

**CITY OF POMPANO BEACH, FLORIDA****NOTICE OF PUBLIC HEARING**

Variance

P&Z Number: 22-11000020

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:	Atlantic Urban Village HOA
Subject Property (Address):	2300 NE 2nd Street
Subject Property (Tax Folio ID(s)):	4843 31 46 0220
Land Use Designation:	ETOC- EAST TRANSIT ORIENTED CORRIDOR
Zoning District:	Transit Oriented (TO)-East Overlay District (EOD)
Abbreviated Legal Description:	PINEHURST 5-13 B LOTS 1 THRU 6,7 N 15,8 N 15 BLK 16 LESS UNITS 29 THRU 42 & 2300 THRU 2312 AKA:COMMON AREA ATLANTIC URBAN VILLAGE
Application Type:	Variance
Specific Request:	Applicant Landowner is requesting a VARIANCE from Section §155.4302(B)(2)(g) [Prohibited Location of Accessory Structures] and §155.4303(JJ)(3)(a)(i) of the Pompano Beach Zoning Code, in order to allow AC condensing unit equipment to be located in front of a principal structure and within 18 inches from a public right-of-way in common HOA area rather than setback behind a principal structure and not within a required setback as required by code.

Advisory Board	Zoning Board of Appeals (ZBA)
Date of Public Meeting:	01/19/2023 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

CITY OF POMPANO BEACH 500' RADIUS MAP



N FEDERAL HWY

NE 22ND AVE

NE 23RD AVE

NE 2ND ST

NE 26TH AVE

500'

500'

TO/EOD

S FEDERAL HWY

SE 22ND AVE

SE 23RD AVE

SE 24TH AVE

SE 25TH AVE

SE 1ST CT

VARIANCE

ATLANTIC URBAN VILLAGE HOA

2300 NE 2 STREET

1 in = 250 ft

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES