



CITY OF POMPANO BEACH, FLORIDA
NOTICE OF PUBLIC HEARING
Variance

P&Z Number: 25-11000020

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:	Pompano Beach Community Redevelopment Agency
Subject Property (Address):	N Powerline Road (vacant land)
Subject Property (Tax Folio ID(s)):	484233020220; 484233020230; 484233020550; 484233020560; 484233040770
Land Use Designation:	C- COMMERCIAL; L- LOW 1-5 DU/AC
Zoning District:	Community Business (B-2); Single-Family Residence 3 (RS-3)
Abbreviated Legal Description:	see survey on file with Planning & Zoning Division
Application Type:	Variance
Specific Request:	The Applicant Landowner requests variances from the Pompano Beach Zoning Code to allow development of a restaurant on vacant property, as follows: 1. Section 155.5101.G.3.a – To allow driveway access points located less than 100 linear feet from an intersection with Powerline Road (approximately 81'-10" at NW 5 Street and 0' at NW 4 Court), where 100' is required. 2. Section 155.5203.D.3.c.ii – To allow reduced perimeter landscaping strip widths of approximately 7' along portions of the Powerline Road frontage and approximately 8" along a portion of the west property line, where a minimum width of 10' is required. 3. Table 155.5203.F.3 – To allow modifications and reductions to the required Type B and Type C perimeter buffers along portions of the property, in lieu of full compliance with the prescribed buffer widths and standards.

Advisory Board	Zoning Board of Appeals (ZBA)
Date of Public Meeting:	01/15/2026 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.

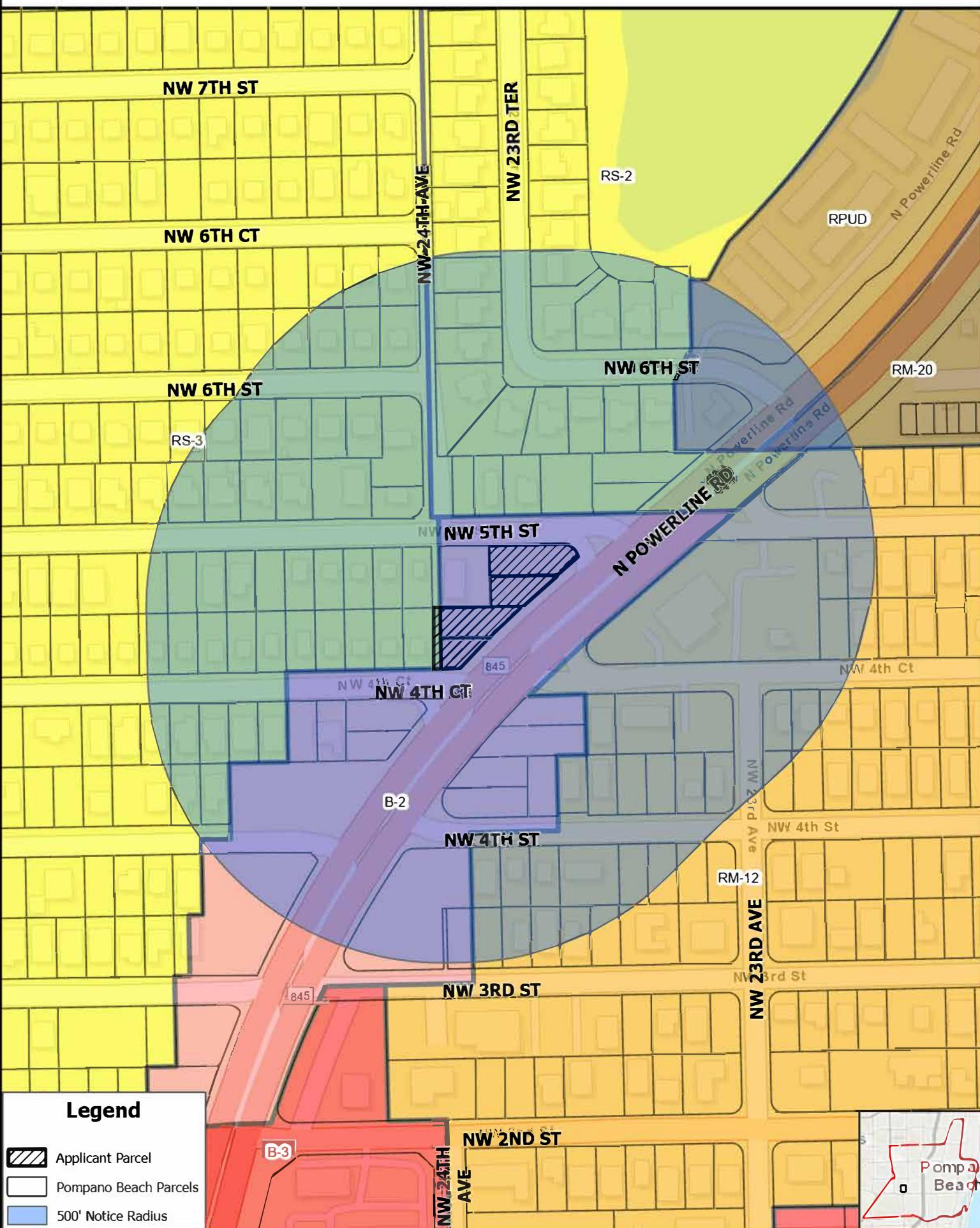
Any person who decides to appeal any decision of the City Advisory Board with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence 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: Charlotte Burrie, Chair, ZBA

CITY OF POMPANO BEACH

500' RADIUS MAP



N Powerline Road

Pompano Beach Community Redevelopment Agency

Variance

Created by:
Department of
Development Services

