

City of Pompano Beach

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



Action Minutes

Thursday, May 15, 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; June ZBA Agenda Item No. LN-709.pdf](#)

[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](#)

[Updated Fire Memo - 25-15000004.pdf](#)

[Code Case 22-06006212.pdf](#)

[Code Case 25-09000663.pdf](#)

[Code Case 25-06000079.pdf](#)

The ZBA Submission was POSTPONED.

2. VARIANCE - CATHERINE TAKOURIAN

[Staff Report_24-11000014.pdf](#)
[00_Application-OwnersCert_24-11000014.pdf](#)
[01_Narrative-Review Standards_24-11000014.pdf](#)
[02_Survey_24-11000014.pdf](#)
[03.1_Canopy and Bar Plan_24-11000014.pdf](#)
[03.2_Canopy Axo_24-11000014.pdf](#)
[04_Plat_24-11000014.pdf](#)
[05_Zoning Map_24-11000014.pdf](#)
[06_Future Land Use Map_24-11000014.pdf](#)
[07_Deed_24-11000014.pdf](#)
[08_BCPA Sheet_24-11000014.pdf](#)
[09.1_Photo 1_24-11000014.pdf](#)
[09.2_Photo 2_24-11000014.pdf](#)
[10_Canopy Quote_24-11000014.pdf](#)
[11_Affidavit_24-11000014.pdf](#)
[Legal Description_24-11000014.docx](#)
[Code Case 24-09005188.pdf](#)
[AerialMap_24-11000014.pdf](#)
[Fire Memo - 24-11000014.pdf](#)
[Public Notice_24-11000014.pdf](#)

The ZBA Submission was APPROVED WITH CONDITIONS.

3. **VARIANCE - BRYAN THANOS**

[Staff Report_25-11000007.pdf](#)
[00_Application-OwnersCertificate_25-11000007.pdf](#)
[01_Narrative-ReviewStandards_25-11000007.pdf](#)
[02_Survey-Site Plan_25-11000007.pdf](#)
[03_Photo Front Yard_25-11000007.pdf](#)
[Legal Description_25-11000007.docx](#)
[AerialMap_PZ25-11000007.pdf](#)
[PublicNotice_25-11000007.pdf](#)
[Code Case 24-09006680.pdf](#)
[Fire Memo - 25-11000007.pdf](#)
[Public Correspondence - Meranchik, Jay.pdf](#)
[Public Correspondence - Russo, Tonia.pdf](#)
[Public Correspondence - Yeary, MJ.pdf](#)

The ZBA Submission was APPROVED WITH CONDITIONS.

4. **VARIANCE - ERIN CENTKOWSKI**

[Staff Report_25-11000008.pdf](#)
[00_Application-OwnersCertificate_25-11000008.pdf](#)
[01_Narrative-ReviewStandards_25-11000008.pdf](#)
[02_Survey_25-11000008.pdf](#)
[03_Site Plan_25-11000008.pdf](#)
[04_A1_25-11000008.pdf](#)
[05_A2_25-11000008.pdf](#)
[06_Heminger_Letter_25-11000008.pdf](#)
[Legal Description_25-11000008.docx](#)
[AerialMap_PZ25-11000008.pdf](#)
[PublicNotice_25-11000008.pdf](#)
[Fire Memo - 25-11000008.pdf](#)

The ZBA Submission was POSTPONED.

5. **SPECIAL EXCEPTION - DANIEL PEREZ**

[Staff Report_25-17000002.pdf](#)
[00_Application-OwnersCertificate_25-17000002.pdf](#)
[01_Narrative-ReviewStandards_25-17000002.pdf](#)
[02_Survey-Site Plan_25-17000002.pdf](#)
[Legal Description_25-17000002.docx](#)
[AerialMap_PZ25-17000002.pdf](#)
[PublicNotice_25-17000002.pdf](#)
[Fire Memo -25-17000002.pdf](#)
[Public Correspondence - Bazile, Donald_Pierre, Kaehlin.pdf](#)
[Public Correspondence - Rosales, Mercedes & Ernesto.pdf](#)
[Public Correspondence -Knealing, Ron.pdf](#)

The ZBA Submission was DENIED.

6. **SPECIAL EXCEPTION - BELCREST PROPERTY 1 LLC**

[Staff Report_25-17000003.pdf](#)
[00_Application-Owners Certificate_25-17000003.pdf](#)
[01_Narrative-ReviewStandards_25-17000003.docx](#)
[02_Survey_25-17000003.pdf](#)
[03_Conceptual Site Plan_25-17000003.pdf](#)
[Legal Description_25-17000003.docx](#)
[AerialMap_PZ25-17000003.pdf](#)
[PublicNotice_25-17000003.pdf](#)
[CASE 24-09006854.pdf](#)
[Fire Memo - 25-17000003.pdf](#)

The ZBA Submission was APPROVED WITH CONDITIONS.

7. **SPECIAL EXCEPTION - RACETRAC PETROLEUM INC**
- [Staff Report_25-17000004.pdf](#)
[00_Application-Owners Certificate_24-17000004.pdf](#)
[01_Narrative-Review Standards_25-17000004.pdf](#)
[02_Survey_25-17000004.pdf](#)
[03.1_Illustrative Site Plan_25-17000004.pdf](#)
[03_Conceputal Site Plan_25-17000004.pdf](#)
[04.1_Landscape Details_25-17000004.pdf](#)
[04_Landscape Plan_25-17000004.pdf](#)
[05_Need Study_25-17000004.pdf](#)
[06_Traffic Study_25-17000004.pdf](#)
[07_Noise Impact Study_25-17000004.pdf](#)
[08_Common Noise Levels_25-17000004.pdf](#)
[09_AUTOVAC Decibel Certification_25-17000004.pdf](#)
[10_UM CARD Autism Statement_25-17000004.pdf](#)
[11_BCPS Letter_25-17000004.pdf](#)
[12.A_Rendering 1.jpg](#)
[12.B_Rendering 2.jpg](#)
[12.C_Rendering 3.jpg](#)
[12.D_Rendering 4.jpg](#)
[12.E_Rendering 5.jpg](#)
[12.F_Rendering 6.jpg](#)
[12.G_Rendering 7.jpg](#)
[12.H_Rendering 8.jpg](#)
[12.I_Rendering 9.jpg](#)
[013_Video Exhibits - Link.pdf](#)
[Legal Description_25-17000004.docx](#)
[AerialMap_PZ25-17000004.pdf](#)
[PublicNotice_25-17000004.pdf](#)
[Fire Memo_25-17000004.pdf](#)
[Public Correspondence - Joachim, Dimitry.pdf](#)
[Public Correspondence - Perez, David.pdf](#)
[Public Correspondence - Schwartz, Arlene.pdf](#)
[Public Correspondence - Vila, Marcelo.pdf](#)
[CRA Memo of Support_25-17000004.pdf](#)
[Public Correspondence - Brown, Ray.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.