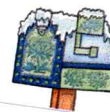


*I am against this special exception*  
*Wm. C. Celenza*  
*710 N Ocean Blvd*  
*Pompano Beach*  
*apt 1209 E apt 710*



Carmella Celenza  
710 N Ocean Blvd. Apt. 1209  
Pompano Beach, FL 33062



**CITY OF POMPANO BEACH, FLORIDA**  
**NOTICE OF PUBLIC HEARING**  
**P&Z # 22-17000004**

**YOU ARE HEREBY NOTIFIED** of a Petition by **601 N OCEAN BLVD LLC** ("Applicant Landowner"), before the **ZONING BOARD OF APPEALS** of the City of Pompano Beach, Florida, on April 21, 2022, at 6:00 P.M. in the City Hall Commission Chambers, located at 100 West Atlantic Boulevard. The Applicant Landowner is requesting **SPECIAL EXCEPTION** approval as required by Section 155.4225(C)(1) [Districts Where Permitted] of the Pompano Beach Zoning Code in order to utilize the subject property (Zoning District: RM-20) for a hotel or motel.

The property in this Public Hearing is as follows:

LOT 24, BLUE WATER BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; TOGETHER WITH ALL RIGHTS OF THE GRANTOR TO THE PASSAGEWAY EASEMENT OVER THE SOUTHERLY FOUR (4) FEET OF LOT 4, OF BLUE WATER BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, PURSUANT TO THAT CERTAIN GRANT OF PASSAGEWAY EASEMENT RECORDED IN DEED BOOK 722, PAGE 607 AND IN OFFICIAL RECORDS BOOK 3016, PAGE 822; WHICH EASEMENT WAS CONFIRMED AND ENFORCED BY THAT CERTAIN ORDER RECORDED IN THE MINUTES OF THE 17TH JUDICIAL CIRCUIT COURT IN BOOK 211, PAGE 770.

ADDRESS: 601 N Ocean Boulevard  
ZONED: Multiple-Family Residence 20 (RM-20)  
FOLIO(S): 4843 31 11 0180

You may either be present in person at the hearing of this Appeal, represented by counsel or letter. All interested persons take due notice of the time and place of the hearing of this Appeal and govern yourselves accordingly. 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. Any person who decides to appeal any decision of the Zoning Board of Appeals 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.

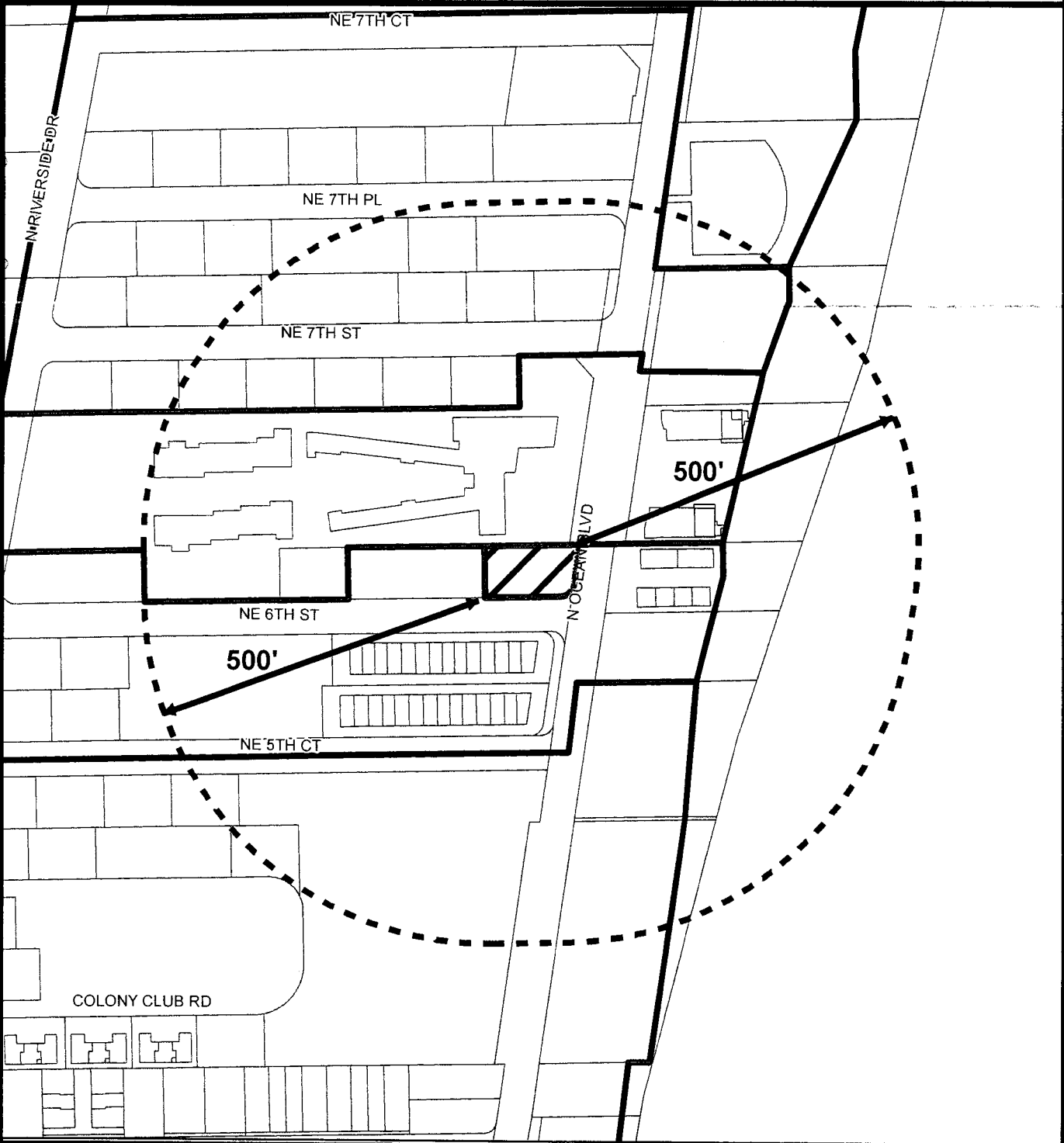
All correspondence to the Zoning Board of Appeals relative to this matter may be emailed to [zoning@copbfl.com](mailto:zoning@copbfl.com) or mailed to P.O. Drawer 1300, Pompano Beach, Florida 33061. The original application and documentation may be viewed at the Planning & Zoning Division located at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

CITY OF POMPANO BEACH, FLORIDA  
BY: Daniel H. Yaffe, Chairman  
Zoning Board of Appeals

Published  
Sun-Sentinel  
4/15/2022

# CITY OF POMPANO BEACH

## 500' RADIUS MAP



**SPECIAL  
EXCEPTION**

**601 N OCEAN BLVD LLC**  
**601 N OCEAN BLVD**

1 in = 208 ft

PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

3/30/2022

\\pwgishosting\directories\arcgis\Planning\All\_Maps\Notice Maps\NOTICE\_SpecialException.mxd

theraf