



# City of Pompano Beach Zoning Board of Appeals

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

## Agenda

Thursday, August 17, 2023

6:00 PM

**A. CALL TO ORDER**

**B. ROLL CALL**

**C. APPROVAL OF THE MINUTES**

*Meeting of July 20, 2023*

**D. EXPLANATION OF PREREQUISITES AND BOARD PROCEDURES**

**E. INDIVIDUALS TESTIFYING PLACED UNDER OATH**

**F. PUBLIC HEARING**

1. [LN-478](#) VARIANCE- Marine Colony HOA

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

2.     [LN-503](#)           **VARIANCE - Lisette Sacon**

**Request:**                         Variance  
**P&Z#**                               23-11000015  
**Owner:**                            Lisette Sacon  
**Project Location:**           401 SW 18 Court  
**Folio Number:**                494211130420  
**Land Use Designation:**    L- Low 1-5 du/ac  
**Zoning District:**            Single-Family Residence 2 (RS-2)  
**Agent:**                            Lisette Sacon  
**Project Planner:**            Scott Reale

3.     [LN-504](#)           **SPECIAL EXCEPTION - 3225 NE 7 Street LLC**

**Request:**                         Special Exception  
**P&Z#**                               23-17000005  
**Owner:**                            3225 NE 7 Street LLC  
**Project Location:**           3225 NE 7 Street  
**Folio Number:**                484331090220  
**Land Use Designation:**    MH- Medium-High 16-25 du/ac  
**Zoning District:**            Multiple-Family Residence 20 (RM-20)  
**Agent:**                            Ginet Hernandez  
**Project Planner:**            Scott Reale

4.     [LN-505](#)           **SPECIAL EXCEPTION - Shabtai Investments Inc.**

**Request:**                         Special Exception  
**P&Z#**                               23-17000006  
**Owner:**                            Shabtai Investments Inc.  
**Project Location:**           3749 N Federal Highway  
**Folio Number:**                484318010130  
**Land Use Designation:**    C- Commercial  
**Zoning District:**            General Business (B-3)  
**Agent:**                            Zack Ramsey  
**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.