

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 LhotaProject 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 RoadFolio Number:484228090020Land Use Designation:I (Industrial)

Zoning District:

Commission District:

4 (Beverly Perkins)

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

Agent: Justin Gelmas

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.