



# City of Pompano Beach Zoning Board of Appeals

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

## Agenda

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Thursday, March 17, 2022

6:00 PM

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**A. CALL TO ORDER**

**B. ROLL CALL**

**C. APPROVAL OF THE MINUTES**

*Meeting of February 17, 2022*

**D. INDIVIDUALS TESTIFYING PLACED UNDER OATH**

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

**F. PUBLIC HEARING**

1. [LN-228](#) MAJOR TEMPORARY USE - OCEAN 723 DEVELOPMENT

<b>Request:</b>	Major Temporary Use
<b>P&amp;Z#</b>	22-15000002
<b>Owner:</b>	Ocean 723 Development
<b>Project Location:</b>	723 N Ocean Boulevard
<b>Folio Number:</b>	4843 31 49 0020
<b>Land Use Designation:</b>	MH- Medium High 16-25- DU/AC
<b>Zoning District:</b>	Residential Planned Unit Development (RPUD)
<b>Agent:</b>	Andrea Harper
<b>Project Planner:</b>	Scott Reale

2. [LN-229](#) VARIANCE - 1501 N POWERLINE LLC

**Request:** Variance  
**P&Z#** 22-11000001  
**Owner:** 1501 N Powerline LLC  
**Project Location:** 2151 Hammondville Road  
**Folio Number:** 4842 33 72 0010  
**Land Use Designation:** C- Commercial  
**Zoning District:** Heavy Business (B-4)  
**Agent:** Brian Hussey  
**Project Planner:** Max Wemyss

3. [LN-236](#) MAJOR TEMPORARY USE - SAMPLE ROAD INVESTMENTS II LLC

**Request:** Major Temporary Use  
**P&Z#** 22-15000005  
**Owner:** Sample Road Investments II LLC  
**Project Location:** 610 E Sample Road  
**Folio Number:** 4842 24 02 0220/4842 24 02 0350  
**Land Use Designation:** C - Commercial  
**Zoning District:** General Business (B-3)  
**Agent:** Ronal Pierre  
**Project Planner:** Scott Reale

4. [LN-237](#) MAJOR TEMPORARY USE - TAL SHIAR PROPERTIES LLC

**Request:** Major Temporary Use  
**P&Z#** 22-15000006  
**Owner:** Tal Shiar Properties LLC  
**Project Location:** SW 3rd Street (vacant lot)  
**Folio Number:** 4942 02 02 0061/4942 02 02 0063/4942 02 02 0070  
**Land Use Designation:** MH- Medium High 16-25 DU/AC and C- Commercial  
**Zoning District:** Multiple-Family Residence 30 (RM-30) and General Business (B-3)  
**Agent:** Alex Harding  
**Project Planner:** Scott Reale

5.     [LN-238](#)           **MAJOR TEMPORARY USE - 1380 OCEAN ASSOCIATES LLC**
- Request:**                   Major Temporary Use  
**P&Z#**                        22-15000007  
**Owner:**                     1380 Ocean Associates LLC  
**Project Location:**        1380 S Ocean Blvd  
**Folio Number:**           4943 06 58 0010  
**Land Use Designation:**   H-High 25-46 DU/AC  
**Zoning District:**         Planned Development - Infill (PD-I)  
**Agent:**                    Stephanie Toothaker  
**Project Planner:**         Scott Reale
6.     [LN-240](#)           **VARIANCE - KULTHIDA JAVANADI**
- Request:**                   Variance  
**P&Z#**                        22-11000004  
**Owner:**                     Kulthida Javanadi  
**Project Location:**        3505 Sahara Springs Blvd  
**Folio Number:**           4842 05 10 0020  
**Land Use Designation:**   L-Low 1-5 DU/AC  
**Zoning District:**         RPUD-6  
**Agent:**                    Kulthida Javanadi  
**Project Planner:**         Lauren Gratzner
7.     [LN-241](#)           **VARIANCE - 113 S RIVERSIDE LLC AND ROYAL QUALITY HOMES  
OF FLA LLC**
- Request:**                   Variance  
**P&Z#**                        22-11000005  
**Owner:**                     113 S Riverside LLC and Royal Quality Homes of Fla  
                                  LLC  
**Project Location:**        117 S Riverside Drive  
**Folio Number:**           4943 06 11 0500  
**Land Use Designation:**   H-High 25-46 DU/AC  
**Zoning District:**         Multiple-Family Residence 45(RM-45)/Atlantic  
                                  Boulevard Overlay (AOD)  
**Agent:**                    Tolga Adak  
**Project Planner:**         Pamela Stanton

8.     [LN-242](#)           **VARIANCE - SELBY OF FLORIDA LLC**

**Request:**                                 Variance  
**P&Z#**                                       22-11000003  
**Owner:**                                   Selby of Florida LLC  
**Project Location:**                   800 N Federal Highway  
**Folio Number:**                       4943 31 23 0010  
**Land Use Designation:**           C-Commercial  
**Zoning District:**                   General Business (B-3)  
**Agent:**                                   Jim Frogner  
**Project Planner:**                   Scott Reale

9.     [LN-243](#)           **SPECIAL EXCEPTION - SELBY OF FLORIDA LLC**

**Request:**                                 Special Exception  
**P&Z#**                                       22-17000003  
**Owner:**                                   Selby of Florida LLC  
**Project Location:**                   800 N Federal Highway  
**Folio Number:**                       4843 31 23 0010  
**Land Use Designation:**           C-Commercial  
**Zoning District:**                   General Business (B-3)  
**Agent:**                                   Jim Frogner  
**Project Planner:**                   Scott Reale

10.   [LN-244](#)           **SPECIAL EXCEPTION - AC 27 LLC**

**Request:**                                 Special Exception  
**P&Z#**                                       22-17000002  
**Owner:**                                   AC 27 LLC  
**Project Location:**                   3208 NE 11th St + 1020 N Riverside Dr  
**Folio Number:**                       4843 30 01 0850/4843 30 01 0670  
**Land Use Designation:**           MH-Medium High 16-25 DU/AC  
**Zoning District:**                   Multiple-Family Residence 20 (RM-20)  
**Agent:**                                   Matthew Scott  
**Project Planner:**                   Scott Reale

**G. OTHER BUSINESS**

**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.