance.pdf](#)
[02.19.2024 Updated Memo - Tips for Evaluating SpEx Apps for Com Res + Spacing Distance.docx](#)
[Public Correspondence - Gassner, Kathy_10-08-24.pdf](#)
[Public Correspondence - Gassner, Kathy_11-10-24.pdf](#)
[Public Correspondence - skioffla51_10-10-24.pdf](#)
[Public Correspondence - skioffla51_11-10-24.pdf](#)
[Public Correspondence - skioffla51_12-12-24.pdf](#)
[Fire Memo - 24-17000009.pdf](#)
[Public Notice_24-17000009.pdf](#)

The ZBA Submission was APPROVED WITH CONDITIONS.

3. **SPECIAL EXCEPTION - TOM MASON**

[Staff Report_24-17000010.pdf](#)
[00_Application-OwnersCert_24-17000010.pdf](#)
[01_Narrative-ReviewStandards_24-17000010.pdf](#)
[02_Survey_24-17000010.pdf](#)
[03_Site Plan_24-17000010.jpg](#)
[B-4 zoning.pdf](#)
[Legal Description_24-17000010.docx](#)
[Public Notice_24-17000010.pdf](#)
[AerialMap_24-17000010.pdf](#)
[Code Case 23-09003796.pdf](#)
[Fire Memo PZ24-17000010.pdf](#)

The ZBA Submission was APPROVED WITH CONDITIONS.

4. **VARIANCE - JASON ORTIZ**
[Staff Report 24-11000012.pdf](#)
[00_Application-OwnersCert_24-11000012.pdf](#)
[01_Narrative-Review Standards_24-11000012.docx](#)
[02_Survey_24-11000012.pdf](#)
[03_Alternative Entrance Alternatives_24-11000012.pdf](#)
[Legal Description_24-11000012.docx](#)
[Landowners Authorized Representative.pdf](#)
[Applicant's Variance Presentation - 12-19-2024.pptx](#)
[AerialMap_24-11000012.pdf](#)
[Public Notice_24-11000012.pdf](#)
[Code Case 24-09006587.pdf](#)
[Fire Memo PZ24-11000012.pdf](#)
[Public Correspondence - Barthe, Max.pdf](#)
[Public Correspondence - Spear, Noemi.pdf](#)
The ZBA Submission was APPROVED WITH CONDITIONS.
5. **VARIANCE - 505 N OCEAN LLC**

[Applicant Request to Postpone to 01.16.2025.pdf](#)
[Staff Report_24-11000013.pdf](#)
[00_Application-OwnersCertificate_24-11000013.pdf](#)
[01_Narrative-Review Standards_24-11000013.pdf](#)
[02_Survey_24-11000013.pdf](#)
[03_A-0.1_24-11000013.pdf](#)
[03_A-0.2_24-11000013.pdf](#)
[03_A-1_24-11000013.pdf](#)
[03_A-2_24-11000013.pdf](#)
[03_A-3_24-11000013.pdf](#)
[03_SP-1_24-11000013.pdf](#)
[Legal Description_24-11000013.docx](#)
[AerialMap_24-11000013.pdf](#)
[Fire Memo PZ24-11000013.pdf](#)
[PublicNotice_24-11000013.pdf](#)
[Public Correspondence - Aristeo, Paul.pdf](#)
[Public Correspondence - Arrington, Angela.pdf](#)
[Public Correspondence - Bernier, Richard.pdf](#)
[Public Correspondence - Chebli, Vivian.pdf](#)
[Public Correspondence - Constantin, Georges.pdf](#)
[Public Correspondence - DiFranco, Irma.pdf](#)
[Public Correspondence - Gigilo, Amerino.pdf](#)
[Public Correspondence - Lutz, Timothy + Sandra.pdf](#)
[Public Correspondence - McGuffin, Lloyd.pdf](#)
[Public Correspondence - McKee, Lee.pdf](#)
[Public Correspondence - mes1127.pdf](#)
[Public Correspondence - Mitchell, Marianne.pdf](#)
[Public Correspondence - Moutis, Kasandra.pdf](#)
[Public Correspondence - Palumbo, Frank.pdf](#)
[Public Correspondence - Ramanathan, Romesh.pdf](#)
[Public Correspondence - Tocwish, Victor.pdf](#)
[Public Correspondence - Torto Law \(Thomas Torto\) for DiFranco.pdf](#)
[Public Correspondence - Ventresca, Robert.pdf](#)

The ZBA Submission was POSTPONED.

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.