



City of Pompano Beach Planning and Zoning Board

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

Agenda

Wednesday, September 22, 2021

6:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. MOMENT OF SILENCE

C. APPROVAL OF THE MINUTES

D. INDIVIDUALS TESTIFYING PLACED UNDER OATH

E. NEW BUSINESS

1. [LN-106](#) ENCORE FALCONE

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|------------------------------|--|
| Request: | Flex |
| P&Z# | 20-05000003 |
| Owner: | 1307 South Wabash LLC |
| Project Location: | 3151 - 3251 Federal Highway |
| Folio Number: | 484224180010 |
| Land Use Designation: | C (Commercial) |
| Zoning District: | B-3 (General Business) |
| Commission District: | 2 |
| Agent: | Joe Dicristing (561-961-1000) |
| Project Planner: | Maggie Barszewski (954-786-7921 / maggie.barszewski@copbfl.com) |

2. [LN-132](#) RAISING CANE’S POMPANO BEACH PLAT

Request: Plat
P&Z# 21-14000010
Owner: Rozap ,Inc.
Project Location: 2501 N. Federal Highway
Folio Number: 484319000290
Land Use Designation: C (Commercial)
Zoning District: B-3 (General Business)
Commission District: 2
Agent: Kristina Belt (722-794-4033)
Project Planner: Maggie Barszewski(954-786-7921/Maggie.barszewski@copbfl.com)

3. [LN-165](#) CHICK-FIL-A DRIVE-THRU MODIFICATION

Request: Major Administrative Adjustment
P&Z# 21-16500001
Owner: The David R Wellens revocable trust U/A
Project Location: 2250 N Federal Highway
Folio Number: 484330450010
Land Use Designation: Commercial
Zoning District: B-3 (General Business)
Commission District: 1
Agent: Jenny Baez (954-814-8468)
Project Planner: Lauren Gratzler (954-545-7792 / Lauren.Gratzer@copbfl.com)

4. [LN-172](#) KZ COPANS LUPA

Request: KZ Copans Land Use Plan Amendment
P&Z# 20-92000004
Owner: Westview Community Cemetery of Pompano Beach, Inc.
Project Location: 1900 NW 24th Street (Copans Road)
Folio Number: Portion of 484227000160
Land Use Designation: Community Facility (CF)
Zoning District: Public Utility (PU)
Commission District: District 4
Agent: Heidi Davis (954 468 1391)
Project Planner: Jean Dolan (954 786 4045)

5. [LN-167](#) **KZ COPANS REZONING**

Request: Rezoning from PU to I-1
P&Z# 20-13000006
Owner: Westview Community Cemetery of Pompano Beach
 FL, Inc.
Project Location: 1900 W. Copans Road
Folio Number: 484227000160
Land Use Designation: Community Facilities
Zoning District: Public Utilities
Commission District: 4
Agent: Heidi Davis Knapik (954-468-1391)
Project Planner: Jean Dolan (954-786-4045 / Jean.Dolan@copbfl.com)

6. [LN-136](#) **OCEAN 723 SITE PLAN**

Request: Major Site Plan
P&Z# 21-12000020
Owner: Fernbrook Florida LLC
Project Location: 723 North Ocean Blvd.
Folio Number: 484331490020
Land Use Designation: MH (Medium High 16-25 DU/AC)
Zoning District: RM-20 (Multiple Family Residence 20)
Commission District: 1
Agent: Paola West (954-529-9417)
Project Planner: Lauren Gratzner (954-545-7792 / lauren.gratzner@copbfl.com)

7. [LN-93](#) **MEDICAL OFFICES AND SENIOR CENTER**

Request: Major Site Plan
P&Z# 21-12000001
Owner: Dorwes, LLC
Project Location: 101 NW 12 Street
Folio Number: 484235310210
Land Use Designation: C (Commercial)
Zoning District: B-3 (General Business)
Commission District: 4
Agent: Andre Capi (954) 941-3329
Project Planner: Lauren Gratzner

8. [LN-177](#) U-HAUL ABANDONMENT

Request: Right of way Abandonment
P&Z# 21-1800002
Owner: U-Haul Co. of Florida
Project Location: 790 SW 12th Avenue
Folio Number: 494202000510;494202030840; 494202030850;
 494202031850
Land Use Designation: I (Industrial)
Zoning District: I-1 (General Industrial)
Commission District: 5
Agent: Heidi Davis Knapik
Project Planner: Maggie Barszewski, AICP

F. AUDIENCE TO BE HEARD

G. OTHER BUSINESS

1. REPORTS BY STAFF
2. BOARD MEMBERS DISCUSSION

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.