



# City of Pompano Beach

100 West Atlantic Blvd.  
Pompano Beach, FL 33060

## Detailed Minutes - Final

### City Commission

*Rex Hardin, Mayor*  
*Andrea McGee, Vice Mayor*  
*Alison Fournier, Commissioner*  
*Barry Moss, Commissioner*  
*Beverly Perkins, Commissioner*  
*Rhonda Sigerson-Eaton, Commissioner*

*Gregory P. Harrison, City Manager*  
*Mark Berman, City Attorney*  
*Kervin Alfred, City Clerk*

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Tuesday, July 9, 2024

1:00 PM

Commission Chamber

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### City Commission Meeting

#### CALL TO ORDER

The Honorable Rex Hardin, Mayor called the City Commission meeting to order at 1:05 p.m.

#### ROLL CALL

**Present:** Commissioner Alison Fournier  
Commissioner Barry Moss  
Commissioner Beverly Perkins  
Commissioner Rhonda Sigerson-Eaton  
Vice Mayor Andrea McGee  
Mayor Rex Hardin

#### INVOCATION

Elder Robert Kintchen of Christ Fellowship Church of God Christ offered the invocation.

#### PLEDGE OF ALLEGIANCE

Led by Kervin Alfred, City Clerk

#### APPROVAL OF MINUTES

[24-472](#) Regular City Commission Meeting Minutes of June 25, 2024

**A motion was made by Vice Mayor McGee, seconded by Commissioner Sigerson-Eaton, that the Minutes be APPROVED. The motion carried by a unanimous voice vote.**

[24-471](#) City Commission Budget Workshop Minutes of June 25, 2024

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**A motion was made by Vice Mayor McGee, seconded by Commissioner Sigerson-Eaton, that the Minutes be APPROVED. The motion carried by a unanimous voice vote.**

#### **APPROVAL OF AGENDA**

**A motion was made by Vice Mayor McGee, seconded by Commissioner Sigerson-Eaton, that the Agenda be APPROVED AS SUBMITTED. The motion carried unanimously by voice vote.**

#### **CONSENT AGENDA DISCUSSION**

The Commission may pull items from the Consent Agenda. During Audience to be Heard, a person may speak on any item on the Consent Agenda, which has not been pulled.

Mayor Hardin announced that Items 3 and 4 would be pulled for City Commission discussion.

#### **SPECIAL RECOGNITION**

Mayor Hardin acknowledged the presence of Theresa Breyer and her associate, Logan Walsh, from representative Jared Moskowitz's office in Tallahassee. He thanked them for their service and mentioned their great work in Washington. After recognizing their presence, the Mayor moved on to special presentation.

#### **A. SPECIAL PRESENTATION**

##### **[24-408](#) Presentation by Broward County Property Appraiser**

Mayor Hardin called Broward County Property Appraiser Marty Kiar to come forward to present to the Commission and residents property values in Pompano Beach.

Mr. Kiar wanted to discuss how his office supports Pompano Beach residents, particularly property values, which are experiencing excellent growth. A key focus for him is the crackdown on title fraud, which remains concerning due to criminals targeting property owners.

Mr. Kiar outlined the primary functions of his office, which include assessing the value of every property within Broward County for taxation purposes. This valuation process applies to residential, commercial, and tangible personal properties, including centrally assessed entities like railroads. The significance of this valuation is its role in determining the tax obligations of property owners based on rates established by the County Commission, the School Board, and other taxing authorities. The objective is accuracy, given Broward County's vast size, a larger population than 13 states and the District of Columbia, and its substantial property portfolio.

Despite the diligent efforts of his team, there's an acknowledgment that mistakes can happen, or property owners might have information that could influence the assessed value of their properties, potentially lowering their tax bills. Residents of Pompano Beach are advised to

keep an eye out for the TRIM Notice arriving by mail next month. This notice is critical for ensuring property taxes are not excessively paid, detailing the property's assessed value, applicable tax-saving exemptions, and upcoming tax rate discussions. Mr. Kiar emphasizes reviewing this document and contacting his office with any valuation concerns or exemption entitlements by September 18th.

Additionally, Mr. Kiar is enthusiastic about offering tax-saving exemptions to eligible individuals. These exemptions are designed to provide significant savings and include the Homestead exemption, which is particularly relevant to Pompano Beach residents. To qualify, the property must be the applicant's primary residence as of January 1st. The Homestead exemption is notable for reducing the property's taxable value and capping annual increases in tax claims to a maximum of 3%, protecting owners from the rapidly rising market values driven by high demand and cash purchases from international buyers.

Mr. Kiar strongly advises residents who haven't applied for the Homestead exemption to do so, ensuring their taxable value doesn't surge in line with the market. Beyond the Homestead exemption, various other exemptions cater to seniors, veterans, widows, and the visually impaired, offering additional financial relief. He encourages everyone to explore these options on the [bcpa.net](http://bcpa.net) website and reach out for assistance in applying them to their tax bills.

Lastly, Mr. Kiar highlighted the prevalence of title fraud in South Florida and the introduction of the Owner Alert program as a free notification service. The program has seen significant participation, with around 255,000 sign-ups in Broward County. Mr. Kiar emphasized the importance of community outreach and recent legislation to safeguard participant information. Also, The Florida Department of Revenue approved the program with support from the County Commission, law enforcement agencies, Sheriff Tony, and State Attorney Harold Pryor. A specialized Crimes Against Property team has been assembled to address title fraud in Broward County. In closing, he urged residents to sign up for the program and emphasized the efforts to combat title fraud in Broward County.

Mayor Hardin thanked Mr. Kiar for his presentation and expressed appreciation for his efforts as the County's property appraiser.

**The Special Presentation was READ AND PRESENTED INTO THE RECORD.**

### **B. AUDIENCE TO BE HEARD**

Mayor Hardin announced that it was time for "Audience To Be Heard". The following speakers were called to speak before the Commission:

**Mary Phillips, 384 NW 19th Street, Pompano Beach, FL**, announced a Pop-Up Shop event at the E Pat Larkins Center on Saturday, July 27th. The event will offer a \$10 discount for Pompano Beach-based businesses. Mrs. Phillips expressed disappointment about the City no longer posting events on the website and noted that many events overlap. Therefore, she urged the City to allow posting of events on the website.

**On behalf of David Batzer, 1110 NE 27th Avenue, Pompano Beach, FL, Marilyn De Martini** asked the City Commission to consider the hardships caused by the Pompano Beach Air Park on residents, including noise and air pollution. She mentioned that training flights occur at all hours, disrupting the neighborhood. During the meeting, Mr. Batzer played a loud leaf blower noise in the Chamber, prompting Mayor Hardin to request its cessation. He warned Mr. Batzer that he would be asked to leave if it continued.

Ms. De Martini highlighted that American Flyers flight school is the worst offender and requested assistance in engaging with the FAA to enforce restrictions on pre-dawn and late-night flights. Mr. Batzer also submitted materials to City Clerk Alfred.

Comr. Perkins stated she brought forth a similar complaint regarding the noise and has yet to receive an update from staff.

**Jackie Moreland, 1526 NW 7th Lane, Pompano Beach, FL,** expressed heartfelt gratitude to Code Compliance for addressing issues in her community. Additionally, she thanked Public Works for the Canal Point lawn maintenance and landscaping, acknowledging their hard work and dedication.

**Sajan Kurian, 300 Gardens Drive, Pompano Beach, FL,** addressed public safety concerns, including increased homelessness in District 5. He recommended a community or task force to tackle the issue. Furthermore, he asked the City Commission to look into the problem immediately. He also spoke about minimum wage and asked if City staff members fall under the threshold. He recommended looking into the City of Sunrise's recently adopted wage equity program. Mr. Kurian appreciated the 4th of July Celebration but noted the challenge with parking; therefore, he emphasized the need for public transportation from the east of the city to the west for special events.

**Saracha Peterson, 4354 NW 9th Avenue, Pompano Beach, FL,** invited the City Commission to the listening party for the Pompano Beach soundtrack, held on July 17th at the Ali Cultural Center.

**Einnikki McCloud, 2874 NW 4th Street, Pompano Beach, FL,** asked for a status update on the 27 NE Avenue building. She spoke with the architect and confirmed no load-bearing wall was taken down. Additionally, there are no firewalls within the building, and no general contractor will sign off within 30 days. Mayor Hardin asked Ms. McCloud to connect with CRA Director Nguyen Tran. However, Ms. McCloud stated she has not heard from Mr. Tran since the previous meeting and continues to wait for a response. She emphasized how she spent \$23K of her own money, and no one has provided sufficient updates.

Comr. Fournier also asked for an update on the project, noting Ms. McCloud has attended several meetings concerning this matter.

**David Miller, 2621 NW 13th Street, Pompano Beach, FL,** invited the City Commission to the Afro Summer, a moving art exhibit to be held on July 27th. He asked what happened to the term "Innovative District" and recommended that five blocks in the new downtown be named the Pompano Historical Black District.

**Tashawna Thomas, 4675 SE 1st Street, Pompano Beach, FL**, highlighted an often-overlooked issue in Pompano Beach: the economic disparity among its residents. She emphasized that young adults and seniors struggle with low wages that fail to meet the high housing costs, thus limiting access to quality education and healthcare. Ms. Thomas suggested the following solutions: support for affordable housing options and initiatives, such as rent control, investment in job training and education, advocacy for a living wage, implementation of community outreach programs, and strengthening of social programs.

**Jocelyn Jackson Pompano Beach, FL**, expressed disappointment that Comr. Perkins was not present to represent her district at a recent Northwest CRA meeting. She mentioned that only five residents attended the meeting. Ms. Jackson stated she attended today's meeting to speak for her entire family. She stressed the importance of the City and community working together collectively to make progress.

Mayor Hardin said the Northwest CRA Advisory Committee is to advise the City Commission, which is why City Commissioners do not typically attend the meetings.

Comr. Perkins said she also tries to attend the meetings and the Planning and Zoning Board meetings. She emphasized that she receives meeting backup materials for her District.

**Elizabeth Phillips, 384 NW 19th Street, Pompano Beach, FL**, announced that she will chair the 2025 Tiger Trail Festival. She thanked the City Commission and staff for their past and upcoming support.

**Pat Anderson, 2650 NE 24th Street, Pompano Beach, FL**, mentioned receiving a postcard regarding title fraud. She indicated that she requires clear title insurance in order to get married this year. She also referenced an email she had sent to the Property Appraiser's Office, a copy of which she had provided to City Clerk Alfred for the record.

### **C. CONSENT AGENDA**

Mayor Hardin requested a motion to Approve/Adopt Items 1, 2 and 5 under the Consent Agenda.

**A motion was made by Vice Mayor McGee, seconded by Commissioner Sigerson-Eaton, to approve the Consent Agenda. The motion carried by a unanimous voice vote.**

1. [24-453](#) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, SUPPORTING THE HILLSBORO INLET DISTRICT'S EFFORTS TO OPPOSE A PERMIT APPLICATION FOR THE HILLSBORO POINT DOCK CURRENTLY UNDER REVIEW BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE UNITED STATES DEPARTMENT OF THE ARMY CORPS OF ENGINEERS; PROVIDING THAT A COPY OF THIS RESOLUTION BE PROVIDED TO THE HILLSBORO INLET DISTRICT, ALL LOCAL GOVERNMENTS WITH REPRESENTATION ON THE HILLSBORO INLET DISTRICT BOARD OF COMMISSIONERS, AND THE STATE AND FEDERAL REVIEWING AGENCIES; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Mark E. Berman)

**A motion was made by Vice Mayor McGee, seconded by Commissioner Sigerson-Eaton, to approve the Consent Agenda. The motion carried by a unanimous voice vote.**

**Enactment No: RES. No. 2024-169**

2. [24-443](#) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, ACCEPTING A GRANT FROM SOUTH ARTS IN THE AMOUNT OF \$7,500.00 TO SUPPORT ARTIST AND EDUCATIONAL ENGAGEMENT DURING EXIT 36 POETRY FESTIVAL; CONFIRMING THE CITY'S MATCHING CONTRIBUTION IN AN AMOUNT OF \$7,500; AND AUTHORIZING THE CITY MANAGER TO EXECUTE ALL APPROPRIATE DOCUMENTS; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: \$7,500.00)



**Strategic Plan Initiative**

(Staff Contact: Ty Tabing)

**A motion was made by Vice Mayor McGee, seconded by Commissioner Sigerson-Eaton, to approve the Consent Agenda. The motion carried by a unanimous voice vote.**

**Enactment No: RES. No. 2024-170**

3. [24-444](#) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, SUPPORTING THE METROPOLITAN PLANNING ORGANIZATION'S FINAL 2050 METROPOLITAN TRANSPORTATION PLAN; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: John Sfiropoulos)

Comr. Moss stated that he pulled the item for a resident.

