



# City of Pompano Beach Development Review Committee

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

## Agenda

Wednesday, August 16, 2023

9:00 AM

### A. MEETING SCHEDULE

- 9:00 AM: PZ 23-12000007: Alliance West Atlantic
- 9:45 AM: PZ 22-12000038: Chevron #010
- 10:30 AM: PZ 23-12000019: Criterion Outdoor Storage
- 11:15 AM: PZ 23-12000003: Seabird Pompano Townhouses
- 12:00 PM: Break
- 1:15 PM: PZ 23-12000016: Blanche Ely Estates
- 1:30 PM: PZ 22-12000014: Belmont Park Estates
- 1:45 PM: PZ 23-12000005: Pompano Townhomes
- 2:00 PM: PZ 23-12000012: CMD #104025 / HMBD Admin. Expansion & Renovation Project

### B. OTHER BUSINESS

1. [LN-441](#)

#### ALLIANCE WEST ATLANTIC

**Request:** Major Site Plan  
**P&Z#** 23-12000007  
**Owner:** Alliance West Atlantic, LLC  
**Project Location:** 1500 West Atlantic Blvd, 75 NW 13th Ave, 1291 West Atlantic Blvd  
**Folio Number:** 484234000600, 484234000590, 484234001002  
**Land Use Designation:** I (Industrial)  
**Zoning District:** I-1 (General Industrial)  
**Commission District:** 4 (Beverly Perkins)  
**Agent:** Kathy Brignola (954-462-2000)  
**Project Planner:** Lauren Gratzer (954-545-7792 / lauren.gratzer@copbfl.com)

**2.     [LN-498](#)           CHEVRON #010**

**Request:**                   Minor Site Plan  
**P&Z#**                       22-12000038  
**Owner:**                   Sunshine Gasoline Distributors Inc.  
**Project Location:**       301 S Pompano Parkway  
**Folio Number:**           494204000142  
**Land Use Designation:**   C (Commercial)  
**Zoning District:**         B-3 (General Business)  
**Commission District:**   5 (Barry Moss)  
**Agent:**                   Daimian Leslie (954-427-3076 /  
                                  daimian.leslie@mdmservices.com)  
**Project Planner:**         Lauren Gratzner (954-545-7792 /  
                                  lauren.gratzner@copbfl.com)

**3.     [LN-501](#)           CRITERION OUTDOOR STORAGE**

**Request:**                   Major Site Plan  
**P&Z#**                       23-12000019  
**Owner:**                   33 NW 33RD ST INDUSTRIAL LLC  
**Project Location:**       NW 33rd St  
**Folio Number:**           484221070070  
**Land Use Designation:**   I (Industrial)  
**Zoning District:**         I-1 (General Industrial)  
**Commission District:**   4 (Beverly Perkins)  
**Agent:**                   Christopher Lall (561-571-0280 /  
                                  clall@bohlereng.com)  
**Project Planner:**         Diego Guevara (954-786-4310 /  
                                  diego.guevara@copbfl.com)

**4.     [LN-508](#)           SEABIRD POMPANO TOWNHOUSES**

**Request:**                   Minor Site Plan  
**P&Z#**                       23-12000003  
**Owner:**                   Seabird Pompano LLC  
**Project Location:**       3225 NE 6 ST  
**Folio Number:**           484331110170  
**Land Use Designation:**   Medium High (16-25 DU/AC)  
**Zoning District:**         RM-20 (Multiple-Family Residence 20)  
**Commission District:**   1 (Andrea McGee)  
**Agent:**                   Matias Daroch (786-708-0880 /  
                                  projects@mikarch.com)  
**Project Planner:**         Saul Umana (954-786-4662 /  
                                  saul.umana@copbfl.com)

5. [LN-471](#) BLANCHE ELY ESTATES

**Request:** Major Site Plan  
**P&Z#** 23-12000016  
**Owner:** Housing Authority of Pompano Beach  
**Project Location:** 1600 Block of NW 6th Ave  
**Folio Number:** 484226460010  
**Land Use Designation:** L (Low 1-5 DU/AC)  
**Zoning District:** RD-1 (Two-Family Residence)  
**Commission District:** 4 (Beverly Perkins)  
**Agent:** Jonathan Cady (954-788-3400 /  
jcady@keithteam.com)  
**Project Planner:** Hellena Lahens (954-786-5554 /  
hellena.lahens@copbfl.com)

