



City of Pompano Beach Zoning Board of Appeals

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

Agenda

Thursday, April 17, 2025

6:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF THE MINUTES

Meeting of March 20, 2025

D. EXPLANATION OF PREREQUISITES AND BOARD PROCEDURES

E. INDIVIDUALS TESTIFYING PLACED UNDER OATH

F. NEW BUSINESS

1. [LN-709](#) MAJOR TEMPORARY USE - POMPANO 555 LLC

Request:	Major Temporary Use
P&Z#	25-15000004
Owner:	Pompano 555 LLC
Project Location:	551 S Dixie Hwy E
Folio Number:	494202220410
Land Use Designation:	C (Commercial)
Zoning District:	B-4 (Heavy Business)
Agent:	Dexter Stewart
Project Planner:	Scott Reale

2. [LN-713](#) SPECIAL EXCEPTION - MMM BROTHERS LLC

Request: Special Exception
P&Z# 25-17000001
Owner: MMM Brothers LLC
Project Location: 327 SW 13 Ave
Folio Number: 494203020060
Land Use Designation: I (Industrial)
Zoning District: I-1 (General Industrial)
Agent: Yauheni Shablinski & Uladzimir Shablinski
Project Planner: Scott Reale

3. [LN-710](#) VARIANCE - MARK RUFFU

Request: Variance
P&Z# 25-11000002
Owner: Mark Ruffu
Project Location: 777 S Federal Hwy
Folio Number: 494306BB0330
Land Use Designation: MH (Medium-High 16-25 DU/AC)
Zoning District: RM-30 (Multiple-Family Residence 30)
Agent: Mark Ruffu
Project Planner: Scott Reale

4. [LN-711](#) VARIANCE - YPAN, LLC

Request: Variance
P&Z# 25-11000005
Owner: YPAN, LLC
Project Location: 1615 SE 1 ST
Folio Number: 494201050150
Land Use Designation: ETOC (East Transit Oriented Corridor)
Zoning District: TO-EOD (Transit Oriented East Overlay District)
Agent: Yolanda Pandolfo
Project Planner: Scott Reale

5. [LN-712](#) VARIANCE - BROWARD COUNTY

Request:	Variance
P&Z#	25-11000006
Owner:	Broward County Board of County Commissioners
Project Location:	2555 W Copans Road
Folio Number:	484228070030
Land Use Designation:	I (Industrial)
Zoning District:	I-1 (General Industrial)
Agent:	Sheff L. Devier
Project Planner:	Scott Reale

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.