Ed Phillips, 34 NW 19th St. Pompano Beach, FL, stated that it is refreshing that he has the opportunity to review financial documents, and encouraged more members of the public to review them as well. Continuing, Mr. Phillips said that after reviewing the plan he noticed that much of the plan's suggested improvements and initiatives impact the northwest area of town. He requested that the Commission and the Metropolitan Planning Organization hold events in the northwest to inform the people that reside in the area of what projects are to

come and how they may be impacted. He closed by emphasizing that traffic and housing are major concerns in the City as a whole.

Mayor Hardin closed public input and invited further Commission discussion on the item.

Vice Mayor McGee, stated that she is the representative on the MPO and Executive Committee and informed that the MPO holds public meetings the 2nd Thursday of each month at 100 NW 62nd St. She encouraged the public to come to the meetings and see the presentations.

Comr. Moss stated that he is pleased that 4 of the 7 items in the plan are located in District 5 and expressed that if there is a community meeting, he believed it should be held in District 5.

**A motion was made by Vice Mayor McGee, seconded by Commissioner Sigerson-Eaton, that the Resolution / Consent Agenda be ADOPTED. The motion carried by the following roll call vote:**

**Yes:** Fournier  
Moss  
Perkins  
Sigerson-Eaton  
McGee  
Hardin

**Enactment No: RES. No. 2024-171**

4. [24-450](#) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING THE CITY'S 2024-2025 CDBG AND HOME ANNUAL ACTION PLAN AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE THE LOCAL GOVERNMENT CERTIFICATIONS, SPECIFIC CDBG CERTIFICATIONS, OPTIONAL CERTIFICATION CDBG, SPECIFIC HOME CERTIFICATIONS AND APPENDIX TO CERTIFICATIONS; PROVIDING AN EFFECTIVE DATE.  
(Fiscal Impact: Grant Revenue- \$1,290,886.80)

**(Staff Contact:** Alex Goldstein)

Comr. Moss pulled the item for Ed Phillips.

Ed Phillips, 384 NW 9th Street, Pompano Beach, FL, spoke about the CDBG grant, specifically about feeding the homeless and book bag giveaways. He asked who serves on the Community Development Advisory Committee (CDAC) and asked the group to start adjusting to residents' current needs. He noted that the same groups seem to receive funding and encouraged reallocating funding to address more pressing issues.

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Mayor Hardin asked if Board memberships are posted online. City Clerk Alfred confirmed they are not, but his office can provide the information for any board or committee.

Jocelyn Jackson, Pompano Beach, FL, stated she previously served on the CDAC Board, and the opportunities are available for everyone. She said the funding goes to many different areas and urged residents to participate.

Marlowe Moreland, 445 SW 2nd Street, Pompano Beach, encouraged a better way to get information about the CDBG grant program.

Alex Goldstein, Program Compliance Manager, stated that they continue to strive to improve outreach. They offer workshops, promote in the newspaper, post on social media, post flyers in community centers, send courtesy emails to organizations that have applied in the past, and ask members of the Board to let residents know. Additionally, the information is posted on the website.

Ms. Moreland asked how the members are selected to serve. Mayor Hardin said the City Commission appoints them. Ms. Moreland asked if the grant is only directed toward small businesses. Mr. Goldstein noted they are working with many organizations, including those working with homeless and formerly incarcerated individuals. Mr. Goldstein provided his office's contact information.

Rodrick Phillips, Pompano Beach, complimented BSO on its work with the homeless. He stressed the need for a task force to address the issue, including BSO interacting with and helping the homeless.

Wayne Vereen, Pompano Beach, said change is good, but Northwest residents need a seat at the table. He noted he received a violation notice from Code Enforcement for having a trailer parked in his yard shortly after speaking at a City Commission meeting and felt targeted. In closing, he stated that funding is needed to help the people in the community, including seniors and the homeless. Mayor Hardin stated that Code Enforcement does not target residents.

Mayor Hardin closed public input and invited further Commission discussion on the item.

Comr. Fournier inquired about the number of applications received. Mr. Goldstein reported that 12 organizations attended the mandatory meetings and submitted their applications on time. Comr. Fournier wanted to see more small organizations receive funding, though she acknowledged they might not meet the qualifications. Mr. Goldstein also mentioned that staff cross-referenced applicants to prevent any double-dipping.

Mayor Hardin added that Strategic Philanthropy assists organizations on how to apply for funding.

Comr. Perkins reiterated her recommendation from last year that a portion of the CDBG funds should be set aside for small nonprofits that have made significant impacts in the community.

Mr. Goldstein said they need to follow the federal guidelines and would not be able to earmark funds for just Pompano Beach nonprofits.



Comr. Perkins stated she knows of small nonprofits that decided not to apply or reapply again. Mr. Goldstein encouraged her to share a list of those organizations so he could reach out to them.

Comr. Fournier argued that not all funding benefits Pompano Beach residents. She cited the shelter as an example, highlighting how difficult it is for residents to secure a bed there. She recommended developing a solution concerning temporary housing for Pompano Beach residents.

In response to Comr. Perkin's inquiry, Mr. Goldstein stated that Wylie Howard leads the organization she was referring to. He further described Mr. Howard's organization, Choices Network System.

**A motion was made by Vice Mayor McGee, seconded by Commissioner Sigerson-Eaton, that the Resolution / Consent Agenda be ADOPTED. The motion carried by the following roll call vote:**

**Yes:** Fournier

Moss

Perkins

Sigerson-Eaton

McGee

Hardin

**Enactment No: RES. No. 2024-172**

5. [24-457](#) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPOINTING JOSEPH CERQUOZZI TO THE ZONING BOARD OF APPEALS OF THE CITY OF POMPANO BEACH, TO FILL THE UNEXPIRED TERM OF RICHARD DALLY AS APPOINTEE OF COMMISSIONER ALISON FOURNIER, FOR A TERM TO BE CONCURRENT WITH THE TERM OF THE APPOINTING OFFICIAL; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Kervin Alfred)

**A motion was made by Vice Mayor McGee, seconded by Commissioner Sigerson-Eaton, to approve the Consent Agenda. The motion carried by a unanimous voice vote.**

**Enactment No: RES. No. 2024-173**

#### **D. REGULAR AGENDA**

#### **QUASI-JUDICIAL PROCEEDING**

Mark E. Berman, City Attorney, advised that Item 6 is listed under Quasi-Judicial Proceeding and is quasi-judicial in nature; therefore, anyone who wishes to testify must be sworn in and may be subject to cross-examination by the City Commission or any other interested party. The individuals addressing the City Commission must state his or her name, whether he or she has been sworn, and understands the rules which governs these proceedings. Thereafter, Mr. Berman outlined the order in which they would follow: City staff would make its presentation for each item, followed by the applicant or any other person(s) wishing to speak, closing argument, and the Commission's discussion.

Kervin Alfred, City Clerk, placed under oath all individuals, including staff, addressing the City Commission in the following matters.

6. [24-442](#) **P.H. 2024-50: (PUBLIC HEARING 1ST READING)**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, REZONING THE PROPERTY LOCATED AT 101 SOUTH OCEAN BOULEVARD, FROM B-2/AOD (COMMUNITY BUSINESS IN THE ATLANTIC BOULEVARD OVERLAY DISTRICT) TO B-3/AOD (GENERAL BUSINESS IN THE ATLANTIC BOULEVARD OVERLAY DISTRICT); PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Jean Dolan/David Recor)

Jean Dolan, Development Services Department, began her presentation and reviewed the following: the project location; existing neighboring buildings; renderings of approved buildings; current land use and zoning; effect of rezoning from B-2 to B-3 in the AOD; rezoning review standards; and staff recommendation. Attached as **Exhibit 1** is a copy of Ms. Dolan's presentation, which provides more detailed information on the proposed rezoning Ordinance. Lastly, she noted that the Planning & Zoning Board unanimously recommended approval of the proposal on May 22, 2024, and staff recommended approval as well.

Andrew Schein, on behalf of the applicant, 699 N. Federal Highway, Fort Lauderdale, FL, made a presentation regarding the Claridge Homes 101 Hotel LP project. He reviewed the following: project location; project rendering; site plan; B-2 v. B-3 in the AOD - Comparisons; building height comparisons; rezoning criteria and applicant responses; Fire/EMS response times - 2022; Fire/EMS response times - Current; Uses and infrastructure; trip generation; and City-adopted plans - East CRA. Attached as **Exhibit 2** is a copy of Mr. Schein's presentation, which is a comprehensive overview of the proposed rezoning, covering all the relevant details and aspects of the proposal.

Mayor Hardin disclosed ex-parte communications with the attorney and client, as well as receipt of emails from numerous residents and business owners.

Vice Mayor McGee disclosed ex-parte communications with the attorney and client and the receipt of emails from numerous residents.

Comr. Sigerson-Eaton disclosed receipt of emails from numerous residents both for and against the project.

Comr. Fournier disclosed ex-parte communications with the client's attorney and the receipt of emails from numerous residents.

Comr. Moss disclosed he met with the client's attorney and has received emails from citizens.

Mayor Hardin invited the public to provide input on the item.

Vicente Thrower, 1890 Northwest, Pompano Beach, FL, who was placed under oath by City Clerk Alfred, expressed concern about whether the parking is adequate. Mayor Hardin noted that they are not required to have parking but have 200 spaces as part of the project. Mr. Thrower asked how to require parking for projects in the future. Mayor Hardin stated it would be the responsibility of the City Commission to require parking as part of the Ordinance.

Audrey Fesik, 412 Briny Avenue, Pompano Beach, FL, noted that during the Planning and Zoning Board meeting, the Developer proffered the project height, and she did not see it as part of the materials. She asked if it was still being considered. Mr. Schein affirmed but noted that it was not a condition as part of the Planning and Zoning Board motion. Ms. Fesik also asked about the parking. Mr. Schein confirmed that parking is all valet with lifts.

Tashawna Thomas, 475 SE 1st Street, Pompano Beach, FL, inquired why another hotel is needed. Mayor Hardin said part of the City's plan is to encourage hotels in the area. Ms. Thomas noted nothing seems to differentiate this hotel from others. She encouraged incentivizing more public transportation as opposed to driving.

Mayor Hardin closed public input and invited further Commission discussion on the item.

Comr. Perkins expressed concern about potential bridge traffic. Ms. Dolan confirmed there are no current plans to expand the bridge. She confirmed traffic will continue to back up due to A1A. Comr. Perkins stated the building is not very attractive.

Vice Mayor McGee thanked the Applicant for the project and for incorporating previous feedback. She said the lack of hotel room availability contributes to higher Airbnb usage. She appreciated the on-site parking and noted the potential job opportunities.

Comr. Sigerson-Eaton asked whether discussions have occurred regarding a partnership with the City and public spaces. Mr. Schein noted an art opportunity in the public plaza part of the project.

Comr. Fournier discussed the adjacent condo hotel projects. Mr. Schein mentioned that the developer's market analysis indicated that their type of hotel was the best option. Comr. Fournier reiterated her desire for a deed restriction and expressed concerns about the area's density.

