



# City of Pompano Beach Zoning Board of Appeals

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

## Agenda

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Thursday, October 20, 2022

6:00 PM

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**A. CALL TO ORDER**

**B. ROLL CALL**

**C. APPROVAL OF THE MINUTES**

*Meeting of September 15, 2022*

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

**E. INDIVIDUALS TESTIFYING PLACED UNDER OATH**

**F. PUBLIC HEARING**

1. [LN-343](#) MAJOR TEMPORARY USE - 33 NW 33rd ST INDUSTRIAL LLC

<b>Request:</b>	Major Temporary Use
<b>P&amp;Z#</b>	22-15000013
<b>Owner:</b>	33 NW 33rd Street Industrial LLC
<b>Project Location:</b>	NW 33 Street (parking lot on north side of street)
<b>Folio Number:</b>	4842 21 07 0070
<b>Land Use Designation:</b>	I- INDUSTRIAL
<b>Zoning District:</b>	General Industrial (I-1)
<b>Agent:</b>	Christopher Lall
<b>Project Planner:</b>	Scott Reale

2. [LN-344](#) SPECIAL EXCEPTION - 33 NW 33rd ST INDUSTRIAL LLC
- Request:** Special Exception  
**P&Z#** 22-1700009  
**Owner:** 33 NW 33rd Street Industrial LLC  
**Project Location:** NW 33 Street (parking lot on north side of street)  
**Folio Number:** 4842 21 07 0070  
**Land Use Designation:** I- INDUSTRIAL  
**Zoning District:** General Industrial (I-1)  
**Agent:** Christopher Lall  
**Project Planner:** Scott Reale
3. [LN-346](#) VARIANCE - R I P HOLDINGS LLC
- Request:** Variance  
**P&Z#** 22-1100016  
**Owner:** R I P Holdings LLC  
**Project Location:** 2200 N Federal Highway  
**Folio Number:** 4843 30 15 0230  
**Land Use Designation:** C- COMMERCIAL  
**Zoning District:** General Business (B-3)  
**Agent:** Shane Zalonis  
**Project Planner:** Scott Reale
4. [LN-347](#) SPECIAL EXCEPTION - R I P HOLDINGS LLC
- Request:** Special Exception  
**P&Z#** 22-1700010  
**Owner:** R I P Holdings LLC  
**Project Location:** 2200 N Federal Highway  
**Folio Number:** 4843 30 15 0230  
**Land Use Designation:** C- COMMERCIAL  
**Zoning District:** General Business (B-3)  
**Agent:** Shane Zalonis  
**Project Planner:** Scott Reale

5. [LN-356](#) SPECIAL EXCEPTION - AMWAY PROPERTIES LLC

**Request:** Special Exception  
**P&Z#** 22-17000011  
**Owner:** Amway Properties LLC  
**Project Location:** 1700 S Dixie Highway  
**Folio Number:** 4942 11 00 0150  
**Land Use Designation:** I- INDUSTRIAL  
**Zoning District:** Heavy Business (B-4)  
**Agent:** Rohan Keen  
**Project Planner:** Scott Reale

6. [LN-357](#) SPECIAL EXCEPTION - SFLA HIBISCUS LLC % G&G PROP INVESTMENT GROUP LLC

**Request:** Special Exception  
**P&Z#** 22-17000012  
**Owner:** SFLA Hibiscus LLC % G&G Prop Investment Group LLC  
  
**Project Location:** 741 Hibiscus Avenue  
**Folio Number:** 4943 06 12 0060  
**Land Use Designation:** MH- MEDIUM-HIGH 16-25 DU/AC  
**Zoning District:** Multiple-Family Residence 20 (RM-20)  
**Agent:** Jeremy Goldberg  
**Project Planner:** Scott Reale

**G. AUDIENCE TO BE HEARD**

**H. 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.