



City of Pompano Beach
Planning and Zoning Board
(Virtual Meeting)

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

Agenda

Wednesday, January 27, 2021

1:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. MOMENT OF SILENCE

D. APPROVAL OF THE MINUTES

E. INDIVIDUALS TESTIFYING PLACED UNDER OATH

F. NEW BUSINESS

1. LN-17 FS 103 SITE LUPA

Request: Land Use Plan Amendment
P&Z# 20-92000003
Owner: Whitney LLC, 40th Street LLC, Clermont Realty LLC & Newtown Hall LLC
Project Location: 3500 NE 16th Terrace
Folio Number: 484224190060
Land Use Designation: CF
Zoning District: CF
Commission District: 2
Agent: Scott Backman (561-405-3300)
Project Planner: Jean Dolan (954-786-4045) / jean.dolan@copbfl.com

- 2. [LN-16](#) **FS 103 SITE FLEX**

Request: Commercial Flex

P&Z# 20-05000004

Owner: Whitney LLC, 40th Street LLC, Clermont Realty LLC
 & Newtown Hall, LLC

Project Location: 3500 NE 16th Terrace

Folio Number: 484224190060

Land Use Designation: CF

Zoning District: CF

Commission District: 2

Agent: Christina Bilenki (561-405-3323)

Project Planner: Jean Dolan (954-786-4045) / jean.dolan@copbfl.com

- 3. [LN-15](#) **FS 103 SITE REZONING**

Request: Rezoning

P&Z# 20-13000001

Owner: Whitney, LLC, 40th Street LLC, Clermont Realty LLC
 & Newtown Hall, LLC

Project Location: 3500 NE 16th Terrace

Folio Number: 484224190060

Land Use Designation: CF

Zoning District: CF

Commission District: 2

Agent: Christina Bilenki, Esq. (561-405-3323)

Project Planner: Jean Dolan (954-786-4045) / jean.dolan@copbfl.com

- 4. [LN-73](#) **IMECA POMPANO FLEX**

Request: Commercial Flexibility

P&Z# 20-05000005

Owner: Cocchiola, LLC

Project Location: 2429 NW 4 Street

Folio Number: 484233040500, 484233040510, & 484233040520

Land Use Designation: L-5 (Residential)

Zoning District: B-2 (General Business)

Commission District: 5

Agent: Mark Richards (561-484-5264)

Project Planner: Jean Dolan (954-786-4045) / jean.dolan@copbfl.com

5. [LN-44](#) **POMPANO BEACH CITI CENTRE LUPA**

Request: Local and County LUPA
P&Z# 20-92000006
Owner: SVAP Pompano LP & Burdines Real Estate Inc.
Project Location: 1190-1200 NE 23 Street & 1600 NE 23 Street
Folio Number: 484225070014, 484225070013
Land Use Designation: C
Zoning District: B-3/ PCD
Commission District: 2
Agent: Dennis D. Mele, Esq. (954-527-2409)
Project Planner: Jean Dolan (954-786-4045) / Jean.Dolan@copbfl.com

6. [LN-37](#) **SONATA**

Request: Major Site Plan
P&Z# 20-12000028
Owner: Paola Florida LLC, WTLG LLC & City of Pompano Beach

Project Location: 600 Block of N Dixie Hwy
Folio Number: 484235000120, 484235000130, 484235110070, 484235001210, 484235001220, 484235001230, 484235001240, 484235001250, 484235001251

Land Use Designation: LM/C
Zoning District: RM-20/ B-3
Commission District: 4
Agent: Michael Vonder Meulen (954-788-3400)
Project Planner: Max Wemyss (954-786-4761) / Max.Wemyss@copbfl.com

G. AUDIENCE TO BE HEARD

H. OTHER BUSINESS

[LN-41](#)

LANDSCAPING, SCREENING & PARKING EXTENSION

Request: Text Amendment
Project Planner: Daniel Keester-O'Mills (954-786-4451) /
daniel.keester@copbfl.com

[LN-64](#)

CLUB OR LODGE - DISTRICTS PERMITTED

Request: Text Amendment
Project Planner: Daniel Keester-O'Mills (954-786-5541) /
daniel.keester@copbfl.com

1. REPORTS BY STAFF
2. BOARD MEMBERS DISCUSSION

I. 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.