City of Pompano Beach
Zoning Board of Appeals

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

Agenda

Thursday, July 20, 2023

6:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF THE MINUTES

Meeting of May 18, 2023

D. EXPLANATION OF PREREQUISITES AND BOARD PROCEDURES

E. INDIVIDUALS TESTIFYING PLACED UNDER OATH

F. PUBLIC HEARING

1.   LN-437   **VARIANCE - POMPANO BEACH TOWNHOMES**

Request:	Variance
P&Z#	23-11000009
Owner:	Pompano Beach CRA
Project Location:	1531-1537 N Dixie Highway
Folio Number:	484226470010
Land Use Designation:	C- COMMERCIAL
Zoning District:	General Business (B-3)
Agent:	John Rinaldi
Project Planner:	Scott Reale

2.   LN-479   **MAJOR TEMPORARY USE PERMIT - Pompano Park JV Land Holdings, LLC**

Request:	Major Temporary Use Permit
P&Z#	23-15000007
Owner:	Pompano Bark JV Land Holdings LLC
Project Location:	777 Isle of Capri Circle
Folio Number:	494203410010
Land Use Designation:	RAC- Regional Activity Center
Zoning District:	Planned Commercial/Industrial Development (PCD)
Agent:	Mike Amodio
Project Planner:	Scott Reale

3.   LN-439   **SPECIAL EXCEPTION - Investments SWK, LLC**

Request:	Special Exception
P&Z#	23-17000002
Owner:	Investments SWK, LLC
Project Location:	351 S Cypress Road
Folio Number:	494202300020
Land Use Designation:	C- Commercial
Zoning District:	Community Business (B-2)
Agent:	Samson Numa
Project Planner:	Scott Reale

4.   LN-473   **MAJOR TEMPORARY USE - Mount Vernon Property Holdings LLC**

Request:	Major Temporary Use
P&Z#	23-15000006
Owner:	Mount Vernon Property Holdings LLC
Project Location:	1508-1550 N Ocean Blvd
Folio Number:	484329010070; 484329110010
Land Use Designation:	H- High 25-46 DU/AC
Zoning District:	Planned Development-Infill (PD-1)
Agent:	Andrea Harper
Project Planner:	Scott Reale

5.   LN-474   **SPECIAL EXCEPTION -Atlantic Industrial Property LLC**

Request:	Special Exception
P&Z#	23-17000003
Owner:	Atlantic Industrial Property LLC
Project Location:	1528 W Atlantic Blvd
Folio Number:	484234000580 484234030960 484234030970
Land Use Designation:	I- Industrial and LM- Low-Medium 5-10 DU/AC
Zoning District:	General Industrial (I-1) and Single-Family Residence 4 (RS-4)
Agent:	Paola A. West
Project Planner:	Scott Reale

6.   LN-475   **SPECIAL EXCEPTION - SES WPB LLC**

Request:	Special Exception
P&Z#	23-17000004
Owner:	SES WPB LLC
Project Location:	1820 NW 21 Street
Folio Number:	484227130010
Land Use Designation:	I- Industrial
Zoning District:	Special Industrial (I-1X)
Agent:	Paola West
Project Planner:	Scott Reale

7.   LN-476   **VARIANCE - SES WPB LLC**

Request:	Variance
P&Z#	23-11000011
Owner:	SES WPB LLC
Project Location:	1820 NW 21 Street
Folio Number:	484227130010
Land Use Designation:	I- Industrial
Zoning District:	Special Industrial (I-1X)
Agent:	Paola West
Project Planner:	Scott Reale

8.   LN-477   **VARIANCE - Sands Harbor Resort**

Request:	Variance
P&Z#	23-11000012
Owner:	Sands Harbor Resort
Project Location:	125 N Riverside Drive
Folio Number:	484331420010
Land Use Designation:	C- Commercial
Zoning District:	General Business (B-3)/Atlantic Boulevard Overlay District (AOD)
Agent:	Charles Seitz
Project Planner:	Scott Reale

9.   LN-478   **VARIANCE- Marine Colony HOA**

Request:	Variance
P&Z#	23-11000013
Owner:	Marine Colony Condominium Association
Project Location:	1310 NE 28 Ave
Folio Number:	484330CCCOMM
Land Use Designation:	MH- Medium-High 16-25 DU/AC
Zoning District:	Two-Family Residence (RD-1) and Multiple-Family Residence 20 (RM-20)
Agent:	Blake Borello
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.