

City of Pompano Beach

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



Action Minutes

Thursday, April 17, 2025

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 - POMPARNO 555 LLC**
[Request to Continue; May ZBA Agenda Item No. LN-709.pdf](#)
[Staff Report_25-15000004.pdf](#)
[00_Application-OwnersCertificate_25-15000004.pdf](#)
[01_Narrative-Review Standards_25-15000004.pdf](#)
[02_Survey_25-15000004.pdf](#)
[03_Conceptual Site Plan_25-15000004.pdf](#)
[Legal Description_25-15000004.docx](#)
[Zoning Letter #24-02000176.pdf](#)
[AerialMap_25-15000004.pdf](#)
[PublicNotice_25-15000004.pdf](#)
[Fire Memo - 25-15000004.pdf](#)
The ZBA Submission was POSTPONED.
2. **SPECIAL EXCEPTION - MMM BROTHERS LLC**

[Staff Report_25-17000001.pdf](#)
[00_Application-OwnersCertificate_25-17000001.pdf](#)
[01_Narrative-Review Standards_25-17000001.pdf](#)
[02_Survey_25-17000001.pdf](#)
[03_Site Plan_25-17000001.jpg](#)
[04_Conceptual Landscape Plan_25-17000001.jpg](#)
[05_License - Quality OEM Inc_25-17000001.jpeg](#)
[06_Quality OEM Certificate CAR 2024_25-17000001.pdf](#)
[07_NPDES Stormwater inspection report 2024_25-17000001.pdf](#)
[08.1_Warehouse photo 1_25-17000001.jpeg](#)
[08.2_Warehouse photo 2_25-17000001.JPG](#)
[08.3_Warehouse photo 3_25-17000001.jpg](#)
[Applicant Presentation_25-17000001.pdf](#)
[25-04500001_ Interpretation of Unlisted Use.pdf](#)
[Legal Description_25-17000001.docx](#)
[AerialMap_25-17000001.pdf](#)
[PublicNotice_25-17000001.pdf](#)
[Fire Memo 24-17000001.pdf](#)
[Public Correspondence - Rauch, Randy.pdf.msg](#)

The ZBA Submission was APPROVED WITH CONDITIONS.

3. **VARIANCE - MARK RUFFU**

[Staff Report_25-11000002.pdf](#)
[00_Application-OwnersCertificate_25-11000002.pdf](#)
[01_Narrative-Review Standards_25-11000002.pdf](#)
[02_Property Survey_25-11000002.pdf](#)
[03_Benthic Survey_25-11000002.pdf](#)
[04_Plans-Drawings_25-11000002.pdf](#)
[05_Broward County GL-POB2309-014.pdf](#)
[06_SFWMD 240710-44661_ROWPermit_20240710.pdf](#)
[06_SFWMD 250110-49075_ROWPermit_20250122.pdf](#)
[07_Conjoining Neighbors Letters_25-11000002.pdf](#)
[08_Photos_25-11000002.pdf](#)
[09_Ruffu Contract_25-11000002.pdf](#)
[Legal Description_25-11000002.docx](#)
[MAB Variance Recommendation.pdf](#)
[AerialMap_25-11000002.pdf](#)
[PublicNotice_25-11000002.pdf](#)
[Fire Memo - 25-11000002.pdf](#)
[Public Correspondence - Ryder, Tawny.pdf](#)

The ZBA Submission was APPROVED WITH CONDITIONS.

4. **VARIANCE - YPAN, LLC**

[Staff Report_25-11000005.pdf](#)
[00_Application-OwnersCertificate_25-11000005.pdf](#)
[01_Narrative-ReviewStandards_25-11000005.pdf](#)
[02_Survey-Site Plan_25-11000005.pdf](#)
[03_Floor Plan-Rear Elevation_25-11000005.pdf](#)
[Legal Description_25-11000005.docx](#)
[CODE CASE 11-06000084.pdf](#)
[PublicNotice_25-11000005.pdf](#)
[AerialMap_25-11000005.pdf](#)
[Fire Memo - 25-11000005.pdf](#)

The ZBA Submission was APPROVED WITH CONDITIONS.

5. **VARIANCE - BROWARD COUNTY**

[Staff Report_25-11000006.pdf](#)

[00_Application-OwnersCertificate_25-11000006.pdf](#)

[00_WWS letter Owner Authorization-3-19-25.pdf](#)

[01_Narrative-ReviewStandards_25-11000006.pdf](#)

[02_Survey_25-11000006.pdf](#)

[03_Site Plan_25-11000006.pdf](#)

[04_WWS Pipe Yard Improvement Proposal-slides_25-11000006.pdf](#)

[Legal Description_25-11000006.docx](#)

[PublicNotice_25-11000006.pdf](#)

[AerialMap_25-11000006.pdf](#)

[Fire Memo - 25-11000006.pdf](#)

The ZBA Submission was APPROVED WITH CONDITIONS.

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.