

Agenda

Wednesday, December 17, 2025

9:00 AM

A. MEETING SCHEDULE

9:00AM Virtual/In-Person: PZ 25-12000042: Copans Transit Building 5

9:45AM Virtual: PZ 25-12000041: Emergency Operations Center

10:30AM Virtual: PZ 25-12000039: 951 South Andrews Avenue

11:00AM Virtual: PZ 25-12000010: 980 SW 12th Avenue

11:30AM Virtual: PZ 25-12000044: Griggs Express Car Wash

12:00PM In-Person: PZ 24-12000003: 580 Briny

B. OTHER BUSINESS

[LN-820](#)

COPANS TRANSIT BUILDING 5

Request:	Minor Site Plan
P&Z#	25-12000042
Owner:	Broward County Board of County Commissioners
Project Location:	3201 W Copans Rd
Folio Number:	484228070040, 484221000201, 484221000221
Land Use Designation:	I (Industrial)
Zoning District:	I-1 (General Industrial)
Commission District:	4 (Beverly Perkins)
Agent:	Ann Starovoitov
Project Planner:	Lauren Gratzner (954-545-7792 / lauren.gratzner@copbfl.com)

[LN-822](#)**EMERGENCY OPERATIONS CENTER**

Request: Major Site Plan
P&Z# 25-12000041
Owner: City of Pompano Beach
Project Location: 2121 NW 3 Ave
Folio Number: 484226450010
Land Use Designation: C (Commercial)
Zoning District: CF (Community Facilities)
Commission District: 4 (Beverly Perkins)
Agent: Hector Gandia
Project Planner: Lauren Gratzner (954-545-7792 /
lauren.gratzner@copbfl.com)

[LN-823](#)**951 SOUTH ANDREWS AVENUE**

Request: Major Site Plan
P&Z# 25-12000039
Owner: 951 SW 12TH LLC
Project Location: 951 SW 12 Ave
Folio Number: 494202000751 & 494202000754
Land Use Designation: I (Industrial)
Zoning District: I-1 (General Industrial)
Commission District: 5 (Darlene Smith)
Agent: Mike Amodio
Project Planner: Saul Umana (954-786-5578 /
saul.umana@copbfl.com)

[LN-724](#)**980 SW 12TH AVENUE**

Request: Minor Site Plan
P&Z# 25-12000010
Owner: Joefran Investments LLC
Project Location: 980 SW 12th Ave
Folio Number: 494202000570
Land Use Designation: I (Industrial)
Zoning District: I-1 (General Industrial)
Commission District: 5 (Darlene Smith)
Agent: Sam Epstein
Project Planner: Pamela Stanton (pamela.stanton@copfl.com / 954-786-5561)

[LN-821](#)**GRIGGS EXPRESS CAR WASH**

Request: Minor Site Plan
P&Z# 25-12000044
Owner: Griggs Express LLC
Project Location: 1401 SW 26 Ave
Folio Number: 494204260010
Land Use Designation: I (Industrial)
Zoning District: B-3 (General Business)
Commission District: 5 (Darlene Smith)
Agent: Paola West
Project Planner: Diego Guevara (954-786-4310 /
diego.guevara@copbfl.com)

[LN-604](#)**580 BRINY**

Request: Major Site Plan and Building Design
P&Z# 24-12000003
Owner: Claridge Homes Beachboys LP
Project Location: 580 Briny AV
Folio Number: 494306060260
Land Use Designation: MH- Medium-High 16-25 DU/AC
Zoning District: RM-20 (Multiple-Family Residence 20), AOD
(Atlantic Overlay District)
Commission District: 1 (Audrey Fesik)
Agent: Andrew Schein
Project Planner: Diego Guevara (diego.guevara@copbfl.com / 954-786
-4310)

[LN-603](#)**ECO TOWNHOMES**

Request: Minor Site Plan
P&Z# 24-12000008
Owner: Vivenza INC
Project Location: 3223 NE 5 St
Folio Number: 484331080280, 484331080282, 484331080283,
484331080284, 484331080285
Land Use Designation: H- High 25-46 DU/AC
Zoning District: RM-45 (Multiple-Family Residence 45)
Commission District: 1 (Audrey Fesik)
Agent: Moira Dadone
Project Planner: Hellena Lahens (954-786-5554 /
hellena.lahens@copbfl.com)

[LN-734](#)**RIVER DEVELOPMENT**

Request: Minor Site Plan
P&Z# 25-12000009
Owner: River Dev LLC
Project Location: 117 S Riverside Dr
Folio Number: 494306110500
Land Use Designation: H (High 25-46 DU/AC)
Zoning District: AOD (Atlantic Overlay District), RM-45
(Multiple-Family Residence 45)
Commission District: 1 (Audrey Fesik)
Agent: Tara Patton
Project Planner: Pamela Stanton (pamela.stanton@copbfl.com / 954-786-5561)