



CITY OF POMPANO BEACH, FLORIDA
NOTICE OF PUBLIC HEARING
Variance

P&Z Number: 24-11000013

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:

Applicant / Property Owner:	505 N OCEAN LLC
Subject Property (Address):	505 N Ocean Blvd
Subject Property (Tax Folio ID(s)):	484331080040
Land Use Designation:	H- HIGH 25-46 DU/AC
Zoning District:	Multiple-Family Residence 45 (RM-45)
Abbreviated Legal Description:	SILVER BEACH 22-32 B LOT 5
Application Type:	Variance
Specific Request: Applicant Landowner is requesting a VARIANCE from the following provisions:	
1. Section §155.5203(D)(3)(c)(iii) [Vehicular Use Area Landscaping] to allow a 4-foot-wide perimeter landscaping strip along a portion of the south property line, instead of the required minimum width of 5 feet as required by code.	
2. Section §155.5101(G)(7)(a)(ii) [Vehicular Access and Circulation] to allow a portion of the driveway to have a width of 17.83 feet, rather than the minimum required width of 24 feet as required by code.	
3. Section §155.3212(C) [RM-45 Intensity & Dimensional Standards] to allow portions of the building to encroach along the interior side yard (north and south) setbacks as follows:	
a. 2 ft into the required 10 ft setback at ground level	
b. 4 ft into the required 12 ft setback at building height of 20-26 ft	
c. 7 ft into the required 15 ft setback at building height of 26-38.25 ft	
d. 10 ft into the required 18 ft setback at building height of 38.25-50.5 ft	
4. Section §155.3212(C) [RM-45 Intensity & Dimensional Standards] to allow portions of the building to encroach along the rear yard (west) setback as follows:	
a. 2 ft into the required 12 ft setback at building height of 20-26 ft	
b. 5 ft into the required 15 ft setback at building height of 26-38.25 ft	
c. 8 ft into the required 18 ft setback at building height of 38.25-50.5 ft	

Advisory Board	Zoning Board of Appeals (ZBA)
Date of Public Meeting:	12/19/2024 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

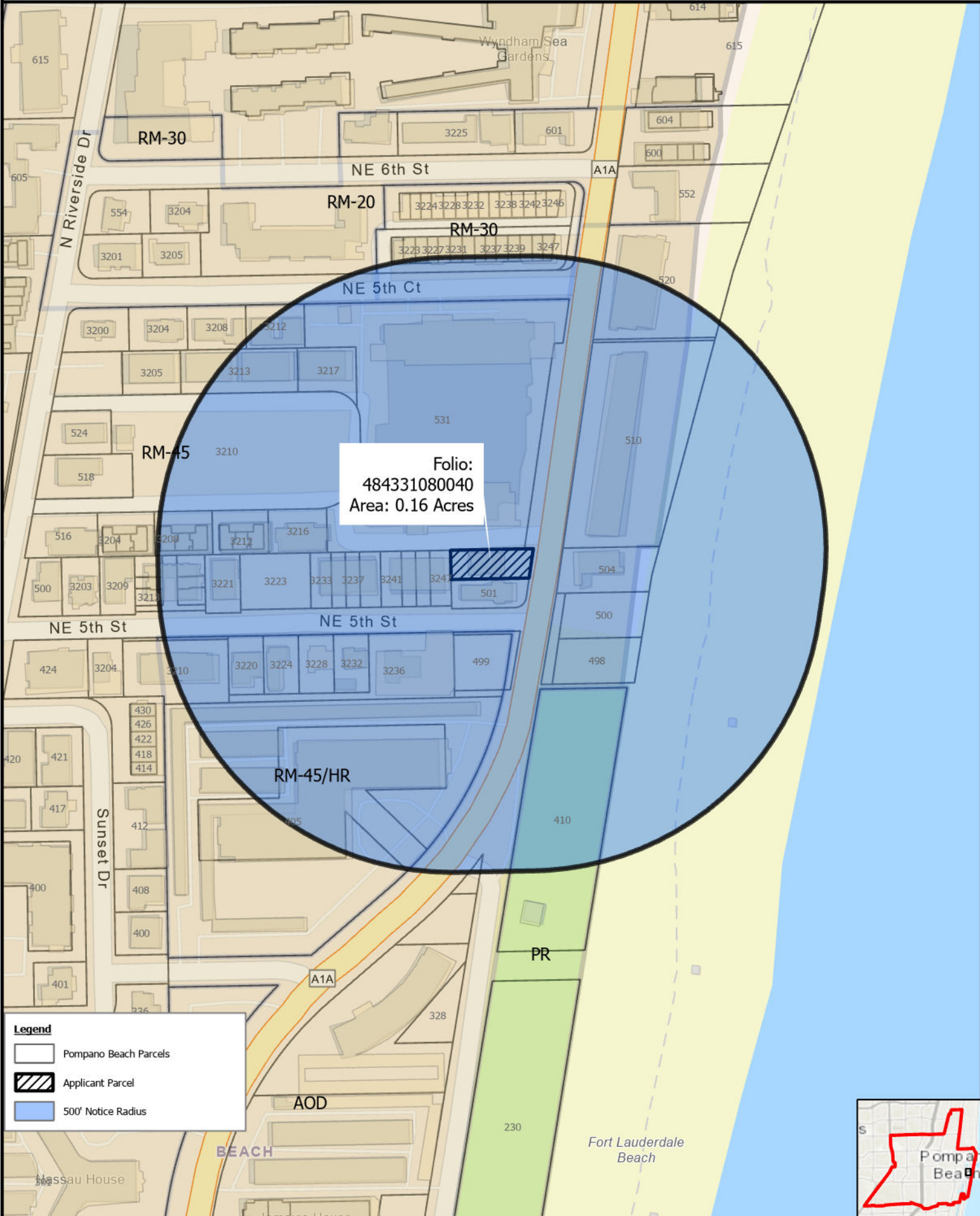
BY: Daniel H. Yaffe, Chairman, ZBA

Published in Sun-Sentinel

12/13/2024

CITY OF POMPANO BEACH

500' RADIUS MAP



Folio:
484331080040
Area: 0.16 Acres

Legend

- Pompano Beach Parcels
- Applicant Parcel
- 500' Notice Radius



Scale:
1:2,500

Date: 11/6/2024 9:26 AM

505 N Ocean LLC

505 N Ocean Blvd

Variance

Created by:
Department of
Development Services