Mayor Hardin asked about the restrictions proffered at the Planning & Zoning meeting. Mr. Schein said they would proffer a declaration of restrictive covenant but not a deed restriction. City Attorney Berman stated the covenant was not submitted at this time. Mr. Schein replied that they would have it before the second reading.

Mayor Hardin stated that the objections he has received from residents are primarily about density and height. He asked if the community had been engaged. Mr. Schein confirmed they are reducing the height to align with what is possible in B-2. He added that they have engaged with some neighbors before and after meetings, but he senses that residents do not want a project there at all.

Mayor Hardin asked about lot coverage. Mr. Schein stated the project will include a significant amount of landscaping. Mayor Hardin inquired about drainage. Mr. Schein said there are swales and injection wells, so there are no flooding concerns.

Vice Mayor McGee would like to see the City look into hotel parking requirements moving forward.

Comr. Sigerson-Eaton asked Ms. Dolan to address utilities and stormwater. Ms. Dolan explained the utility system and confirmed all of them were analyzed.

**A motion was made by Vice Mayor McGee, seconded by Commissioner Sigerson-Eaton, that the Ordinance / Quasi-Judicial be APPROVED FIRST READING. The motion carried by the following roll call vote:**

**Yes:** Moss  
Sigerson-Eaton  
McGee  
Hardin

**No:** Fournier  
Perkins

**END OF QUASI-JUDICIAL PROCEEDING**

7. [24-323](#) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE AN INVESTMENT ADVISORY SERVICES AGREEMENT BETWEEN THE CITY OF POMPANO BEACH AND INSIGHT NORTH AMERICA LLC; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: (\$112,000.00))

**(Staff Contact:** Allison Feurtado)

Allison Feurtado, Finance Director, presented the item, stating that this is a request to approve a one-year contract with Insight North America, LLC, the City's current investment advisor. By maintaining a partnership

with Insight, the City will benefit from their expertise and maintain stability in its investment portfolios.

Mayor Hardin sought public input and invited the Commission to comment on the item; however, no one provided any comments.

**A motion was made by Vice Mayor McGee, seconded by Commissioner Sigerson-Eaton, that the Resolution / Regular Agenda be ADOPTED. The motion carried by the following roll call vote:**

**Yes:** Fournier  
Moss  
Perkins  
Sigerson-Eaton  
McGee  
Hardin

**Enactment No: RES. No. 2024-174**

8. [24-465](#) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A FIRST AMENDMENT TO THE AGREEMENT FOR MOTOR PUMP AND REPAIR SERVICES BETWEEN THE CITY OF POMPANO BEACH AND CONDO ELECTRIC MOTOR REPAIR CORP.; PROVIDING AN EFFECTIVE DATE.  
(Fiscal Impact: Not to exceed \$250,000.00)

(Staff Contact: A. Randolph Brown)

Randolph Brown, Utilities Director, presented the item, stating that this is a contract renewal with Condo Electric Motor Repair Corp. to repair motors, pumps, and gearboxes on an as-needed basis.

Mayor Hardin sought public input and invited the Commission to comment on the item; however, no one provided any comments.

**A motion was made by Vice Mayor McGee, seconded by Commissioner Sigerson-Eaton, that the Resolution / Regular Agenda be ADOPTED. The motion carried by the following roll call vote:**

**Yes:** Fournier  
Moss  
Perkins  
Sigerson-Eaton  
McGee  
Hardin

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**Enactment No: RES. No. 2024-175****9. [24-454](#) P.H. 2024-51: (PUBLIC HEARING 1ST READING)**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, AMENDING CHAPTER 152, "BUILDINGS," OF THE POMPANO BEACH CODE OF ORDINANCES, BY AMENDING SECTION 152.20 "GENERAL," TO SPECIFY THE SECTIONS SPECIFIC TO FLOODPLAIN REGULATIONS; BY AMENDING SECTION 152.21, "DEFINITIONS," TO MODIFY AND DELETE DEFINITIONS; BY AMENDING SECTION 152.22, "APPLICABILITY," TO ADD THE JULY 31, 2024 EFFECTIVE DATE OF THE FLOOD INSURANCE STUDY; BY AMENDING SECTION 152.23, "DUTIES AND POWERS OF THE FLOODPLAIN ADMINISTRATOR," TO REMOVE REFERENCES TO WATERCOURSE; BY AMENDING SECTION 152.25, "SITE PLAN AND CONSTRUCTION DOCUMENTS," TO REMOVE REFERENCES TO FLOODWAYS AND WATERCOURSE AND ADD STORMWATER MANAGEMENT PLAN REQUIREMENTS FOR SINGLE-FAMILY AND DUPLEX LOTS; BY AMENDING SECTION 152.27, "VARIANCES AND APPEALS," TO SPECIFY THE APPLICABILITY TO FLOODPLAIN REGULATIONS; BY AMENDING SECTION 152.31, "SITE IMPROVEMENTS, UTILITIES AND LIMITATIONS," TO CREATE PERFORMANCE STANDARDS FOR STORMWATER RETENTION FOR SINGLE FAMILY AND DUPLEX LOTS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

**(Staff Contact: Jean Dolan/David Recor)**

Jean Dolan, Development Services Department, presented the item. Ms. Dolan began by stating that these are amendments to Chapter 152, which are the floodplain regulations. She mentioned that there are two important things within this Ordinance, which are the update to the effective date of the FEMA Maps, which will become effective July 31st, 2024, as well as the addition of the one-inch stormwater retention requirement for all new single-family and duplex properties that use fill. In closing, Ms. Dolan discussed other amendments related to revisions that the Florida Department of Emergency Management approved by its Model Floodplain Ordinance.

Mayor Hardin sought public input on the item, and since there was none, he invited further Commission discussion on the item.

Comr. Sigerson-Eaton expressed concern about the impact on surrounding neighbors of homes that are knocked down and rebuilt up to the new one-inch retention requirement. She questioned if the 6-foot fence regulation would now become an 8-foot fence requirement for the adjacent properties. Ms. Dolan stated that this would not be addressed in Chapter 152 but that they have hired a consultant to develop design standards for these finished floor elevations, which will be brought before the Commission at the end of the year or early next year.

Mayor Hardin said he was going to ask about that as well, but he wanted to know if this would also address retaining walls specifically. Ms. Dolan stated that the consultant would address retaining walls as well as other potential issues that could occur with this amendment.

**A motion was made by Vice Mayor McGee, seconded by Commissioner Sigerson-Eaton, that the Ordinance / Regular Agenda be APPROVED FIRST READING. The motion carried by the following roll call vote:**

**Yes:** Fournier  
Moss  
Perkins  
Sigerson-Eaton  
McGee  
Hardin

10. [24-466](#) **P.H. 2024-52: (PUBLIC HEARING 1ST READING)**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, AMENDING CHAPTER 155, "ZONING CODE," OF THE POMPANO BEACH CODE OF ORDINANCES IN ACCORDANCE WITH SECTION 166.04151.(7), FLORIDA STATUTES, BY AMENDING SECTION 155.2407, "SITE PLAN," TO PROVIDE THE REQUIRED ADMINISTRATIVE APPROVAL PROCESS FOR QUALIFIED LIVE LOCAL ACT PROJECTS; BY AMENDING SECTION 155.4202, "STANDARDS APPLICABLE TO HOUSEHOLD LIVING USES," TO CLARIFY MIXED-INCOME HOUSING REQUIREMENTS AND POLICIES; AND BY AMENDING ARTICLE 9: DEFINITIONS AND INTERPRETATION, PART 5, "TERMS AND USES DEFINED," TO DISTINGUISH CONVENIENCE AND NONCONVENIENCE GROCERY STORE AND ADD DEFINITION FOR MAJOR TRANSIT HUB; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

**\*Note: This item will be stricken from this Agenda.**

(Staff Contact: Jean Dolan/David Recor)

**The Ordinance / Regular Agenda was STRICKEN.**

11. [24-467](#) **P.H. 2024-54: (PUBLIC HEARING 1ST READING)**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, AMENDING CHAPTER 155, "ZONING CODE," BY AMENDING SECTION 155.4501, "SEPARATION REQUIREMENTS FOR ALCOHOLIC BEVERAGE ESTABLISHMENTS," TO EXEMPT SUCH REQUIREMENTS IN THE

DOWNTOWN POMPANO OVERLAY DISTRICT (DPOD); PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

**(Staff Contact: Max Wemyss/David Recor)**

Jean Dolan, Development Services Department, presented the item. She explained that it is a text amendment to remove the Downtown Pompano Overlay District from the alcohol separation requirements. She mentioned that the AOD and TO-EOD are currently already exempt from the alcohol separation requirement, and this item adds the DPOD to the exemption. Ms. Dolan stated that Staff and the Planning and Zoning Board unanimously recommended approval.

Mayor Hardin invited the public to provide input

Vicente Thrower, Pompano Beach, asked why there isn't a broader conversation about allowing economic opportunities to restaurants to extend their operating hours. Mayor Hardin responded that hours of operation would be a completely different section and that is not what is being presented with this item. Mr. Thrower reiterated that he feels that the Commission should consider having a discussion about extending operating hours to restaurants that are opened within the DPOD.

Mayor Hardin closed public input and invited further Commission discussion on the item; however, no one provided any comments.

**A motion was made by Vice Mayor McGee, seconded by Commissioner Sigerson-Eaton, that the Ordinance / Regular Agenda be APPROVED FIRST READING. The motion carried by the following roll call vote:**

**Yes:** Fournier

Moss

Perkins

Sigerson-Eaton

McGee

Hardin

12. [24-482](#) **P.H. 2024-57: (PUBLIC HEARING 1ST READING)**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A MASTER SERVICES AGREEMENT BETWEEN THE CITY OF POMPANO BEACH AND SOUNDTHINKING, INC., PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: \$1,891,366 over 5 years)



**(Staff Contact: Greg Harrison)**

City Manager Harrison introduced the item and provided background on the agreement with Soundthinking, Inc. He noted that the agreement covers a five-mile area and explained the costs over the multi-year contract.

Mayor Hardin invited the public to provide input.

Tundra King, 124 NW 15th Street, FL, supports the item but said the City has not maximized its use in the past. She asked if ShotSpotter data has been provided to the City Commission. Mayor Hardin said the City Commission receives data updates periodically. Ms. King said the data should be shared more frequently and with the community as well. She said she has never been contacted as a business owner to assist with cases in her area, which has a high incident rate.

Michael Skversky, 1630 SW 5th Avenue, Pompano Beach, FL, asked if the contract needs to be a five-year agreement. Mayor Hardin affirmed but noted they have a 60-day out clause. Mr. Skversky suggested a one-year term with regular reports. Mayor Hardin clarified that BSO examines the data on a daily basis.

Marlowe Moreland, 445 SW 2nd Street, Pompano Beach, FL, supports the item but agreed with Ms. King about utilizing the tool more.

Jocelyn Jackson, Pompano Beach, FL, asked how many ShotSpotters are in the community. Mayor Hardin said the locations cannot be revealed but they cover a five-mile area. Ms. Jackson said they should be placed in the high crime areas, to include Golden Acres and Collier City. She asked if the reports could be shared. Mayor Hardin said it is public record once it is shared.

Mayor Hardin closed public input and invited further Commission discussion on the item.

Comr. Moss said the item was brought before them previously and it was decided the funding was better utilized for license plate readers. He asked what changed.

City Manager Harrison stated that the BSO's perspective has changed, and they now believe this is an important tool. He said the license plate readers are still allocated within the budget, not within the BSO contract.

Mayor Hardin described a meeting that occurred between him, City Manager Harrison, City Attorney Berman, BSO, Shotspotter, and the lobbying firm that represented them. There were subsequent conversations between the BSO and ShotSpotter. He clarified that he simply facilitated the meeting.

Comr. Moss wondered if BSO was heavily influenced by the lobbyists or ShotSpotter, since they previously did not support the renewal.

City Attorney Berman recalled that the accuracy of the data that the City relied upon was initially called into

question. ShotSpotter then provided additional data.

