



# City of Pompano Beach Development Review Committee

100 W. Atlantic Blvd.  
3rd Floor Conference  
Room 300 A  
Pompano Beach, FL

## Agenda

Wednesday, September 20, 2023

9:00 AM

### A. MEETING SCHEDULE

- 9:00 AM: PZ 22-12000041: 2233 E Atlantic
- 9:30 AM: PZ 23-12000022: Chick-fil-A Pompano Beach
- 10:00 AM: PZ 23-12000033: Porsche Champion Center
- 10:30 AM: PZ 23-12000017: The Oaks at Palm Aire - MAJOR
- 11:30 AM: PZ 23-12000029: Brew Fish Brewery
- 11:45 PM: PZ 23-12000029: Cypress Club Condominium
- 12:00 PM: PZ 23-14000018: Power Petroleum HQ - PLAT

### B. OTHER BUSINESS

[LN-482](#)

#### 2233 E ATLANTIC

**Request:** Major Site Plan  
**P&Z#** 22-12000041  
**Owner:** 2233 Atlantic LLC  
**Project Location:** 2233 E Atlantic Blvd  
**Folio Number:** 484236012070, 484236012061 & 484236012060  
**Land Use Designation:** ETOC (East Transit Oriented Corridor)  
**Zoning District:** TO-EOD (Transit Oriented East Overlay District)  
**Commission District:** 1 (Andrea McGee)  
**Agent:** Bumi Jung (201-232-2441 / admin@ma77er.com)  
**Project Planner:** Lauren Gratzner (954-545-7792 / lauren.gratzner@copbfl.com)

[LN-483](#)**CHICK-FIL-A POMPANO BEACH**

**Request:** Minor Site Plan  
**P&Z#** 23-12000022  
**Owner:** The David R Wellens Revocable trust U/A 06/01/05  
**Project Location:** 2250 N Federal Hwy  
**Folio Number:** 484330450010  
**Land Use Designation:** C (Commercial)  
**Zoning District:** B-3 (General Business)  
**Commission District:** 1 (Andrea McGee)  
**Agent:** Jenny Baez (954-884-5259 / jbaez@bowman.com)  
**Project Planner:** Hellena Lahens (954-786-5554 / hellena.lahens@copbfl.com)

[LN-516](#)**PORSCHE CHAMPION CENTER**

**Request:** Major Site Plan  
**P&Z#** 23-12000033  
**Owner:** Copans Motors, Inc  
**Project Location:** 300 NW 24 ST  
**Folio Number:** Multiple Folios  
**Land Use Designation:** C (Commercial)  
**Zoning District:** B-3 (General Business)  
**Commission District:** 4 (Beverly Perkins)  
**Agent:** Maxwell Kaplan (954-202-7000 / mkaplan@thomaseg.com)  
**Project Planner:** Hellena Lahens (954-786-5554 / hellena.lahens@copbfl.com)

[LN-491](#)**THE OAKS AT PALM AIRE - MAJOR**

**Request:** Major Site Plan  
**P&Z#** 23-12000017  
**Owner:** Clublink US, LLC  
**Project Location:** 3701 Oaks Clubhouse Dr.  
**Folio Number:** 494205000047, 494205000020, 494205000047 & 494205000020  
**Land Use Designation:** LM-Low-Medium 5-10 DU/AC  
**Zoning District:** RM-45 (Multiple-Family Residence 45)  
**Commission District:** 5 (Barry Moss)  
**Agent:** Matthew Scott (561-405-3350 / mscott@dmbblaw.com)  
**Project Planner:** Pamela Stanton (954-786-5561 / pamela.stanton@copbfl.com)

[LN-519](#)**BREW FISH BREWERY**

**Request:** Minor Site Plan  
**P&Z#** 23-12000029  
**Owner:** 200 McNab LLC  
**Project Location:** 200-206 E McNab Road  
**Folio Number:** 494212040020 & 494212040050  
**Land Use Designation:** C (Commercial)  
**Zoning District:** B-3 (General Business)  
**Commission District:** 1 (Andrea McGee)  
**Agent:** Fernand Thony (954-786-7923 /  
fernand.thony@copbfl.com)  
**Project Planner:** Pamela Stanton (954-786-5561 /  
pamela.stanton.copbfl.com)

[LN-520](#)**CYPRESS CLUB CONDOMINIUM**

**Request:** Minor Site Plan  
**P&Z#** 23-12000030  
**Owner:** Cypress Club Condominium Association, Inc  
**Project Location:** 110-180 Cypress Club Dr  
**Folio Number:** Multiple Folios  
**Land Use Designation:** M (Medium 10-16 DU/AC)  
**Zoning District:** RM-20 (Multiple-Family Residence 20)  
**Commission District:** 3 (Alison Fournier)  
**Agent:** Fernand Thony (954-786-7923 /  
fernand.thony@copbfl.com)  
**Project Planner:** Pamela Stanton (954-786-5561 /  
pamela.stanton@copbfl.com)

[LN-517](#)**POWER PETROLEUM HQ**

**Request:** Plat  
**P&Z#** 23-14000018  
**Owner:** 201 Southwest 12 Ave, Inc  
**Project Location:** 201 SW 12 Ave  
**Folio Number:** 494202000110  
**Land Use Designation:** I (Industrial)  
**Zoning District:** I-1 (General Industrial)  
**Commission District:** 5 (Barry Moss)  
**Agent:** Elizabeth Tsouroukdissian (954-572-1777 /  
elizabeth@pulicelandsurveyors.com)  
**Project Planner:** Maggie Barszewski (954-786-7921 /  
maggie.barszewski@copbfl.com)

[LN-332](#)**BELMONT PARK ESTATE SITE PLAN**

**Request:** Major Site Plan  
**P&Z#** 22-12000014  
**Owner:** Tal Shiar Properties, LLC  
**Project Location:** SW 2nd Place  
**Folio Number:** Multiple Folios  
**Land Use Designation:** Medium High (16-25 DU/AC) & Commercial  
**Zoning District:** RM-30 (Multiple-Family Residence -30) & B-3 (General Business)  
**Commission District:** 3 (Alison Fournier)  
**Agent:** Yexsy Schomberg (561-602-1225)  
**Project Planner:** Hellena Lahens (561-786-5554 / hellena.lahens@copbfl.com)

[LN-492](#)**THE OAKS AT PALM AIRE - FLEX**

**Request:** Flex  
**P&Z#** 23-05000007  
**Owner:** Clublink US, LLC  
**Project Location:** 3701 Oaks Clubhouse Dr  
**Folio Number:** 494205000047, 494205000020, 494205000047 & 494205000020  
**Land Use Designation:** LM - Low-Medium 5-10 DU/AC  
**Zoning District:** RM-45 (Multiple-Family Residence 45)  
**Commission District:** 5 (Barry Moss)  
**Agent:** Matthew Scott (561-405-3350 / mscott@dmbblaw.com)  
**Project Planner:** Jean Dolan (954-786-4045 / jean.dolan@copbfl.com)

[LN-518](#)**QCM PLAT**

**Request:** Plat  
**P&Z#** 23-14000016  
**Owner:** QCM INC  
**Project Location:** W Atlantic Blvd  
**Folio Number:** 484233054000  
**Land Use Designation:** C (Commercial)  
**Zoning District:** B-3 (General Business)  
**Commission District:** 5 (Barry Moss)  
**Agent:** Paola West (954-529-9417 / pwest@planw3st.com)  
**Project Planner:** Maggie Barszewski (954-786-7921 / maggie.barszewski@copbfl.com)