



CITY OF POMPANO BEACH, FLORIDA  
NOTICE OF PUBLIC HEARING  
Special Exception

P&Z Number: 24-17000008

**YOU ARE HEREBY NOTIFIED** of a Petition by the Applicant / Property Owner (listed below), before the City of Pompano Beach, Florida, in the City Hall Commission Chambers, located at 100 West Atlantic Boulevard. The details of the applicant, subject property and specific request is below:

<b>Applicant / Property Owner:</b>	Ryan Ntawigenga
<b>Subject Property (Address):</b>	1400 NW 3 AVE
<b>Subject Property (Tax Folio ID(s)):</b>	4842 35 29 0630
<b>Land Use Designation:</b>	LM- LOW-MEDIUM 5-10 DU/AC
<b>Zoning District:</b>	Single-Family Residence 2 (RS-2)
<b>Abbreviated Legal Description:</b>	POMPANO TERRACE 10-11 B LOT 23 W 30, LOT 24 BLK 10
<b>Application Type:</b>	Special Exception
<b>Specific Request:</b>	<p>The Applicant Landowner is requesting SPECIAL EXCEPTION approval as required by Section 155.4202(J)(3)(c) [Transitional Community Residence Standards] of the City's Zoning Code in order to utilize the subject property (Zoning District: RS-2) for a Transitional Community Residence.</p>

<b>Advisory Board</b>	Zoning Board of Appeals (ZBA)
<b>Date of Public Meeting:</b>	10/17/2024 6:00 PM

**Why did I receive this notice?** You received this notice because you are the owner of property within 500 feet of the subject parcel. Please refer to the map, on the reverse side of this notice that identifies the location of subject property. All property owners within the dotted area around the subject property have received this notice.

**Do I need to take any action?** You may either be present in person at the hearing of this application, represented by counsel or submit a letter/email. All interested persons take due notice of the time and place of the hearing of this application and govern yourselves accordingly.

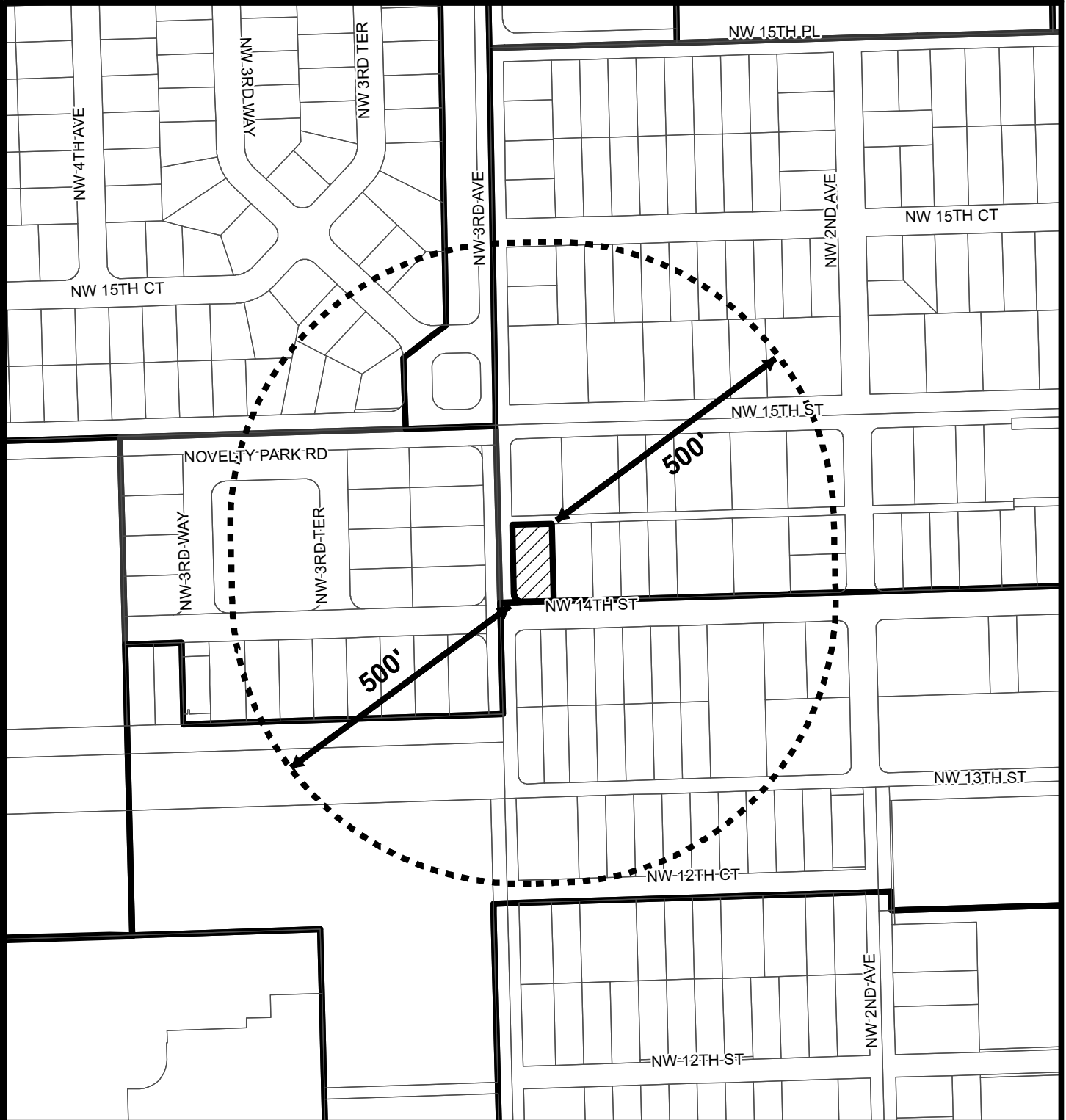
All correspondence to the Advisory Board relative to this matter may be emailed to zoning@copbfl.com or mailed to P.O. Drawer 1300, Pompano Beach, Florida 33061. The original application and documentation may be viewed at the Planning & Zoning Division located at 100 W. Atlantic Boulevard, Pompano Beach, FL 33060. The original application and documentation may be viewed by contacting zoning@copbfl.com or 954-786-4667 or pompanobeachfl.gov/meetings one week prior to the meeting date.

Any person who decides to appeal any decision of the City Advisory Board with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

**Special Accommodations:** Any person requiring auxiliary aids and services at this meeting may contact the City Clerk's Office at (954) 786-4611 at least 24 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1800-955-8770 or 1-800-955-8771.

CITY OF POMPANO BEACH, FLORIDA  
BY: Daniel H. Yaffe, Chairman, ZBA

# CITY OF POMPANO BEACH 500' RADIUS MAP



**SPECIAL  
EXCEPTION**

**RYAN NTAWIGENGA  
1400 NW 3 AVE**

1 in = 250 ft  
PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES