



# City of Pompano Beach Zoning Board of Appeals

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

## Agenda

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Thursday, March 21, 2024

6:00 PM

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**A. CALL TO ORDER**

**B. ROLL CALL**

**C. APPROVAL OF THE MINUTES**

*Meeting of February 15, 2024*

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

**E. INDIVIDUALS TESTIFYING PLACED UNDER OATH**

**F. PUBLIC HEARING**

1. [LN-546](#)      **\*REQUEST FOR REHEARING FOR PREVIOUSLY DENIED APPLICATION\***  
**AUGUSTIN CROCCO**

**Request:** Special Exception [Family Community Residence]  
**P&Z#** 23-17000010  
**Owner:** Augustin Crocco  
**Project Location:** 1302 NE 4 Street  
**Folio Number:** 484236030580  
**Land Use Designation:** Two-Family Residence (RD-1)  
**Zoning District:** LM- LOW-MEDIUM 5-10 DU/AC  
**Agent:** Jeffrey Lynne  
**Project Planner:** Scott Reale

*Prior Hearing Date: January 18, 2024*

*Result: Special Exception Request Denied (6-0)*

*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 ZBA 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-574](#)           VARIANCE - POMPANO REAL ESTATE INVESTMENTS**

**Request:**                           Variance  
**P&Z#**                               23-11000016  
**Owner:**                            Pompano Real Estate Investments  
**Project Location:**           855 S Federal Highway  
**Folio Number:**               494306490010  
**Land Use Designation:**   C- Commercial  
**Zoning District:**            General Business (B-3)  
**Agent:**                         John Piotrowski  
**Project Planner:**           Scott Reale

**3.     [LN-575](#)           VARIANCE - BAYVIEW OF POMPANO**

**Request:**                           Variance  
**P&Z#**                               23-11000017  
**Owner:**                            Bayview of Pompano  
**Project Location:**           2500 Bay Drive  
**Folio Number:**               8329AMCOMM  
**Land Use Designation:**   MH- Medium High 16-25 DU/AC  
**Zoning District:**            Multiple-Family Residence 20 (RM-20)  
**Agent:**                         John Piotrowski  
**Project Planner:**           Scott Reale

**4.     [LN-576](#)           VARIANCE - 33 NW 33RD ST INDUSTRIAL LLC**

**Request:**                           Variance  
**P&Z#**                               24-11000001  
**Owner:**                            33 NW 33RD ST INDUSTRIAL LLC  
**Project Location:**           NW 33 Street  
**Folio Number:**               484221070070  
**Land Use Designation:**   I- Industrial  
**Zoning District:**            General Industrial (I-1)  
**Agent:**                         Ed Stacker  
**Project Planner:**           Scott Reale

5. [LN-577](#) VARIANCE - ANDEE HASBROOK

**Request:** Variance  
**P&Z#** 24-11000002  
**Owner:** Andee Hasbrook  
**Project Location:** 3215 Canal Drive  
**Folio Number:** 484330030180  
**Land Use Designation:** MH- Medium High 16-25 DU/AC  
**Zoning District:** Multiple-Family Residence 20 (RM-20)  
**Agent:** Juliet Sallete  
**Project Planner:** Scott Reale

6. [LN-578](#) VARIANCE - SPECTRUM PROGRAMS R E HOLDINGS INC

**Request:** Variance  
**P&Z#** 24-11000003  
**Owner:** SPECTRUM PROGRAMS R E HOLDINGS INC  
**Project Location:** 214-226 SW 2nd Street  
**Folio Number:** 494202020400, 494202020410, 494202020420  
**Land Use Designation:** MH- Medium High 16-25 DU/AC  
**Zoning District:** Multiple-Family Residence 30 (RM-30)  
**Agent:** Eric Anderson  
**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.