



City of Pompano Beach Planning and Zoning Board

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

Agenda

Wednesday, December 18, 2024

6:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. MOMENT OF SILENCE

D. APPROVAL OF THE MINUTES

Approval of the Minutes from the November 20, 2024 Meeting

E. INDIVIDUALS TESTIFYING PLACED UNDER OATH

F. NEW BUSINESS

1. [LN-544](#) 200 PARK CENTRAL EASEMENT ABANDONMENT

Request:	Easement Abandonment
P&Z#	23-27000007
Owner:	200 Park Central LLC
Project Location:	200 Park Central Blvd
Folio Number:	484222200030
Land Use Designation:	I (Industrial)
Zoning District:	O-IP (Office Industrial Park)
Commission District:	4 (Beverly Perkins)
Agent:	Damon Ricks (954-803-9675 / damon@scheffereng.com)
Project Planner:	Maggie Barszewski (954-786-7921 / maggie.barszewki@copbfl.com)

2. [LN-667](#) **TEXT AMENDMENT - REMOVE RESIDENTIAL REQUIREMENT FROM PORTION OF ONE BLOCK**

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 Sigerson-Eaton)
Agent: Nectaria Chakas (nchakas@lochrielaw.com)
Project Planner: Max Wemyss (max.wemyss@copbfl.com / 954-786-4671)

3. [LN-660](#) **POMPANO WAREHOUSES**

Request: Major Site Plan
P&Z# 23-12000023
Owner: Celu Developments LLC
Project Location: W McNab Rd
Folio Number: 494203000521
Land Use Designation: I (Industrial)
Zoning District: I-1 (General Industrial)
Commission District: 5 (Darlene Smith)
Agent: Joseph Kaller (954-920-5746 / joseph@kallerarchitects.com)
Project Planner: Saul Umana (954-786-4662 / saul.umana@copbfl.com)

- 4. [LN-663](#) **3081 MCNAB WAREHOUSE**
 - Request:** Major Site Plan
 - P&Z#** 24-12000016
 - Owner:** Perla Rubbin & Sons USA INC
 - Project Location:** 3081 W McNab Rd
 - Folio Number:** 494204050010
 - Land Use Designation:** I (Industrial)
 - Zoning District:** I-1 (General Industrial)
 - Commission District:** 5 (Darlene Smith)
 - Agent:** Todd Nezmek (tnezwek@bluewaterbuild.com)
 - Project Planner:** Saul Umana (saul.umana@copbfl.com / 954-786-4662)

- 5. [LN-665](#) **TEXT AMENDMENT - Overlay Districts, Allow Townhomes With Internal Circulation**
 - Request:** Text Amendment - Overlay Districts, Allow Townhomes with internal circulation
 - P&Z#** N/A
 - Owner:** N/A
 - Project Location:** N/A
 - Folio Number:** N/A
 - Land Use Designation:** N/A
 - Zoning District:** 155.3501. Transit Oriented
 - Commission District:** N/A
 - Agent:** N/A
 - Project Planner:** Max Wemyss (max.wemyss@copbfl.com / 954-786-4671)

G. AUDIENCE TO BE HEARD

H. OTHER BUSINESS

- 1. CHAIR AND VICE CHAIR NOMINATIONS
- 2. REPORTS BY STAFF
- 3. 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.