



# City of Pompano Beach Development Review Committee

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

## Agenda

Wednesday, December 20, 2023

9:00 AM

### A. MEETING SCHEDULE

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- 9:00 AM: PZ 22-12000041 2233 E Atlantic
- 9:30 AM: PZ 21-12000031 Covent Gardens
- 10:00 AM: PZ 21-12000037 Ocean Park Pompano Beach
- 10:30 AM: PZ 23-12000011 Pompano Townhouses
- 11:00 AM: PZ 23-12000051 NW 10th Avenue Homes

### B. NEW BUSINESS

[LN-482](#)

#### 2233 E ATLANTIC

**Request:** Major Site Plan  
**P&Z#** 22-12000041  
**Owner:** 2233 Atlantic LLC  
**Project Location:** 2233 E Atlantic Blvd  
**Folio Number:** 484236012070, 484236012061 & 484236012060  
**Land Use Designation:** ETOC (East Transit Oriented Corridor)  
**Zoning District:** TO-EOD (Transit Oriented East Overlay District)  
**Commission District:** 1 (Andrea McGee)  
**Agent:** Bumi Jung (201-232-2441 / admin@ma77er.com)  
**Project Planner:** Lauren Gratzner (954-545-7792 / lauren.gratzner@copbfl.com)

[LN-120](#)**COVENT GARDENS SITE PLAN**

**Request:** Major Site Plan  
**P&Z#** 21-12000031  
**Owner:** ICG CGP58, LLC.  
**Project Location:** 90-140 NW 27 Ave.  
**Folio Number:** 484233650010 & 484233053810  
**Land Use Designation:** Commercial  
**Zoning District:** B-3 (General Business)  
**Commission District:** 5 (Barry Moss)  
**Agent:** Andres Vasquez (305-763-8471 / andres@g3aec.com)  
**Project Planner:** Lauren Gratzner (954-545-7792 / lauren.gratzner@copbfl.com)

[LN-194](#)**OCEAN PARK POMPANO BEACH SITE PLAN**

**Request:** Major Site Plan  
**P&Z#** 21-12000037  
**Owner:** Mount Vernon Property Holdings LLC.  
**Project Location:** 1508 N Ocean Boulevard  
**Folio Number:** 484329110010  
**Land Use Designation:** H (High 25-46 DU/AC)  
**Zoning District:** PD-I (Planned Development - Infill)  
**Commission District:** 1 (Andrea McGee)  
**Agent:** Andrea Harper (954-788-3400 / aharper@keithteam.com)  
**Project Planner:** Diego Guevara (954-786-4310 / diego.guevara@copbfl.com)

**LN-455****POMPANO TOWNHOUSES**

**Request:** Minor Site Plan  
**P&Z#** 23-12000011  
**Owner:** CDH Planning LLC  
**Project Location:** NW 8th Ave  
**Folio Number:** 484235000470  
**Land Use Designation:** M-Medium 10-16 DU-AC  
**Zoning District:** RM-20 (Multiple-Family Residence 20)  
**Commission District:** 4 (Beverly Perkins)  
**Agent:** Miguel Omar (404-444-6185 / miguel@forarchitectureco.com)  
**Project Planner:** Diego Guevara (954-786-4310 / diego.guevara@copbfl.com)

[LN-553](#)**NW 10TH AVENUE HOMES**

**Request:** Minor Site Plan  
**P&Z#** 23-12000051  
**Owner:** CERVETERI LLC  
**Project Location:** NW 10 AV  
**Folio Number:** Multiple Folios  
**Land Use Designation:** LM (Low-Medium 5-10 DU/AC)  
**Zoning District:** RS-4 (Single-Family Residence 4)  
**Commission District:** 4 (Beverly Perkins)  
**Agent:** Paola West (954-529-9417 / pwest@planw3st.com)  
**Project Planner:** Diego Guevara (954-786-4310 / diego.guevara@copbfl.com)

[LN-550](#)**ARCHI ONE**

**Request:** Major Site Plan  
**P&Z#** 23-12000052  
**Owner:** Archi Group LLC  
**Project Location:** 200 N Federal Hwy  
**Folio Number:** 484236010820  
**Land Use Designation:** ETOC (East Transit Oriented Corridor)  
**Zoning District:** TO-EOD (Transit Oriented East Overlay District)  
**Commission District:** 1 (Andrea McGee)  
**Agent:** Paola West (954-529-9417 / pwest@planw3st.com)  
**Project Planner:** Pamela Stanton (954-786-5561 / pamela.stanton@copbfl.com)

[LN-490](#)**BLP POMPANO BEACH - TRUCK COURT**

**Request:** Minor Site Plan  
**P&Z#** 23-12000018  
**Owner:** BLUSV I FL 290 SW 14th Avenue LLC  
**Project Location:** 290 SW 14th Avenue  
**Folio Number:** 494203000036, 494203000038 & 494203000043  
**Land Use Designation:** I (Industrial)  
**Zoning District:** I-1 (General Industrial)  
**Commission District:** 5 (Barry Moss)  
**Agent:** Noah Martin (985-201-4744 / nmartin@langan.com)  
**Project Planner:** Hellena Lahens (954-786-5554 / hellena.lahens@copbfl.com)