



City of Pompano Beach Zoning Board of Appeals

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

Agenda

Thursday, December 14, 2023

6:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF THE MINUTES

Meeting of November 16, 2023

D. EXPLANATION OF PREREQUISITES AND BOARD PROCEDURES

E. INDIVIDUALS TESTIFYING PLACED UNDER OATH

F. PUBLIC HEARING

1. [LN-514](#) SPECIAL EXCEPTION - KAJA PROPERTIES INC.

Request:	Special Exception
P&Z#	23-17000007
Owner:	Kaja Properties Inc.
Project Location:	3685 N Federal Highway
Folio Number:	484318010100
Land Use Designation:	C- Commercial
Zoning District:	General Business (B-3)
Agent:	Paola West
Project Planner:	Scott Reale

2. [LN-545](#) **MAJOR TEMPORARY USE PERMIT - 20 NORTH OCEANSIDE
OWNER LLC**

Request: Major Temporary Use Permit
P&Z# 23-15000012
Owner: 20 North Oceanside Owner LLC
Project Location: 20 North Ocean Blvd.
Folio Number: 484331450010
Land Use Designation: C- Commercial
Zoning District: General Business (B-3)/Planned Commercial
 Development (PCD)/Atlantic Boulevard Overlay
 (AOD)
Agent: Andrea Harper
Project Planner: Scott Reale

3. [LN-546](#) **SPECIAL EXCEPTION [FAMILY COMMUNITY RESIDENCE] -
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

*[Due to public hearing notice requirements, this item is postponed to
the January 18, 2024 ZBA meeting.]*

4. [LN-547](#) **VARIANCE - KIMBERLY VILLELA PEREZ**

Request: Variance
P&Z# 23-11000019
Owner: Kimberly Villela Perez
Project Location: 313 SW 1 Ct #L-4
Folio Number: 494202BC0120
Land Use Designation: MH- MEDIUM-HIGH 16-25 DU/AC
Zoning District: Multiple-Family Residence 30 (RM-30)
Agent: Jose Lopez & Kimberly Villela Perez
Project Planner: Scott Reale

5. [LN-549](#) SPECIAL EXCEPTION - CCDV HOLDINGS LLC

Request: Special Exception
P&Z# 23-17000011
Owner: CCDV Holdings LLC
Project Location: 1347 E Sample Road
Folio Number: 484213030490
Land Use Designation: C- COMMERCIAL and L- LOW 1-5 DU/AC
Zoning District: General Business (B-3) and Single-Family Residence 4 (RS-4)
Agent: Matthew Scott
Project Planner: Scott Reale

6. [LN-548](#) VARIANCE - CCDV HOLDINGS LLC

Request: Variance
P&Z# 23-11000020
Owner: CCDV Holdings LLC
Project Location: 1347 E Sample Road
Folio Number: 484213030490
Land Use Designation: C- COMMERCIAL and L- LOW 1-5 DU/AC
Zoning District: General Business (B-3) and Single-Family Residence 4 (RS-4)
Agent: Matthew Scott
Project Planner: Scott Reale

G. 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.