

City of Pompano Beach Development Review Committee

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

Agenda

Wednesday, October 1, 2025

9:00 AM

A. MEETING SCHEDULE

9:00 AM Virtual: PZ 25-12000010: 980 SW 12th Avenue
9:30 AM Virtual: PZ 25-12000012: Big Tree BBQ
10:15 AM Virtual: PZ 25-12000016: The Satori at Lighthouse Point
10:45 AM Virtual: PZ 22-12000027: Festival Marketplace Racetrac
11:15 AM Virtual: PZ 25-12000030: First 95 Distribution Center PH2
12:00 PM Virtual: PZ 25-12000022: Aspire 16500
12:45 PM Virtual: PZ 24-12000003: 580 Briny

B. OTHER BUSINESS

[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-792](#)**BIG TREE BBQ**

Request: Minor Site Plan
P&Z# 25-12000012
Owner: Pompano Beach Community Redevelopment Agency
Project Location: N Powerline Rd
Folio Number: 484233020220; 484233020230; 484233020550; 484233020560; 484233040770
Land Use Designation: C (Commercial)
Zoning District: B-2 (Community Business)
Commission District: 5 (Darlene Smith)
Agent: Paola West
Project Planner: Diego Guevara (954-786-4310 / diego.guevara@copbfl.com)

[LN-793](#)**THE SATORI AT LIGHTHOUSE POINT**

Request: Major Site Plan
P&Z# 25-12000016
Owner: 4211 N FED LLC
Project Location: 4211 N Federal HWY
Folio Number: 484318000401; 484318000380; 484318000351
Land Use Designation: C (Commercial)
Zoning District: B-S (General Business)
Commission District: 2 (Rhonda Eaton)
Agent: Yexsy Schomberg
Project Planner: Saul Umana (954-786-4662 / saul.umana@copbfl.com)

[LN-333](#)**FESTIVAL MARKETPLACE RACETRAC**

Request: Major Site Plan
P&Z# 22-12000027
Owner: Festival Real Estate LLC
Project Location: 2900 W Sample Rd
Folio Number: 484221070010
Land Use Designation: Commercial
Zoning District: B-3 (General Business)
Commission District: 4 (Beverly Perkins)
Agent: Christopher Collins (321-217-6247)
Project Planner: Pamela Stanton (954-786-4671 / pamela.stanton@copbfl.com)

[LN-790](#)**FIRST 95 DISTRIBUTION CENTER PH2**

Request: Major Site Plan
P&Z# 25-12000030
Owner: FR NW 12 Terrace LLC
Project Location: 1000-1041 NW 12th Ter
Folio Number: 484234490020
Land Use Designation: I (Industrial)
Zoning District: I-1 (General Industrial)
Commission District: 4 (Beverly Perkins)
Agent: Joselyn Aldas
Project Planner: Pamela Stanton (954-786-5561 /
pamela.stanton@copbfl.com)

[LN-791](#)**ASPIRE 16500**

Request: Major Site Plan
P&Z# 25-12000022
Owner: Broward Partnership For The Homeless, Inc.
Project Location: NW 30 Ave
Folio Number: 484228250051
Land Use Designation: C (Commercial)
Zoning District: B-3 (General Business)
Commission District: 4 (Beverly Perkins)
Agent: Joselyn Aldas
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-764](#)**1660 SW 13th COURT - OUTDOOR STORAGE**

Request: Minor Site Plan
P&Z# 25-12000025
Owner: 1660 SW 13 Pompano LLC
Project Location: 1660 SW 13 Ct
Folio Number: 494203000646
Land Use Designation: I (Industrial)
Zoning District: I-1 (General Industrial)
Commission District: 5 (Darlene Smith)
Agent: Arianna Samuel
Project Planner: Saul Umana (954-786-4662 /
saul.umana@copbfl.com)

[LN-794](#)**THE SATORI AT LIGHTHOUSE POINT**

Request: FLEX UNITS
P&Z# 25-05000003
Owner: 4211 N FED LLC
Project Location: 4211 N Federal HWY
Folio Number: 484318000401; 484318000380; 484318000351
Land Use Designation: C (Commercial)
Zoning District: B-3 (General Business)
Commission District: 2 (Rhonda Eaton)
Agent: Yexsy Schomberg
Project Planner: Jean Dolan (954-786-4045 /
jean.dolan@copbfl.com)