



# City of Pompano Beach Zoning Board of Appeals

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

## Agenda

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Thursday, August 18, 2022

6:00 PM

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**A. CALL TO ORDER**

**B. ROLL CALL**

**C. APPROVAL OF THE MINUTES**

*Meeting of June 16, 2022*

**D. EXPLANATION OF PREREQUISITES AND BOARD PROCEDURES**

**E. INDIVIDUALS TESTIFYING PLACED UNDER OATH**

**F. PUBLIC HEARING**

1. [LN-298](#)**\*REQUEST FOR REHEARING FOR PREVIOUSLY DENIED APPLICATION\*****MAJOR TEMPORARY USE - 33 NW 33 ST INDUSTRIAL LLC**

**Request:** Major Temporary Use  
**P&Z#** 22-15000013  
**Owner:** 33 NW 33rd St Industrial LLC  
**Project Location:** NW 33 Street (parking lot on north side of street)  
**Folio Number:** 4842 21 07 0070  
**Land Use Designation:** I- INDUSTRIAL  
**Zoning District:** General Industrial (I-1)  
**Agent:** Christopher Lall  
**Project Planner:** Scott Reale

*Prior Hearing Date: June 16, 2022*

*Result: Major Temporary Use request Denied (3-3)*

*ZBA Rules of Procedure for Request for Rehearing:*

*Any petitioner who may be aggrieved by a decision of the Zoning Board of Appeals may, within ten days from the date of the decision was orally pronounced, but not thereafter, apply to the Zoning Board of Appeals for a rehearing at the next regularly scheduled meeting of the Board or unless heard earlier by a special meeting.*

*The petitioner requesting a rehearing shall establish all of the following:*

- 1) That there is new evidence which could not have been discovered before the hearing by the exercise of due diligence;*
- 2) That the evidence is material and not merely cumulative and*
- 3) There is a strong likelihood that the new evidence will affect the results if a new hearing is granted.*

*The Zoning Board of Appeals shall render its decision, after hearing arguments based on the foregoing criteria. The concurring vote of five members of the Board shall be necessary to grant a rehearing. The Public Hearing for any rehearing that is granted shall not be considered during the same meeting that the rehearing request is scheduled to be heard. For motions for rehearing that are approved the rehearing will be heard at the next available Zoning Board of Appeals meeting.*

**2.     [LN-314](#)           SPECIAL EXCEPTION - POMPANO REALTY USA LLC**

**Request:** Special Exception  
**P&Z#** 22-17000006  
**Owner:** Pompano Realty USA LLC  
**Project Location:** 279 SW 26 Avenue  
**Folio Number:** 4842 26 00 0500  
**Land Use Designation:** C- COMMERCIAL  
**Zoning District:** Community Business (B-2)  
**Agent:** George G. Gentile  
**Project Planner:** Scott Reale

**3.     [LN-315](#)           SPECIAL EXCEPTION - TMT PROPERTIES INC**

**Request:** Special Exception  
**P&Z#** 22-17000007  
**Owner:** TMT Properties Inc.  
**Project Location:** 1551 N Dixie Highway  
**Folio Number:** 4842 26 00 0500  
**Land Use Designation:** C- COMMERCIAL  
**Zoning District:** General Business (B-3)  
**Agent:** Matthew Scott  
**Project Planner:** Scott Reale

**4.     [LN-316](#)           VARIANCE - VERONICA THOMAS**

**Request:** Variance  
**P&Z#** 22-11000012  
**Owner:** Veronica Thomas  
**Project Location:** 624 NW 3rd Avenue  
**Folio Number:** 4842 35 10 0050  
**Land Use Designation:** LM- LOW-MEDIUM 5-10 DU/AC  
**Zoning District:** Multiple-Family Residence 12 (RM-12)  
**Agent:** Veronica Thomas  
**Project Planner:** Scott Reale

**5.     [LN-226](#)           SPECIAL EXCEPTION - SOUTHWEST EIGHTH STREET INC**

**Request:** Special Exception  
**P&Z#** 22-17000001  
**Owner:** Southwest Eighth Street Inc.  
**Project Location:** 1406 SW 8th Street  
**Folio Number:** 4942 03 00 0411  
**Land Use Designation:** I- INDUSTRIAL  
**Zoning District:** General Industrial (I-1)  
**Agent:** Thomas Johnston  
**Project Planner:** Scott Reale

*Note: The above application was withdrawn. No further action required.*

**6.     [LN-261](#)           SPECIAL EXCEPTION - 601 N OCEAN BLVD LLC**

**Request:** Special Exception  
**P&Z#** 22-17000004  
**Owner:** 601 N Ocean Blvd LLC  
**Project Location:** 601 N Ocean Blvd  
**Folio Number:** 4843 31 11 0180  
**Land Use Designation:** MH- MEDIUM-HIGH 16-25 DU/AC  
**Zoning District:** Multiple Family Residence 20 (RM-20)  
**Agent:** Roney Dobrushin  
**Project Planner:** Scott Reale

**7.     [LN-335](#)           VARIANCE - ARCHDIOCESE OF MIAMI ST JOSEPH HAITIAN CHURCH**

**Request:** Variance  
**P&Z#** 22-11000014  
**Owner:** Archdiocese of Miami St Joseph Haitian Church  
**Project Location:** 1210 NW 6 Avenue  
**Folio Number:** 4842 35 64 0010  
**Land Use Designation:** IRREGULAR - Max 251 Units  
**Zoning District:** Multiple-Family Residence 30 (RM-30)  
**Agent:** Paola West  
**Project Planner:** Scott Reale

8.     [LN-336](#)           **SPECIAL EXCEPTION - TRANSITIONAL COMMUNITY RESIDENCE -  
914 NORTH EAST SECOND STREET LLC**

**Request:**                         Special Exception - Transitional Community Residence  
**P&Z#**                               22-17000008  
**Owner:**                         914 North East Second Street LLC  
**Project Location:**           914 NE 2nd Street  
**Folio Number:**               4842 36 05 0730  
**Land Use Designation:**     L- LOW 1-5 DU/AC  
**Zoning District:**             Single-Family Residence 2 (RS-2)  
**Agent:**                         Hattie Willis  
**Project Planner:**           Scott Reale

*Note: The above application only requires a simple majority vote for approval.*

**G. 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.