

Agenda

Wednesday, December 3, 2025

9:00 AM

A. MEETING SCHEDULE

9:00AM In-Person: PZ 25-12000023: Costco Pompano Beach (RELO)
9:45AM Virtual: PZ 25-12000016: The Satori at Lighthouse Point
10:15AM Virtual: PZ 22-12000027: Festival Marketplace 1002
10:45AM Virtual: PZ 25-12000040: 1621 Blount Road
11:15AM Virtual/In-Person: PZ 25-12000013: El Car Wash West Pompano
11:45AM In-Person: PZ 25-12000035: Automotive Customizer's Warehouse
12:30PM Virtual: PZ 25-12000012: Big Tree BBQ
1:00PM In-Person: PZ 24-12000020: Pompano Beach Marine Center
1:30PM Virtual: PZ 25-13000003: Adderly Cove

B. OTHER BUSINESS

1. [LN-776](#)

COSTCO POMPANO BEACH (RELO)

Request:	Major Site Plan
P&Z#	25-12000023
Owner:	Pompano Park JV Northwest Corner LLC
Project Location:	S Powerline Rd
Folio Number:	494203410050
Land Use Designation:	RAC (Regional Activity Center)
Zoning District:	PCD (Planned Commercial Development)
Commission District:	5 (Darlene Smith)
Agent:	Eric Jackson
Project Planner:	Saul Umana (saul.umana@copbfl.com / 954-786-4662)

2. [LN-793](#)**THE SATORI AT LIGHTHOUSE POINT**

Request: Major Site Plan
P&Z# 25-12000016
Owner: 4211 N FED LLC
Project Location: 4211 N Federal HWY
Folio Number: 484318000401; 484318000380; 484318000351
Land Use Designation: C (Commercial)
Zoning District: B-S (General Business)
Commission District: 2 (Rhonda Eaton)
Agent: Yexsy Schomberg
Project Planner: Saul Umana (954-786-4662 / saul.umana@copbfl.com)

3. [LN-333](#)**FESTIVAL MARKETPLACE RACETRAC**

Request: Major Site Plan
P&Z# 22-12000027
Owner: Festival Real Estate LLC
Project Location: 2900 W Sample Rd
Folio Number: 484221070010
Land Use Designation: Commercial
Zoning District: B-3 (General Business)
Commission District: 4 (Beverly Perkins)
Agent: Christopher Collins
Project Planner: Pamela Stanton (954-786-4671 / pamela.stanton@copbfl.com)

4. [LN-815](#)**1621 BLOUNT ROAD**

Request: Minor Site Plan
P&Z# 25-12000040
Owner: Broward Realty Ltd Prtnr Ohio
Project Location: 1621 Blount Road
Folio Number: 484228090020
Land Use Designation: I (Industrial)
Zoning District: I-1 (General Industrial)
Commission District: 4 (Beverly Perkins)
Agent: Arianna Samuel
Project Planner: Pamela Stanton (pamela.stanton@copbfl.com / 954-786-5561)

5. [LN-816](#) EL CAR WASH WEST POMPANO

Request: Minor Site Plan
P&Z# 25-12000013
Owner: Festival Centre LLC
Project Location: 2690 W Sample Rd
Folio Number: 484221070031, 484221070032, 484221070033
Land Use Designation: C (Commercial)
Zoning District: B-3 (General Business)
Commission District: 4 (Beverly Perkins)
Agent: Mercy Arce
Project Planner: Jonathan Cady (954-786-5578 /
jonathan.cady@copbfl.com)

6. [LN-817](#) AUTOMOTIVE CUSTOMIZER'S WAREHOUSE

Request: Minor Site Plan
P&Z# 25-12000035
Owner: Volodarsky, Mikhail
Project Location: 1777 N Andrews Ave
Folio Number: 484227490010
Land Use Designation: I (Industrial)
Zoning District: I-1 (General Industrial)
Commission District: 4 (Beverly Perkins)
Agent: Robert McIntire
Project Planner: Jonathan Cady (954-786-5578 /
jonathan.cady@copbfl.com)

7. [LN-792](#) BIG TREE BBQ

Request: Minor Site Plan
P&Z# 25-12000012
Owner: Pompano Beach Community Redevelopment Agency
Project Location: N Powerline Rd
Folio Number: 484233020220; 484233020230; 484233020550;
484233020560; 484233040770
Land Use Designation: C (Commercial)
Zoning District: B-2 (Community Business)
Commission District: 5 (Darlene Smith)
Agent: Paola West
Project Planner: Diego Guevara (954-786-4310 /
diego.guevara@copbfl.com)

8. [LN-819](#) POMPAÑO BEACH MARINE CENTER

Request: Major Site Plan
P&Z# 24-12000020
Owner: Four Js Invest Group LLC & Pompano Bch Marine Center INC
Project Location: 701 South Federal Hwy
Folio Number: 494306020080
Land Use Designation: C (Commercial)
Zoning District: M-1 (Marine Business)
Commission District: 3 (Alison Fournier)
Agent: Matthew Sharpe
Project Planner: Diego Guevara (954-786-4310 / diego.guevara@copbfl.com)

9. [LN-818](#) ADDERLY COVE REZONING

Request: Rezoning
P&Z# 25-13000003
Owner: Housing Authority of The City of Pompano Beach
Project Location: NW 16 St
Folio Number: 484226460020
Land Use Designation: L (L- LOW 1-5 DU/AC)
Zoning District: RD-1 (Two Family Residence)
Commission District: 4 (Beverly Perkins)
Agent: Sebastian Reina
Project Planner: Jean Dolan (954-786-4045 / jean.dolan@copbfl.com)

10. [LN-772](#) RISING TIDE CAR WASH

Request: Minor Site Plan
P&Z# 25-12000026
Owner: Racetrac Petroleum INC & Silver Oak Advisors
Project Location: 2901 W Atlantic Blvd
Folio Number: 484233450010
Land Use Designation: C (Commercial)
Zoning District: B-3 (General Business)
Commission District: 5 (Darlene Smith)
Agent: Paola West
Project Planner: Jonathan Cady (954-786-5578 / jonathan.cady@copbfl.com)