



City of Pompano Beach

Zoning Board of Appeals

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

Agenda

Thursday, November 20, 2025
6:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF THE MINUTES

Meeting of October 16, 2025

D. EXPLANATION OF PREREQUISITES AND BOARD PROCEDURES

E. INDIVIDUALS TESTIFYING PLACED UNDER OATH

F. NEW BUSINESS

1. [LN-798](#) SPECIAL EXCEPTION - FESTIVAL CENTRE LLC

Request:	Special Exception
P&Z#	25-17000011
Owner:	Festival Centre, LLC
Project Location:	2690 W Sample Road
Folio Number:	484221070031, 484221070032, & 484221070033
Land Use Designation:	C (Commercial)
Zoning District:	B-3 (General Business) and B-3/PCI (General Business / Planned Commercial/Industrial)
Commission District:	4 (Beverly Perkins)
Agent:	Janna Lhota
Project Planner:	Scott Reale

2. [LN-811](#)**SPECIAL EXCEPTION - BROWARD REALTY LTD PRTNR OHIO**

Request: Special Exception
P&Z# 25-17000012
Owner: Broward Realty Ltd Prtnr Ohio
Project Location: 1621 Blount Road
Folio Number: 484228090020
Land Use Designation: I (Industrial)
Zoning District: I-1 (General Industrial)
Commission District: 4 (Beverly Perkins)
Agent: Michael Amodio
Project Planner: Scott Reale

3. [LN-810](#)**VARIANCE - TOM MASON**

Request: Variance
P&Z# 25-11000019
Owner: Tom Mason
Project Location: 627-631 S Dixie Hwy E
Folio Number: 494202160200 & 494202160210
Land Use Designation: C (Commercial)
Zoning District: B-4 (Heavy Business)
Commission District: 3 (Alison Fournier)
Agent: Justin Gelinas
Project Planner: Scott Reale

G. OTHER BUSINESS

1. REVIEW MEETING DEADLINES AND DATES FOR 2026

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.