



City of Pompano Beach

Zoning Board of Appeals

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

Agenda

Thursday, February 20, 2025

6:00 PM

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

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