Comr. Sigerson-Eaton said she spoke with the representative from ShotSpotter and also wondered why the item was being brought back. She would like to know more from BSO about how they analyze the data and trends.

Major Dave Ellwood said, in his opinion, BSO's stance has never changed on the tool. He said they attributed 45 arrests over 3.5 years to ShotSpotter, although it is not designed to make arrests. He noted one of the issues is the ShotSpotter does not always go off, which is a problem. He said it is a good tool that has saved lives as they respond to incidences.

Mayor Hardin questioned Major Ellwood's statement about BSO's position on the tool. Major Ellwood emphasized that BSO makes arrests based on investigations. He noted ShotSpotter has programs that may be of interest to the City.

Comr. Fournier agreed there are aspects of the tool they have not been taking advantage of, particularly the data. She also emphasized the feedback they receive from residents about stopping senseless gun violence in the community. She would support moving forward with the agreement for a year.

Comr. Sigerson-Eaton asked how they ensure the ShotSpotters are functioning as promised. She asked if they are tested or regularly maintained. Additionally, she wondered how often the vendor was interfacing with BSO concerning the data.

Major Ellwood said Soundthinking, Inc. trained a few data analysts on their Ground Truth Workbook. They also offered to train the City Manager and City Commission on the dashboard. He said there have been 71 incidences over 3.5 years where shots were fired and missed.

Vice Mayor McGee asked why BSO does not fund it. Major Ellwood said it is easier for the City to pay for it directly.

Alfred Lewers, on behalf of Soundthinking, Inc., said the current price for ShotSpotter is \$75,000 per square mile for all new customers.

Phil Daly, on behalf of Sounthinking, Inc., said they agreed to \$68,750 for the new term of the contract, which is a discount.

Vice Mayor McGee asked if they could do a shorter agreement in order for BSO to get the data and analyze it.

Mr. Lewers explained the promise of ShotSpotter's service level agreement, which is providing 90% of audible outdoor non-suppressed gunfire in 60 seconds or less within a 25-meter halo. He said some of the missed incidences are human error, and not system error. He noted Pompano Beach is a gold-standard customer and the system is utilized well from a response standpoint. He acknowledged the system is not perfect, but they are within their service level agreement.

Vice Mayor McGee would like to see stronger guarantee or some credit for years where the system did not function as anticipated.

Mr. Daly stated he watched the original City Commission meeting and clarified a few misunderstandings. He noted that ShotSpotter solves a fundamental problem, with the underreporting of gunfire. Without ShotSpotter, he stated over 1,000 shots fired would have gone unreported. He spoke about their Data for Good program.

Vice Mayor McGee asked to meet with ShotSpotter and be shown more about the tool and data.

Mr. Daly corrected the Pompano Beach amount to \$68,250.

Mayor Hardin stated, for the cost of ShotSpotter, they could have two more BSO deputies or increase camera and license-plate readers.

Major Ellwood said they need more than two deputies with the growth of the City. He said you cannot realistically compare the options that Mayor Hardin outlined, but he would always choose more staff.

Mayor Hardin clarified that they are missing shots that are not picked up or reported, so the 10% number is inaccurate.

Comr. Moss said he does not know why they are still discussing this item. He said they are just getting a sales pitch from a company and the money would be better spent on staffing or other police security measures.

Comr. Sigerson-Eaton was intrigued by Mayor Hardin's questions and comments. She recommended a hybrid concept combining ShotSpotter and other tools.

Comr. Perkins noted she originally voted no. Since then, she has spoken to the company and has also done some research. She said if the cost would save one life, it would be worth it to her. She asked if they could provide a better rate for one year for a five-year agreement. Mr. Daly said they could honor the rate for one year but cannot guarantee no increase in subsequent years, which could include a 5% annual escalation.

Captain Darrell Stallings described the meeting he had with Uma Future International, which is training to teach staff and the community how to mobilize within the community to address hot spots.

Comr. Perkins would support a one-year renewal but would like to see engagement with Uma Futures International.

Comr. Fournier agreed with Comr. Perkins' recommendations and would support a one-year trial.

Comr. Sigerson-Eaton stated she would support the item.

Vice Mayor McGee questioned whether the company stands by its product. Mr. Lewers said the City has its full commitment and provided examples of when he personally attended incidents. He said that former Major

Adkins was so satisfied that he asked for a 5-plus-year contract.

Vice Mayor McGee reiterated her request for a reduced financial commitment. Mr. Lewers described his success in securing grant funding using ShotSpotter data for Miami Gardens. He emphasized his commitment to assist Pompano Beach in attempting to secure funding, but he cannot guarantee grant funding as part of the agreement.

City Manager Harrison clarified that ShotSpotter, or the City did not cancel the contract. The City just opted to not renew the contract in March 2024. He noted that ShotSpotter continued to provide service during that time. He added the contract is backdated to March 2024. Mr. Lewers confirmed they provided gunshot detection data to BSO uninterrupted.

**A motion was made by Vice Mayor McGee, seconded by Commissioner Sigerson-Eaton, that the Ordinance / Regular Agenda be APPROVED FIRST READING. The motion carried by the following roll call vote:**

**Yes:** Fournier  
Perkins  
Sigerson-Eaton  
Hardin

**No:** Moss  
McGee

13. [24-483](#) **P.H. 2024-58: (PUBLIC HEARING 1ST READING)**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A SERVICE CONTRACT BETWEEN THE CITY OF POMPANO BEACH AND REDEVELOPMENT MANAGEMENT ASSOCIATES, LLC FOR PROFESSIONAL CONSULTING SERVICES; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: This is an initial fixed fee of \$29,968 per month resulting in a total initial annual contract amount of \$359,611. The fee shall be increased by 3.5% per annum during the 3-year contract term)

**(Staff Contact:** Greg Harrison)

City Manager Harrison introduced the item and provided background on the agreement with Redevelopment Management Associates, LLC (RMA). He noted it is a new contract and the previous contract was in 2021. The contract is for the same scope of services with the exception of two additions, outlined on Page 12 of Exhibit A. He said their investment with the company has yielded the City \$10B in increased property valuation. He asked the Commission to consider this as an investment.

Mayor Hardin invited the public to provide input.

Tundra King, 124 NW 15th Street, Pompano Beach, FL, questioned the \$10B figure. City Manager Harrison said all new funds roll into the General Fund. Ms. King said they need to defund other areas to focus on residents' safety. She said not enough attention is given to the slums and blighted areas.

Michael Skversky, 1630 SW 5th Avenue, Pompano Beach, FL, also questioned the \$10B and asked for proof. He said it was not possible. He asked what ShotSpotter did last week to help the City and exclaimed this contract with RMA was a total waste of money. He alleged the entity gave large campaign donations to members of the City Commission.

Marlowe Moreland, 445 SW 2nd Street, Pompano Beach, FL, also expressed confusion about the \$10B City Manager Harrison mentioned.

City Manager Harrison explained that the value of the contract is an investment in the city. He clarified that the statement he made about \$10B was about the increase in property values over the last 15 years since RMA began working within the city. Mayor Hardin added that property taxes go into the general fund.

Audrey Fesik, 412 Briny Avenue, Pompano Beach, FL, asked about the multi-year contract and suggested a one-year trial or 60-day clause. City Manager Harrison stated the City could ask for a one-year contract, but the company has always engaged in multi-year contracts with the City. Ms. Fesik noted there is no savings in signing a multi-year contract.

Jocelyn Jackson, Pompano Beach, FL, said RMA never went anywhere. She said she is excited to work with RMA to move forward. She supports the item.

Sarahca Peterson, 4354 NW 9th Avenue, Pompano Beach, FL, said she previously lived in slum and blight and started to educate herself about redevelopment, with help from RMA. She said she supports the item.

Mayor Hardin closed public input and invited further Commission discussion on the item.

Vice Mayor McGee agreed with Ms. Peterson and spoke about Pompano Beach's growth. She said they could not have accomplished what they did without the RMA partnership.

Comr. Fournier said the City's taxable value is \$21B. She noted that the RMA has a separate contract with the CRA, which feels like double-dipping. She also asked about conflicts of interest. City Manager Harrison replied that nothing prevents RMA from working with third parties with whom the City is negotiating deals. Comr. Fournier stated she does not support the item.

Comr. Moss stated that everything good that has happened since 2014 has been a result of the vision and work of RMA. He enthusiastically supports the contract.

Vice Mayor McGee said they need to continue working with people who have expertise.

Comr. Sigerson Eaton stated RMA made Pompano Beach become the City it is today. She noted their services are invaluable and provided an example of RMA’s dedication. She said she supports the item 100%.

Mayor Hardin said, without RMA, the City would not be the vibrant city it is today. He acknowledged they continue to have work to do within the City but there are great things happening within the city. He said they hired the firm, and not just two people but a team.

Comr. Perkins and Comr. Fournier spoke about RMA working with third parties.

Comr. Perkins recalled a member of RMA previously resigning from the City in 2018, citing a hostile work environment. She suggested the contract is too much money.

Comr. Moss said he remembers the hostility in 2018 and is happy with RMA.

Comr. Perkins asked City Manager Harrison if they are billed for work done by RMA outside of requests by the City or CRA. City Manager Harrison clarified if RMA is asked to do work by the City and CRA then it would be included in their fee and they would not bill additionally.

**A motion was made by Vice Mayor McGee, seconded by Commissioner Sigerson-Eaton, that the Ordinance / Regular Agenda be APPROVED FIRST READING. The motion carried by the following roll call vote:**

**Yes:** Moss  
 Sigerson-Eaton  
 McGee  
 Hardin

**No:** Fournier  
 Perkins

14. [24-459](#) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPOINTING \_\_\_\_\_ TO THE AIR PARK ADVISORY BOARD OF THE CITY OF POMPANO BEACH AS ALTERNATE 1, FOR A TERM OF THREE (3) YEARS; SAID TERM TO EXPIRE ON JULY 26, 2027; PROVIDING AN EFFECTIVE DATE.  
 (Fiscal Impact: N/A)

**Applicants**

Frank Sellers, Jr., **Alt. 1** - District 3  
 Jason L. Smith - District 3

**Other Board Memberships**

**0**  
**0**

(Staff Contact: Kervin Alfred)

**A motion was made by Vice Mayor McGee, seconded by Commissioner Sigerson-Eaton, that the Resolution / Regular Agenda be ADOPTED. Commissioner Fournier nominated to appoint Frank Sellers, Jr. The motion to appoint Frank Sellers, Jr. carried by a unanimous voice vote.**

**Enactment No: RES. No. 2024-176**

15. [24-460](#) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPOINTING\_\_\_\_\_TO THE EMERGENCY MEDICAL SERVICES ADVISORY BOARD OF THE CITY OF POMPANO BEACH AS ALTERNATE 1, FOR A TERM OF THREE (3) YEARS; SAID TERM TO EXPIRE ON JULY 23, 2027; PROVIDING AN EFFECTIVE DATE.  
(Fiscal Impact: N/A)

**Applicants**

**Other Board Memberships**

Danika Jackson, <b>Alternate 2</b> - District 5	<b>0</b>
Denise Searle - District 1	<b>0</b>
Byron Schortinghouse - District 3	<b>0</b>
Joanne Puia - District 3	<b>0</b>
Patricia K. McGill	<b>0</b>

(Staff Contact: Kervin Alfred)

**A motion was made by Vice Mayor McGee, seconded by Commissioner Sigerson-Eaton, that the Resolution / Regular Agenda be ADOPTED. Commissioner Barry Moss nominated to appoint Danika Jackson. The motion to appoint Danika Jackson carried by a unanimous voice vote.**

**Enactment No: RES. No. 2024-177**

16. [24-461](#) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPOINTING\_\_\_\_\_TO THE EMERGENCY MEDICAL SERVICES ADVISORY BOARD OF THE CITY OF POMPANO BEACH AS ALTERNATE 2, FOR A TERM OF THREE (3) YEARS; SAID TERM TO EXPIRE ON JULY 23, 2027; PROVIDING AN EFFECTIVE DATE.  
(Fiscal Impact: N/A)

