

Agenda

Wednesday, October 15, 2025

9:00 AM

A. MEETING SCHEDULE

9:00 AM Virtual: PZ 25-12000028: Modera

9:45 AM Virtual: PZ 25-13000002: Modera

10:00 AM Virtual: PZ 25-12000026: Rising Tide Car Wash

10:30 AM Virtual: PZ 24-12000021: Reganzani Townhouse- Parcel A

11:15 AM Virtual: PZ 25-12000027: Reganzani Townhouse- Parcel B

B. OTHER BUSINESS

[LN-800](#)

MODERA REZONING

Request:	Rezoning
P&Z#	25-13000002
Owner:	Pompano Real Estate Investments LLC
Project Location:	855 S Federal Highway
Folio Number:	494306490010
Land Use Designation:	C (Commercial)
Zoning District:	B-3 (General Business)
Commission District:	1 (Audrey Fesik)
Agent:	Christina Bilenki
Project Planner:	Max Wemyss (954-786-4671 / max.wemyss@copbfl.com)

[LN-799](#)**MODERA**

Request: Major Site Plan
P&Z# 25-12000028
Owner: Pompano Real Estate Investments LLC
Project Location: 855 S Federal Highway
Folio Number: 494306490010
Land Use Designation: C (Commercial)
Zoning District: B-3 (General Business)
Commission District: 1 (Audrey Fesik)
Agent: Christina Bilenki
Project Planner: Lauren Gratzner (954-545-7792 /
lauren.gratzner@copbfl.com)

[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)

[LN-767](#)**REGANZANI TOWNHOUSE - PARCEL A**

Request: Minor Site Plan
P&Z# 24-12000021
Owner: Reganzani Group LLC
Project Location: NW 31 Ave
Folio Number: 484233045640
Land Use Designation: C (Commercial)
Zoning District: B-3 (General Business)
Commission District: 5 (Darlene Smith)
Agent: Luis La Rosa
Project Planner: Jonathan Cady (954-786-5578 /
jonathan.cady@copbfl.com)

[LN-766](#)**REGANZANI TOWNHOUSE - PARCEL B**

Request: Minor Site Plan
P&Z# 25-12000027
Owner: Reganzani Group LLC
Project Location: NW 31 Ave
Folio Number: 484233045640
Land Use Designation: C (Commercial)
Zoning District: B-3 (General Business)
Commission District: 5 (Darlene Smith)
Agent: Luis La Rosa
Project Planner: Jonathan Cady (954-786-5578 /
jonathan.cady@copbfl.com)