



City of Pompano Beach

Zoning Board of Appeals

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

Agenda

Thursday, April 20, 2023
6:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF THE MINUTES

Meeting of March 16, 2023

D. EXPLANATION OF PREREQUISITES AND BOARD PROCEDURES

E. INDIVIDUALS TESTIFYING PLACED UNDER OATH

F. PUBLIC HEARING

1. [LN-435](#) VARIANCE - VINCENZO COSTANZA

Request:	Variance
P&Z#	23-11000002
Owner:	Vincenzo Costanza
Project Location:	777 S Federal Highway
Folio Number:	494306BB0400
Land Use Designation:	MH- MEDIUM HIGH 16-25 DU/AC
Zoning District:	Multiple-Family Residence 30 (RM-30)
Agent:	David Nutter
Project Planner:	Scott Reale

2. [LN-438](#)**SPECIAL EXCEPTION - ACG PB LLC**

Request: Special Exception
P&Z# 23-17000001
Owner: ACG PB LLC
Project Location: 872 E McNab Road
Folio Number: 494212320010
Land Use Designation: C- Commercial
Zoning District: Community Business (B-2)
Agent: Rahil Sanghvi
Project Planner: Scott Reale

3. [LN-433](#)**MAJOR TEMPORARY USE - HODGSON**

Request: Major Temporary Use
P&Z# 23-15000004
Owner: Patricia Hodgson
Project Location: 912 NE 2 Street
Folio Number: 484236050770
Land Use Designation: L- LOW 1-5 DU/AC
Zoning District: Single-Family Residence 2 (RS-2)
Agent: Patricia Hodgson
Project Planner: Scott Reale

4. [LN-434](#)**MAJOR TEMPORARY USE - TAL SHIAR PROPERTIES LLC**

Request: Major Temporary Use
P&Z# 23-15000005
Owner: Tal Shiar Properties LLC
Project Location: SW 3rd Street (vacant)
Folio Number: 494202020061, 494202020063, 494202020070
Land Use Designation: MH- MEDIUM-HIGH 16-25 DU/AC and C- COMMERCIAL
Zoning District: Multiple-Family Residence 30 (RM-30) and General Business (B-3)
Agent: Gabriela Morales
Project Planner: Scott Reale

5. [LN-392](#)**VARIANCE - Horizon Time LLC**

Request: Variance
P&Z# 22-11000021
Owner: Horizon Time LLC
Project Location: 3213 SE 7th Street
Folio Number: 4943 06 12 0010
Land Use Designation: MH- Medium-High 16-25 DU/AC
Zoning District: Multiple-Family Residence 20 (RM-20)
Agent: Courtney Crush
Project Planner: Scott Reale

6. [LN-422](#)**VARIANCE - MCGIRT**

Request: Variance
P&Z# 23-11000005
Owner: Steve Mcgirt
Project Location: NW 14 Street (vacant)
Folio Number: 484235160022
Land Use Designation: LM- LOW-MEDIUM 5-10 DU/AC
Zoning District: Single-Family Residence 2 (RS-2)
Agent: Steve Mcgirt
Project Planner: Scott Reale

7. [LN-423](#)**VARIANCE - HOTELS OF POMPANO BEACH LLC**

Request: Variance
P&Z# 23-11000006
Owner: Hotels of Pompano Beach LLC
Project Location: 599 N Federal Highway
Folio Number: 484236000440; 484236000442
Land Use Designation: ETOC- EAST TRANSIT ORIENTED CORRIDOR
Zoning District: Transit Oriented (TO)-East Overlay District (EOD)
Agent: Stephen Tilbrook
Project Planner: Scott Reale

8. [LN-436](#) VARIANCE- W4C LLC AND NH 13 LLC

Request: Variance
P&Z# 23-11000008
Owner: W4C LLC and NH 13 LLC
Project Location: 3301 N Federal Highway
Folio Number: 484224190010
Land Use Designation: C- Commercial
Zoning District: General Business (B-3)
Agent: Matthew Scott
Project Planner: Scott Reale

9. [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

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.