



City of Pompano Beach Zoning Board of Appeals

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

Agenda

Thursday, May 15, 2025

6:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF THE MINUTES

Meeting of April 17, 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-679](#) **VARIANCE - CATHERINE TAKOURIAN**
- Request:** Variance
 P&Z# 24-11000014
 Owner: Catherine Takourian
 Project Location: 551 SE 18 Ave
 Folio Number: 494306310520
 Land Use Designation: L (Low 1-5 DU/AC)
 Zoning District: RS-3 (Single-Family Residence 3)
 Agent: Paola West
 Project Planner: Scott Reale
3. [LN-717](#) **VARIANCE - BRYAN THANOS**
- Request:** Variance
 P&Z# 25-11000007
 Owner: Bryan Thanos
 Project Location: 2648 NE 15 Ter
 Folio Number: 484224080720
 Land Use Designation: L (Low 1-5 DU/AC)
 Zoning District: RS-4 (Single-Family Residence 4)
 Agent: Bryan Thanos
 Project Planner: Scott Reale
4. [LN-718](#) **VARIANCE - ERIN CENTKOWSKI**
- Request:** Variance
 P&Z# 25-11000008
 Owner: Erin Centkowski
 Project Location: 1020 Lyons Park Dr
 Folio Number: 494202130530
 Land Use Designation: L (Low 1-5 DU/AC)
 Zoning District: RS-2 (Single-Family Residence 2)
 Agent: Erin Centkowski
 Project Planner: Scott Reale

5. [LN-719](#) **SPECIAL EXCEPTION - DANIEL PEREZ**
- | | |
|------------------------------|--------------------------------------|
| Request: | Special Exception |
| P&Z# | 25-17000002 |
| Owner: | Daniel Perez |
| Project Location: | 3301 NW 5 Ter |
| Folio Number: | 484223200750 |
| Land Use Designation: | M (Medium 10-16 DU/AC) |
| Zoning District: | RM-20 (Multiple-Family Residence 20) |
| Agent: | Flavia Perez |
| Project Planner: | Scott Reale |
6. [LN-720](#) **SPECIAL EXCEPTION - BELCREST PROPERTY 1 LLC**
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|------------------------------|--------------------------------------|
| Request: | Special Exception |
| P&Z# | 25-17000003 |
| Owner: | Belcrest Property 1, LLC |
| Project Location: | 1305 NE 23 Ave |
| Folio Number: | 484330200010 |
| Land Use Designation: | M (Medium 10-16 DU/AC) |
| Zoning District: | RM-20 (Multiple-Family Residence 20) |
| Agent: | Joshua Deitchman |
| Project Planner: | Scott Reale |
7. [LN-721](#) **SPECIAL EXCEPTION - RACETRAC PETROLEUM INC**
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|------------------------------|------------------------|
| Request: | Special Exception |
| P&Z# | 25-17000004 |
| Owner: | Racetrac Petroleum Inc |
| Project Location: | 2851 W Atlantic Blvd |
| Folio Number: | 484233450010 |
| Land Use Designation: | C (Commercial) |
| Zoning District: | B-3 (General Business) |
| Agent: | Paola West |
| 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.