



City of Pompano Beach

Zoning Board of Appeals

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

Agenda

Thursday, August 18, 2022

6:00 PM

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.