**PLEASE REFER TO FILE ID NO 24-460 FOR APPLICANTS.**

(Staff Contact: Kervin Alfred)

**A motion was made by Vice Mayor McGee, seconded by Commissioner Sigerson-Eaton, that the Resolution / Regular Agenda be ADOPTED. Mayor Hardin nominated to appoint Patricia K. McGill. The motion to appoint Patricia K. McGill carried by a unanimous voice vote.**

**Enactment No: RES. No. 2024-178**

17. [24-463](#) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPOINTING \_\_\_\_\_ TO THE MARINE ADVISORY BOARD OF THE CITY OF POMPANO BEACH, TO FILL THE UNEXPIRED TERM OF LOUIS RIVA; SAID TERM TO EXPIRE ON MARCH 27, 2027; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

**Applicants**

**Other Board Memberships**

Kenneth Collins, <b>Alternate 1</b> - District 3	<b>0</b>
Mark Hanke, <b>Alternate 2</b> - District 3	<b>0</b>
Alexa Fitch - District 3	<b>0</b>
Lynne Mitchem - District 3	<b>1</b>

(Staff Contact: Kervin Alfred)

**A motion was made by Vice Mayor McGee, seconded by Commissioner Sigerson-Eaton, that the Resolution / Regular Agenda be ADOPTED. Commissioner Fournier nominated to appoint Kenneth Collins. The motion to appoint Kenneth Collins carried by a unanimous voice vote.**

**Enactment No: RES. No. 2024-179**

18. [24-452](#) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, GRANTING THE CITY MANAGER AUTHORITY DURING THE CITY COMMISSION'S AUGUST HIATUS TO PERFORM AND FINISH SUCH MATTERS AS MAY HAVE BEEN BUDGETED AND AUTHORIZED, SUBJECT TO RATIFICATION THEREAFTER; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)



(Staff Contact: Greg Harrison)

**A motion was made by Vice Mayor McGee, seconded by Commissioner Sigerson-Eaton, that the Resolution / Regular Agenda be ADOPTED. The motion carried by the following roll call vote:**

**Yes:** Fournier

Moss

Perkins

Sigerson-Eaton

McGee

Hardin

**Enactment No: RES. No. 2024-180**

**E. ADDITIONAL AUDIENCE TO BE HEARD**

Mayor Hardin asked if there were any additional speakers signed-up to speak under Audience to be Heard, to which City Clerk Alfred replied there were none.

**F. NEXT SCHEDULED MEETING**

Mayor Hardin announced that the next scheduled meetings are as follows:

July 15, 2024 at 9:00 a.m. - City Commission Budget Workshop

July 23, 2024 at 6:00 p.m. - Regular City Commission Meeting

**G. REPORTS**

**City Manager's Report:**

City Manager Harrison announced that Randolph Brown, the Utilities Director, received the 2024 Excellence Award from the Florida Stormwater Association for his outstanding commitment to the City of Pompano Beach Stormwater Management Program. This recognition highlights the program's environmental and local community benefits.

Mr. Brown expressed his gratitude for the acknowledgment and emphasized that he could not have obtained the award without the support of his staff.

Continuing, Mr. Harrison stated that the Office of Housing Urban Improvement (OHUI) has reopened its housing rehabilitation program. The program is currently accepting applications until it reaches 200 eligible applicants. Eligible households can receive a maximum award of \$60,000. Those interested in applying should contact OHUI at (954) 786 4659.

Lastly, City Manager Harrison announced that a group of individuals from the Tourism Department, including Sandra, Rita, Earl, Marilyn, and others, have received the Traveler's Choice Awards for 2024. This recognition was not sought after but was awarded to the department by the organization.

**City Attorney's Report:**

No report.

**City Clerk's Report:**

No report.

**Comr. Fournier's Report:**

No report.

**Comr. Moss' Report:**

Comr. Moss mentioned that Comr. Fournier left to celebrate her birthday at home. Therefore, he extended his warmest birthday wishes to her.

**Comr. Perkins' Report:**

Comr. Perkins shared three important pieces of information. The first was about Aaliyah Butler, a talented track star from Fort Lauderdale who will represent the United States in the women's 400-meter race at the Olympics in Paris. Aaliyah, a 20-year-old student at the University of Georgia, received hearty congratulations from the community for her achievement. Comr. Perkins noted that Aaliyah was George Dillard's great-niece.

The other two pieces of information were somber. Firstly, Mr. James Jones, the former principal of Blanche Ely High School, passed away. The details for his final viewing and homegoing service were shared in the announcement. The final viewing will take place on Friday, July 12th, from 5:30 p.m. to 7:00 p.m. at the Blanche Ely James L. Jones Auditorium. The homegoing service will be held on Saturday, July 13th, at 9:00 a.m.

Secondly, Pastor Mohorn's brother, Louis Mohorn Sr., has passed away. The final viewing will be held on Friday, July 12th, from 5:00 p.m. to 8:00 p.m. The homegoing service will occur on Saturday, July 13th, at 10 a.m. at the Word of Living God Ministries. Comr. Perkins stated that the community had expressed their condolences to both families and assured them of their prayers and support. Despite the sad news, Aaliyah Butler's accomplishment was celebrated and acknowledged, bringing warmth and positivity to the community.

**Comr. Sigerson-Eaton's Report:**

Comr. Sigerson-Eaton mentioned that this year's 4th of July fireworks display at the beach was great, and she really enjoyed it. Additionally, the Cresthaven Civic Association is meeting this Thursday at 7 p.m. at the Charlotte Burrie Community Center with Mayor Rex Hardin as the guest speaker. She said she was looking forward to the event and thanked the Mayor.

**Vice Mayor McGee’s Report:**

Vice Mayor McGee expressed gratitude to various city staff members, including Parks and Rec, Building and Grounds, BSO, Fire Rescue, and the Lifeguards, for their involvement in organizing the fireworks display and the holiday weekend activities. She mentioned receiving positive feedback from members of the community and expressed appreciation for the seamless execution of the event.

**Mayor Hardin’s Report:**

Mayor Hardin commended staff for the great job on the fireworks display, but suggested that they could be longer with more funding. The Mayor expressed that people love the fireworks and commended everyone involved in the display.

**H. ADJOURNMENT**

The meeting adjourned at 5:52 p.m.

DocuSigned by:  
*Kervin Alfred*  
D1C913A8ED334CA...  
Kervin Alfred, City Clerk

DocuSigned by:  
*Rex Hardin*  
502CB780EB3F480...  
Rex Hardin, Mayor

DocuSigned by:  



