



# City of Pompano Beach Development Review Committee

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

## Agenda

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Wednesday, December 4, 2024

9:00 AM

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### A. MEETING SCHEDULE

- 9:00 AM: PZ 24-12000018: 3151 N Federal*
- 9:30 AM: PZ 24-12000015: 1517 - 1002 Walmart Addition*
- 10:15 AM: PZ 23-12000032: New Turn Lane & Entry*
- 10:45 AM: PZ 23-12000026: Jay's Townhomes*
- 11:15 AM: PZ 24-12000001: Lakes at Palm Aire Site Plan*

### B. OTHER BUSINESS

[LN-651](#)

#### **3151 N FEDERAL**

**Request:** Minor Site Plan  
**P&Z#** 24-12000018  
**Owner:** 3151 NF Owner LLC  
**Project Location:** 3151-3251 N Federal Hwy  
**Folio Number:** 484224180010  
**Land Use Designation:** C (Commercial)  
**Zoning District:** B-3 (General Business)  
**Commission District:** 2 (Rhonda Eaton)  
**Agent:** Shane Zalonis (shane.zalonis@gmlaw.com)  
**Project Planner:** Pamela Stanton (pamela.stanton@copbfl.com / 954-786-5561)

[LN-666](#)**1517-1002 WALMART ADDITION**

**Request:** Minor Site Plan  
**P&Z#** 24-12000015  
**Owner:** WAL-MART STORES EAST LP ATTN MS 0555  
STORE #1517 05  
**Project Location:** 5001 N Federal Hwy  
**Folio Number:** 484307020042  
**Land Use Designation:** C (Commercial)  
**Zoning District:** B-3 (General Business)  
**Commission District:** 2 (Rhonda Eaton)  
**Agent:** Andrew Petersen (apetersen@bowman.com)  
**Project Planner:** Diego Guevara (diego.guevara@copbfl.com / 954-786-4310)

[LN-525](#)**NEW TURN LANE & ENTRY**

**Request:** Minor Site Plan  
**P&Z#** 23-12000032  
**Owner:** Oldcastle APG South Inc  
**Project Location:** 1200 NW 18th Street  
**Folio Number:** 484227480010  
**Land Use Designation:** I (Industrial)  
**Zoning District:** I-1 (General Industrial)  
**Commission District:** 4 (Beverly Perkins)  
**Agent:** John Tice (jtice@galloherbert.com)  
**Project Planner:** Diego Guevara (954-786-4310 / diego.guevara@copbfl.com)

[LN-540](#)**JAY'S TOWNHOMES**

**Request:** Minor Site Plan  
**P&Z#** 23-12000026  
**Owner:** J F Remodeling Inc.  
**Project Location:** 1501, 1503, 1505 NW 19 Ave  
**Folio Number:** 484227000780  
**Land Use Designation:** LM (Low-Medium 5-10 DU/AC)  
**Zoning District:** RM-12 (Multiple-Family Residence 12)  
**Commission District:** 4 (Beverly Perkins)  
**Agent:** Nelly Marott (extremeconstructiongroup@live.com)  
**Project Planner:** Saul Umama (954-786-4662 / saul.umama@copbfl.com)

[LN-625](#)**LAKES AT PALM AIRE**

**Request:** Major Site Plan  
**P&Z#** 24-1200001  
**Owner:** LENR Development LLC  
**Project Location:** N Course Dr  
**Folio Number:** 494204000062  
**Land Use Designation:** LM (Low-Medium 5-10 DU/AC)  
**Zoning District:** RM-45 (Multiple Family Residence 45)  
**Commission District:** 5 (Barry Moss)  
**Agent:** Ken DeLaTorre (ken@designandentitlement.com / 561-707-3410)  
**Project Planner:** Saul Umana (saul.umana@copbfl.com / 954-786-4662)

[LN-667](#)**TEXT AMENDMENT - REMOVE RESIDENTIAL REQUIREMENT**

**Request:** Text Amendment - Remove Residential Requirement  
**P&Z#** 24-8100003  
**Owner:** OT Property Group LLC  
**Project Location:** Unified Property around 217 NE 3rd Street  
**Folio Number:** 484235170100, 484235170131  
**Land Use Designation:** DPTOC (Downtown Pompano Beach Transit Oriented Corridor)  
**Zoning District:** TO-DPOD (Transit Oriented Downtown Pompano Beach Overlay District)  
**Commission District:** 2 (Rhonda Eaton)  
**Agent:** Nectaria Chakas (nchakas@lochrielaw.com)  
**Project Planner:** Max Wemyss (max.wemyss@copbfl.com / 954-786-4671)

[LN-668](#)**VERA PLAT**

**Request:** PLAT  
**P&Z#** 24-1400007  
**Owner:** 1600 Federal LLC  
**Project Location:** 1600 S Federal HY  
**Folio Number:** 494212000070  
**Land Use Designation:** C (Commercial)  
**Zoning District:** B-3 (General Business)  
**Commission District:** 1 (Audrey Fesik)  
**Agent:** Paola West (pwest@planw3st.com)  
**Project Planner:** Maggie Barszewski (maggie.barszewski@copbfl.com / 954-786-7921)

