



# City of Pompano Beach Zoning Board of Appeals

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

## Agenda

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Thursday, February 20, 2025

6:00 PM

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**A. CALL TO ORDER**

**B. ROLL CALL**

**C. APPROVAL OF THE MINUTES**

*Meeting of January 16, 2025*

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

**E. INDIVIDUALS TESTIFYING PLACED UNDER OATH**

**F. PUBLIC HEARING**

1. [LN-685](#) VARIANCE - RAM POMPANO LLC

|                              |   |
|------------------------------|---|
| <b>Request:</b>              | Variance  |
| <b>P&amp;Z#</b>              | 25-11000001                                     |
| <b>Owner:</b>                | Ram Pompano LLC                                 |
| <b>Project Location:</b>     | 900 SE 1 Street                                 |
| <b>Folio Number:</b>         | 494201000120                                    |
| <b>Land Use Designation:</b> | ETOC (East Transit Oriented Corridor)           |
| <b>Zoning District:</b>      | TO-EOD (Transit Oriented-East Overlay District) |
| <b>Agent:</b>                | Humberto Chavez                                 |
| <b>Project Planner:</b>      | Scott Reale                                     |

*[The Applicant has requested postponement of this item to the 3/20/2025 ZBA meeting.]*

2. [LN-680](#) SPECIAL EXCEPTION - BAURLEY WAREHOUSING INC

**Request:** Special Exception  
**P&Z#** 24-17000011  
**Owner:** Baurley Warehousing Inc  
**Project Location:** 711 S Dixie Hwy E  
**Folio Number:** 494202160260  
**Land Use Designation:** C (Commercial)  
**Zoning District:** B-4 (Heavy Business)  
**Agent:** Fabio Pimentel  
**Project Planner:** Scott Reale

3. [LN-684](#) VARIANCE - PHILLIP PEAY

**Request:** Variance  
**P&Z#** 24-11000010  
**Owner:** Phillip Peay  
**Project Location:** 355 NW 33 Lane  
**Folio Number:** 484232210380  
**Land Use Designation:** M (Medium 10-16 DU/AC)  
**Zoning District:** RPUD (Residential Planned Unit Development)  
**Agent:** Phillip Peay  
**Project Planner:** Scott Reale

*\*Note: This item has been stricken from the agenda, as the Development Services Director and the City Attorney's Office have determined that properties within Planned Developments are ineligible for relief through a Variance.*

4. [LN-671](#) VARIANCE - 505 N OCEAN LLC

**Request:** Variance  
**P&Z#** 24-11000013  
**Owner:** 505 N Ocean LLC  
**Project Location:** 505 N Ocean Blvd  
**Folio Number:** 484331080040  
**Land Use Designation:** H (High 25-46 DU/AC)  
**Zoning District:** RM-45 (Multiple-Family Residence 45)  
**Agent:** Matthew Scott  
**Project Planner:** Scott Reale

*\*Note: This item will be stricken from the Agenda, because the applicant requested to withdraw the application. The request to withdraw was submitted to the City on February 14, 2025.*

**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.