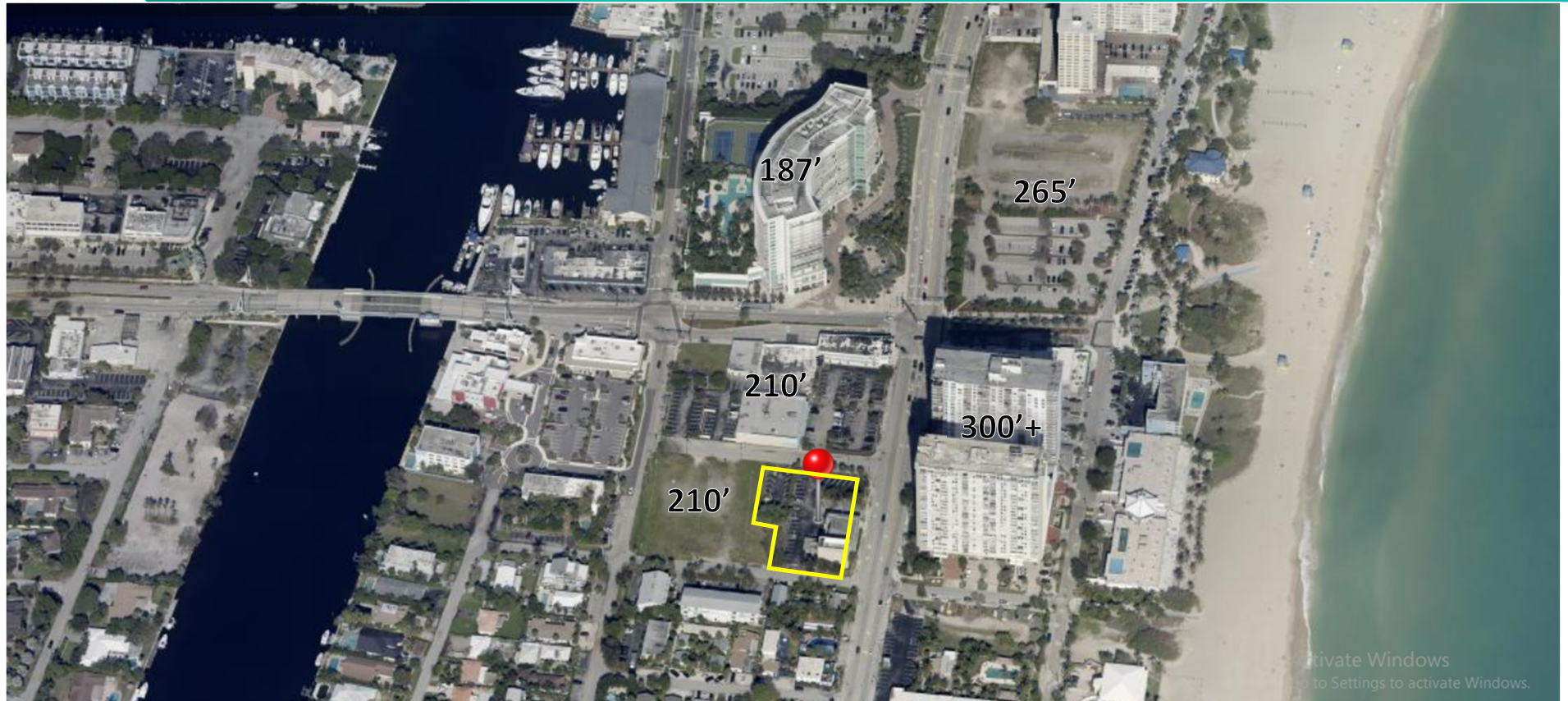

## Exhibit 1

# City Commission 101 S. Ocean Blvd Rezoning July 9, 2024





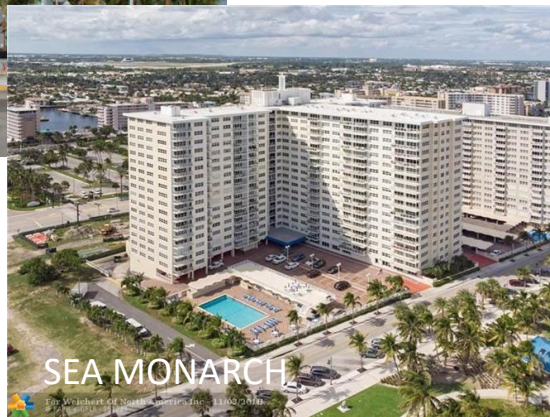
# Project Location



THE PLAZA AT OCEANSIDE



POMPANO BEACH CLUB



SEA MONARCH

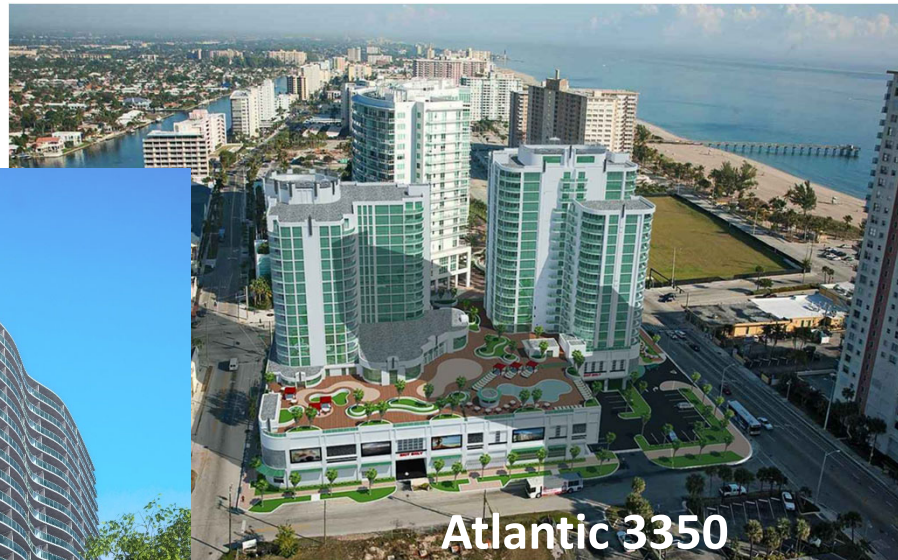


OCEAN MONARCH



# Renderings of Approved Buildings

**Pure Residence**



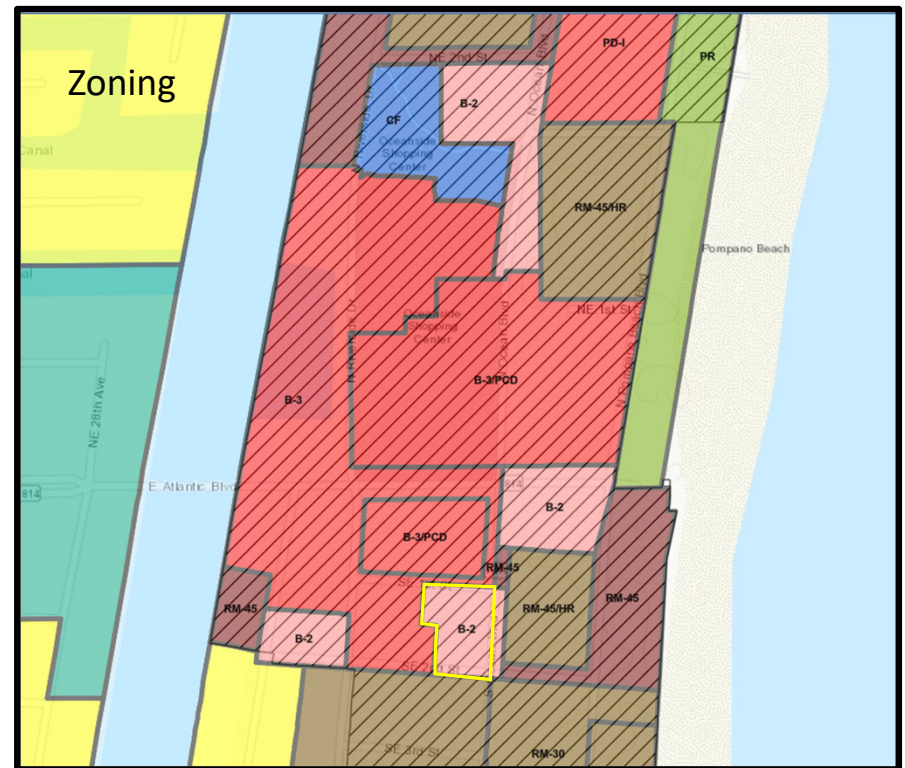
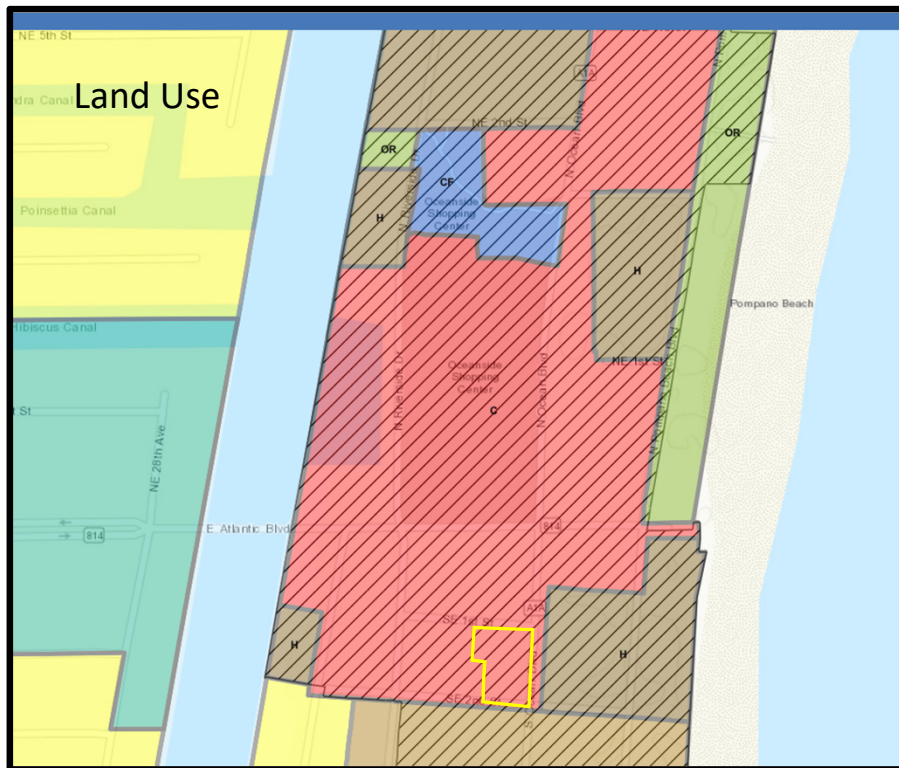
**Atlantic 3350**



**Oceanside – Parcel A**



# Current Land Use and Zoning







## Effect of Rezoning from B-2 to B-3 in the AOD

### **B-2/AOD ZONING DISTRICT:**

- 45% lot coverage, increase by 20% if a public plaza is provided per the AOD overlay = 54% lot coverage
- Typical 105' building height maximum
- Hotel use is permitted in any commercial zoning district in the AOD

### **B-3/AOD ZONING DISTRICT:**

- 60% lot coverage, increase by 20% if a public plaza is provided per the AOD overlay = 72% Lot Coverage
- Typical 105' building height maximum
- Hotel use is permitted in any commercial zoning district in the AOD

### **ATLANTIC BOULEVARD OVERLAY DISTRICT (AOD):**

**Slenderness Provisions for Hotel Buildings (155.3703.d.3.B) –Permitted Use in Any Multi-Family or Commercial Zoning**

The maximum height 210 feet with various design standards.



# Rezoning Review Standards

## Rezoning Review Standards

- Consistent with the Land Use Category
- Supported by Goals, Objectives and Policies of the Comp Plan
- Consistent with other City adopted plans (CRA)
- Compatibility with existing and proposed adjacent uses

## Consistency with Standards

- Commercial Land Use Allows B-3
- Supported by GOPS related to CRA plans, public facilities and services, and encouraging hotel uses
- CRA/AOD encourage hotel use
- Adjacent to B-3 and higher intensity uses (RM 45-HR) on 3 sides



# Recommendation

The P&Z Board unanimously recommended approval on May 22, 2024.

Staff Recommends Approval.