6. [LN-332](#) BELMONT PARK ESTATE SITE PLAN

**Request:** Major Site Plan  
**P&Z#** 22-12000014  
**Owner:** Tal Shiar Properties, LLC  
**Project Location:** SW 2nd Place  
**Folio Number:** Multiple Folios  
**Land Use Designation:** Medium High (16-25 DU/AC) & Commercial  
**Zoning District:** RM-30 (Multiple-Family Residence -30) &  
B-3 (General Business)  
**Commission District:** 3 (Alison Fournier)  
**Agent:** Yexsy Schomberg (561-602-1225)  
**Project Planner:** Hellena Lahens (561-786-5554 /  
hellena.lahens@copbfl.com)

7. [LN-427](#) POMPANO TOWNHOMES

**Request:** Minor Site Plan with Building Design  
**P&Z#** 23-12000005  
**Owner:** Pompano Beach Community Redevelopment Agency  
**Project Location:** 1531 - 1537 N Dixie Highway  
**Folio Number:** 484226470010  
**Land Use Designation:** C (Commercial)  
**Zoning District:** B-3 (General Business)  
**Commission District:** 4 (Beverly Perkins)  
**Agent:** Andrea Harper (954-788-3400 /  
aharper@keithteam.com)  
**Project Planner:** Saul Umama (954-786-4662 /  
saul.umama@copbfl.com)

8. [LN-499](#) **CMD #104025 / HMBD ADMIN. EXPANSION & RENOVATION PROJECT**

**Request:** Minor Site Plan  
**P&Z#** 23-1200012  
**Owner:** Broward County Construction Management Division (CMD)  
**Project Location:** 1600 NW 30 Ave  
**Folio Number:** 484228250010  
**Land Use Designation:** I (Industrial)  
**Zoning District:** I-1 (General Industrial)  
**Commission District:** 4 (Beverly Perkins)  
**Agent:** Lindsley Etienne (letienne@saltzmichelson.com)  
**Project Planner:** Saul Umana (954-786-4662 / Saul.umana@copbfl.com)

9. [LN-375](#) **MARTIN BROWER INDUSTRIAL**

**Request:** Minor Site Plan  
**P&Z#** 22-1200023  
**Owner:** Lone Oak-Pompano LLC  
**Project Location:** 1661 NW 12 Ave  
**Folio Number:** 484227050060  
**Land Use Designation:** I (Industrial)  
**Zoning District:** I-1 (General Industrial)  
**Commission District:** 4 (Beverly Perkins)  
**Agent:** Josh Nichols (561-684-6141)  
**Project Planner:** Lauren Gratzner (954-545-7792 / lauren.gratzner@copbfl.com)

10. [LN-445](#) U-HAUL SW 12TH AVENUE
- Request:** Major Site Plan  
**P&Z#** 23-12000014  
**Owner:** U-Haul Co of Florida  
**Project Location:** 790-820 SW 12th Avenue  
**Folio Number:** 494202000510, 494202030840, 494202030850, 494202031850
- Land Use Designation:** I (Industrial)  
**Zoning District:** I-1 (General Industrial)  
**Commission District:** 5 (Barry Moss)  
**Agent:** Matthew Giani (954-943-9433 / mattgiani@shahdrotos.com)  
**Project Planner:** Lauren Gratzner (954-545-7792 / lauren.gratzner@copbfl.com)
11. [LN-411](#) 2050 DR. MARTIN LUTHER KING JR. BLVD
- Request:** Major Site Plan  
**P&Z#** 22-12000045  
**Owner:** Merijul LLC & One-Quarter Ham LLC  
**Project Location:** 2050 Dr. Martin Luther King Jr. Blvd  
**Folio Number:** 484234000271 & 484234000270  
**Land Use Designation:** Commercial  
**Zoning District:** B-3 (Commercial)  
**Commission District:** 4 (Beverly Perkins)  
**Agent:** Tiffany Crump (954-788-3400)  
**Project Planner:** Lauren Gratzner (954-545-7792 / lauren.gratzner@copbfl.com)
12. [LN-500](#) THE OAKS AT PALM AIRE- PLAT
- Request:** Plat  
**P&Z#** 23-14000008  
**Owner:** Clublink US, LLC  
**Project Location:** 3701 Oaks Club House Dr.  
**Folio Number:** 494205000047 & 494205000020  
**Land Use Designation:** LM (Low-Medium 5-10 DU/AC)  
**Zoning District:** RM-45 (Multiple-Residence 45)  
**Commission District:** 5 (Barry Moss)  
**Agent:** Matthew Scott (561-4053350 / mscott@dmbblaw.com)  
**Project Planner:** Maggie Barszewski (954-786-7921 / maggie.barszewski.com)