**Questions and Comments for Staff  
Applicant Presentation**

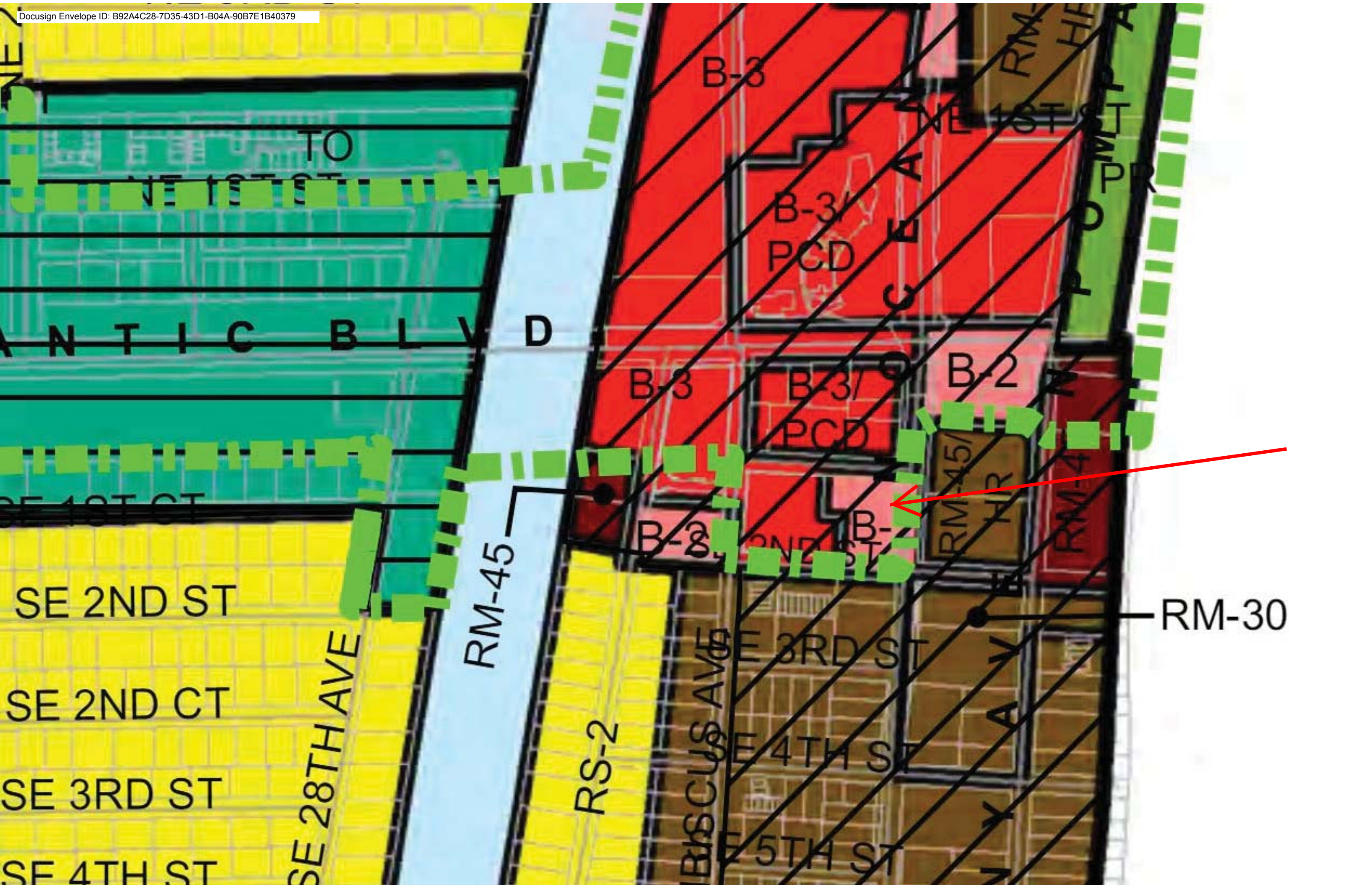
Exhibit 2

# 101 S. Ocean Boulevard Hotel

Pompano Beach City Commission

July 9, 2024





B-3

B-3/  
PCD

B-3

B-3/  
PCD

B-2

B-3

B-3/  
PCD

RM-45/  
HR

RM-4

RM-30

RM-45

RS-2

BISCUS AVE

SE 3RD ST

SE 4TH ST

SE 5TH ST

SE 28TH AVE

SE 2ND ST

SE 2ND CT

SE 3RD ST

SE 4TH ST

ANTIC BLD

SE 1ST CT

SE 2ND ST

SE 2ND CT

SE 3RD ST

SE 4TH ST

SE 28TH AVE

NE 1ST ST

NE 2ND ST

NE 3RD ST

NE 4TH ST

NE 5TH ST

NE 6TH ST

NE 7TH ST

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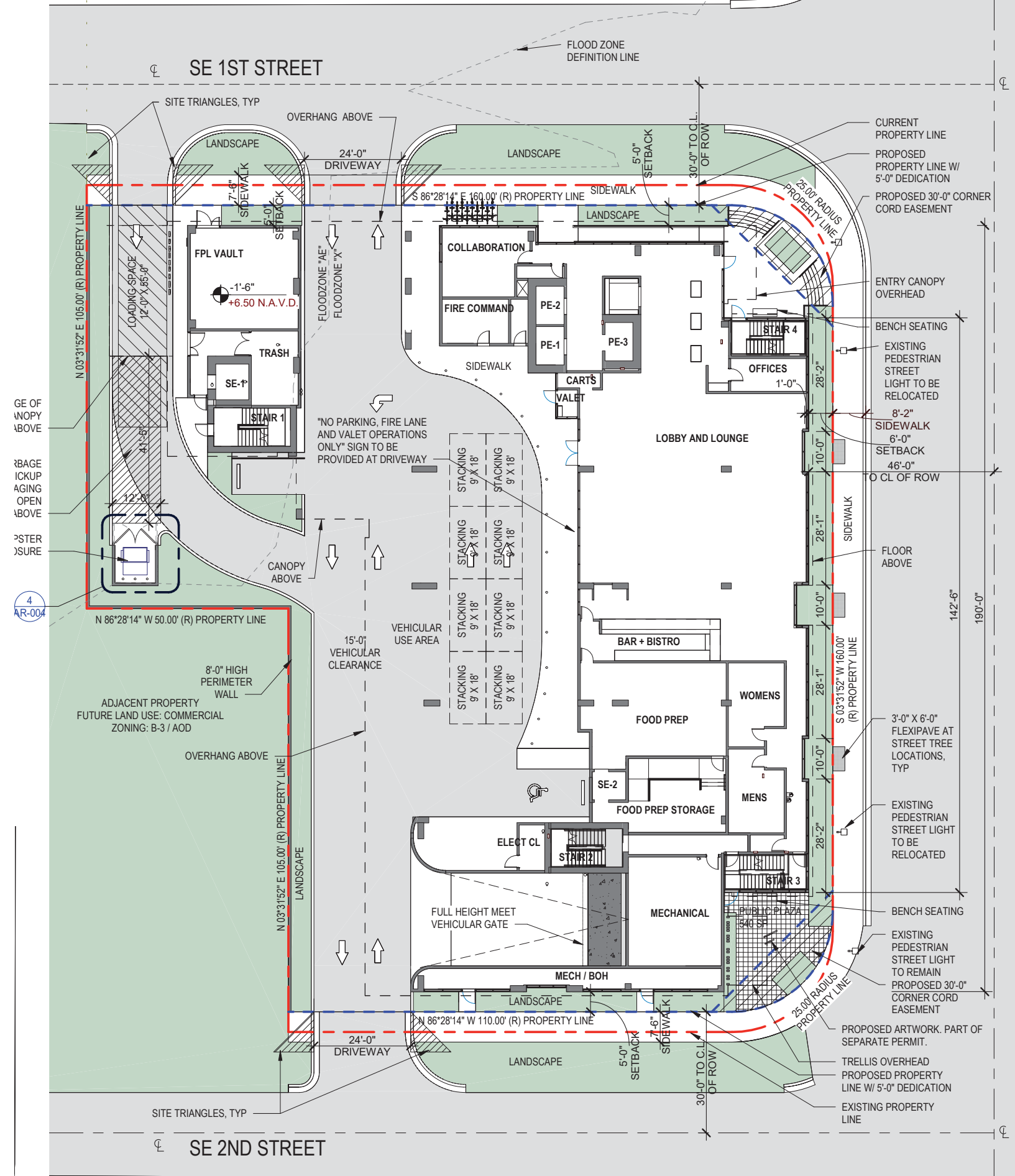
NE 1ST ST







ADJACENT PROPERTY  
FUTURE LAND USE: COMMERCIAL  
ZONING DISTRICT: B3/PCD/A00



OCEAN BLVD, STATE ROAD A-1-A

ADJACENT PROPERTY  
FUTURE LAND USE: HIGH RESIDENTIAL 25-46 DU/AC  
ZONING DISTRICT: RM-45/HR

1 SITE PLAN  
AR-100 Scale: 1" = 20'-0"

ADJACENT PROPERTY  
FUTURE LAND USE: MEDIUM-HIGH RESIDENTIAL 16-25 DU/AC  
ZONING: RM-30



## B-2 v. B-3 in the AOD - Comparisons

Requirement	B-2	B-3
Lot Area, min.	10,000 SF	Same
Lot Width, min.	100 feet	Same
Density, max.	None for hotel	Same
Lot Coverage, max.	54%	72%
Pervious Area, min.	20%	Same
Height, max.	210 feet	Same
Setback, SE 1 <sup>st</sup> St.	Between 0 and 20 feet	Same
Setback, SE 2 <sup>nd</sup> St.	Between 0 and 20 feet	Same
Setback, A1A	Between 5 and 15 feet	Same

# Proposed Under B-3



VIEW FROM SOUTH EAST CORNER - B3 PROPOSAL

176' - 8" to roof  
 198' - 8" to top of equipment screening

# Maximum Permitted under B-2



VIEW FROM SOUTH EAST CORNER - B2 BUILDING

208' - 8" to roof  
 228' - 8" to top of equipment screening

DESIGNED	DRAWN	CHECKED
NH	NH	JY

R E V I S I O N S

DATE:	COMM:
04.05.2024	23008

POMPANO HOTEL

101 S. OCEAN BLVD  
 POMPANO BEACH, FL 33062

B2 ZONING EXHIBIT PERSPECTIVES

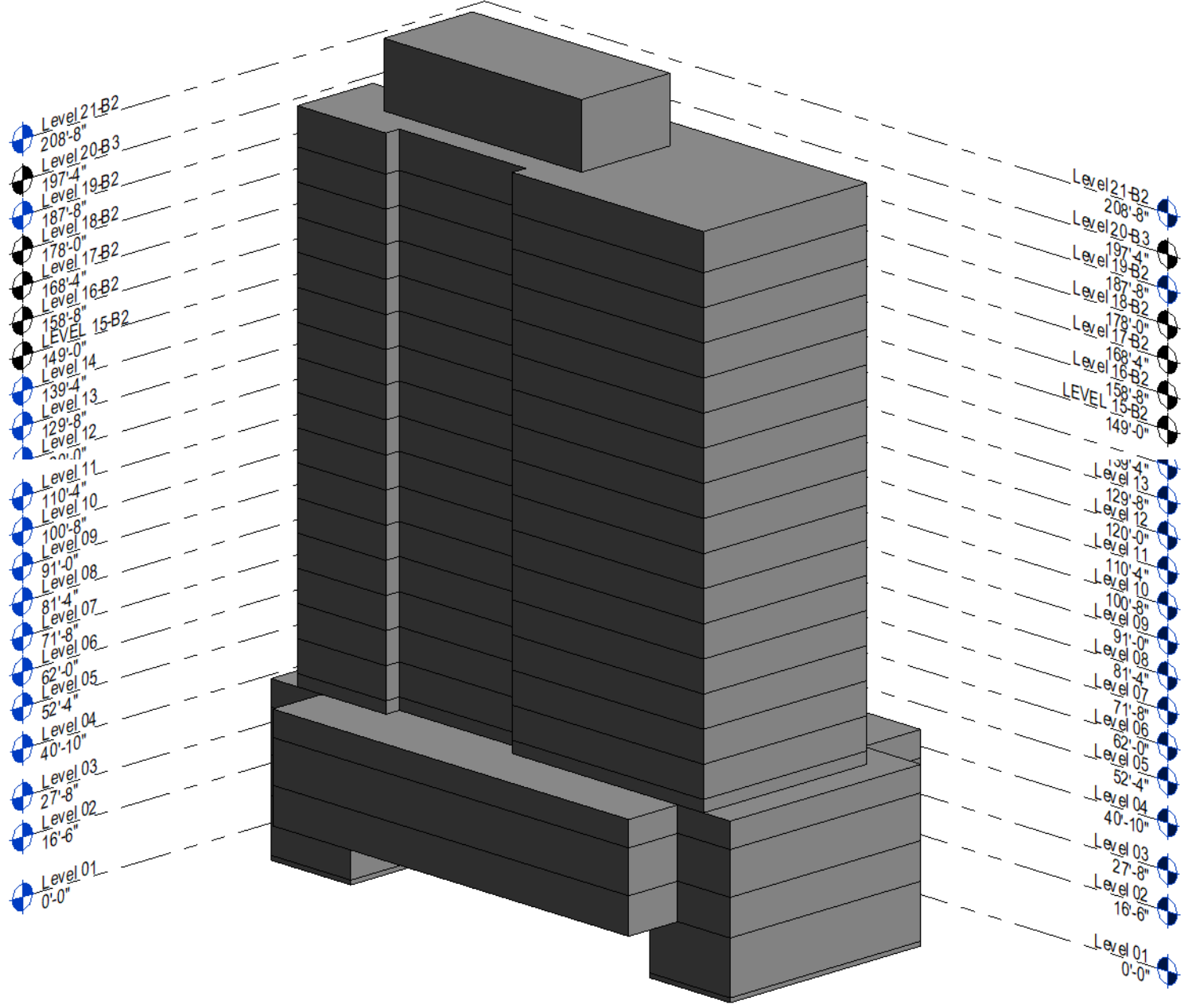
DRC SET

EXB-002

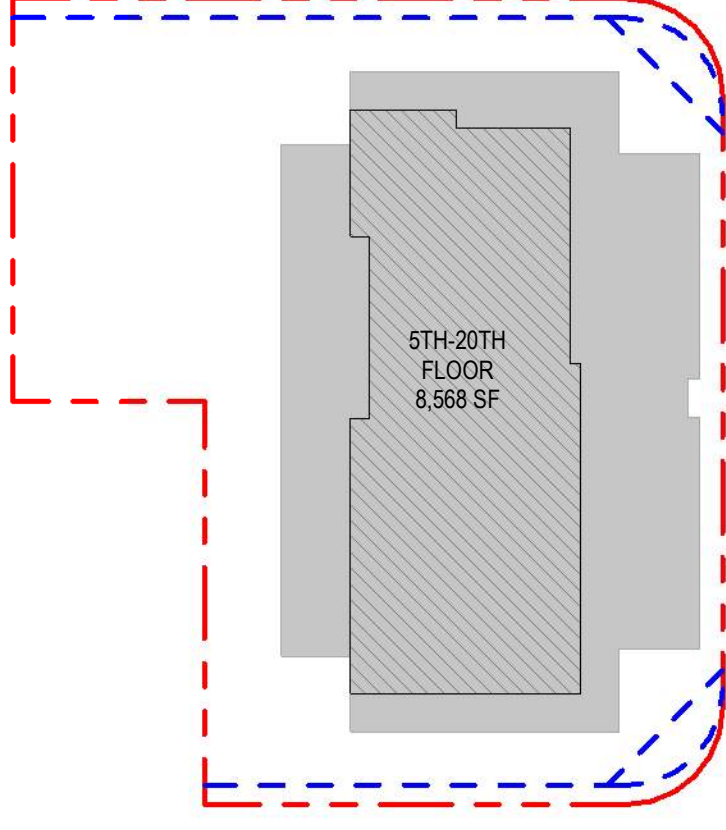
5/20/2024 2:37:32 PM

# Maximum Permitted under B-2

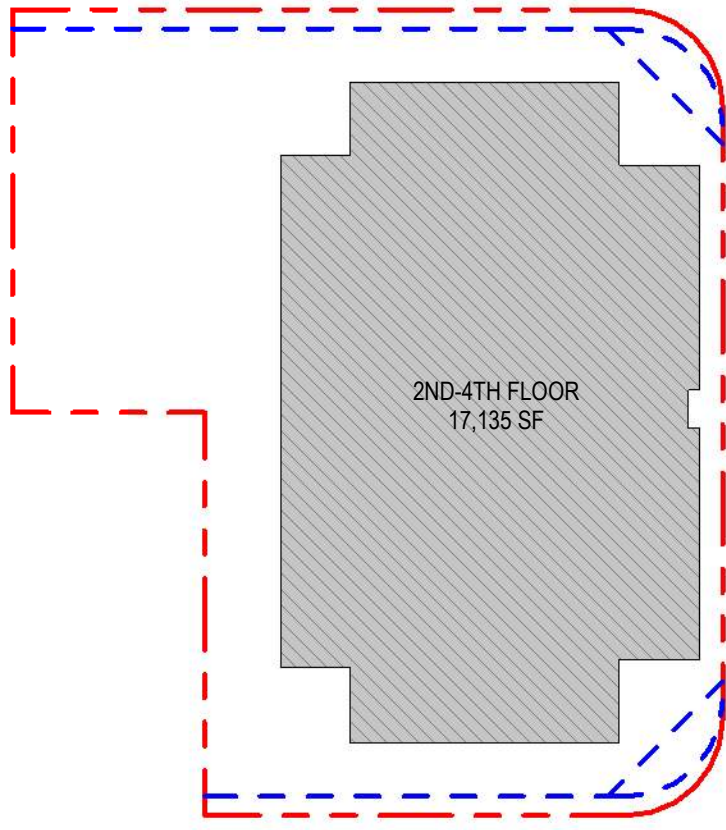
DESIGNED	DRAWN	CHECKED
NH	NH	JY



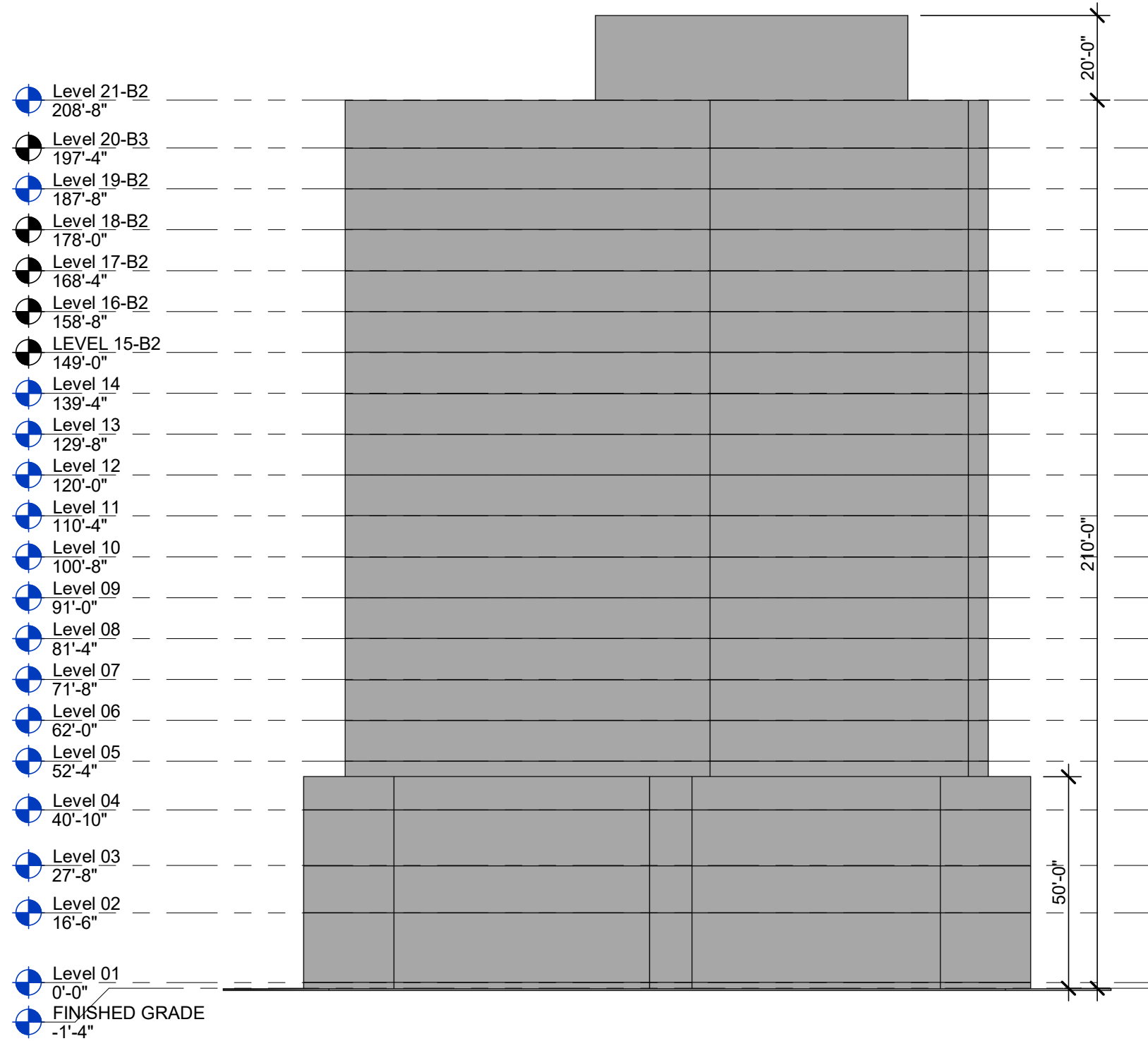
4 EXHIBIT AXONOMETRIC  
Scale:



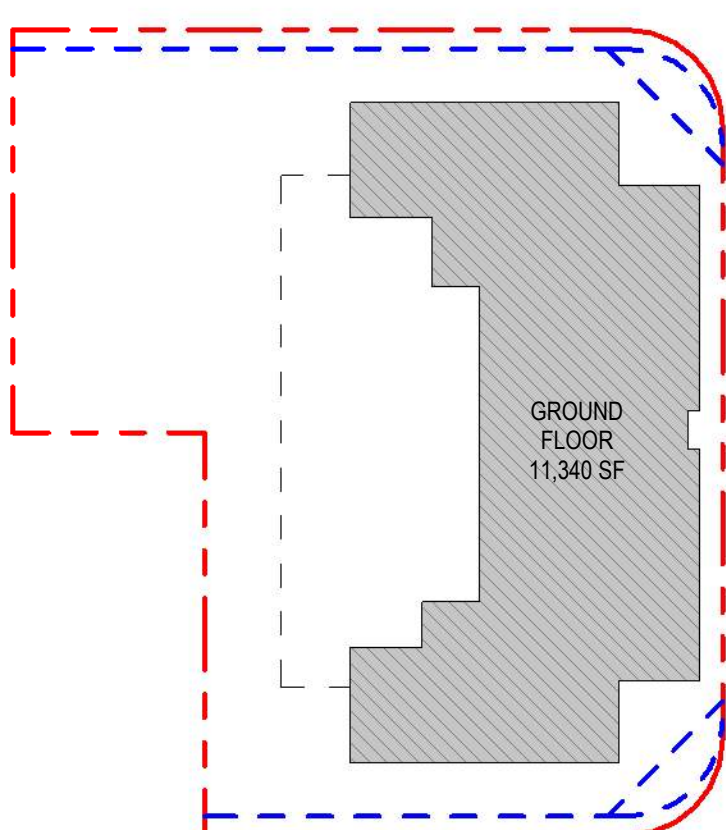
3 EXHIBIT 5TH-20TH FLOOR - TOWER GROSS FLOOR AREA  
Scale: 1" = 50'-0"



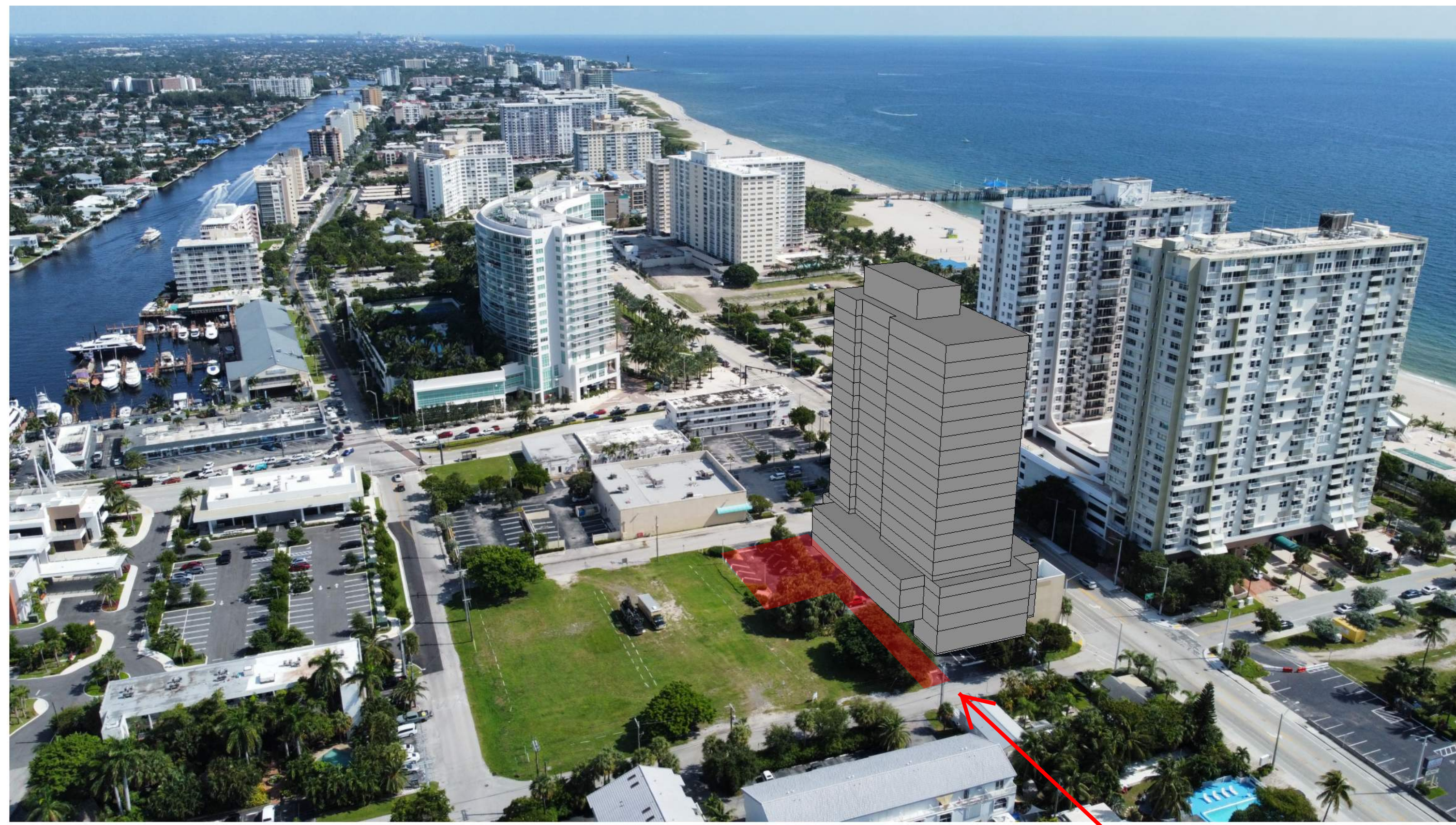
2 EXHIBIT 2ND - 4TH FLOOR - GROSS FLOOR AREA  
Scale: 1" = 50'-0"



5 EXHIBIT EAST ELEVATION  
Scale: 1/32" = 1'-0"



1 EXHIBIT GROUND FLOOR - GROSS FLOOR AREA  
Scale: 1" = 50'-0"



BIRDS EYE VIEW FROM SOUTH WEST - B2 BUILDING

# Proposed Under B-3



BIRDS EYE VIEW FROM SOUTH WEST - B3 PROPOSAL

REVISIONS

DATE:	COMM:
04.05.2024	23008

POMPANO HOTEL

101 S. OCEAN BLVD  
POMPANO BEACH, FL 33062

B2 - ZONING EXHIBIT

DRC SET

EXHIBIT

# Rezoning Criteria

## City Zoning Code Section 155.2404.C

### **C. Site-Specific Zoning Map Amendment Review Standards**

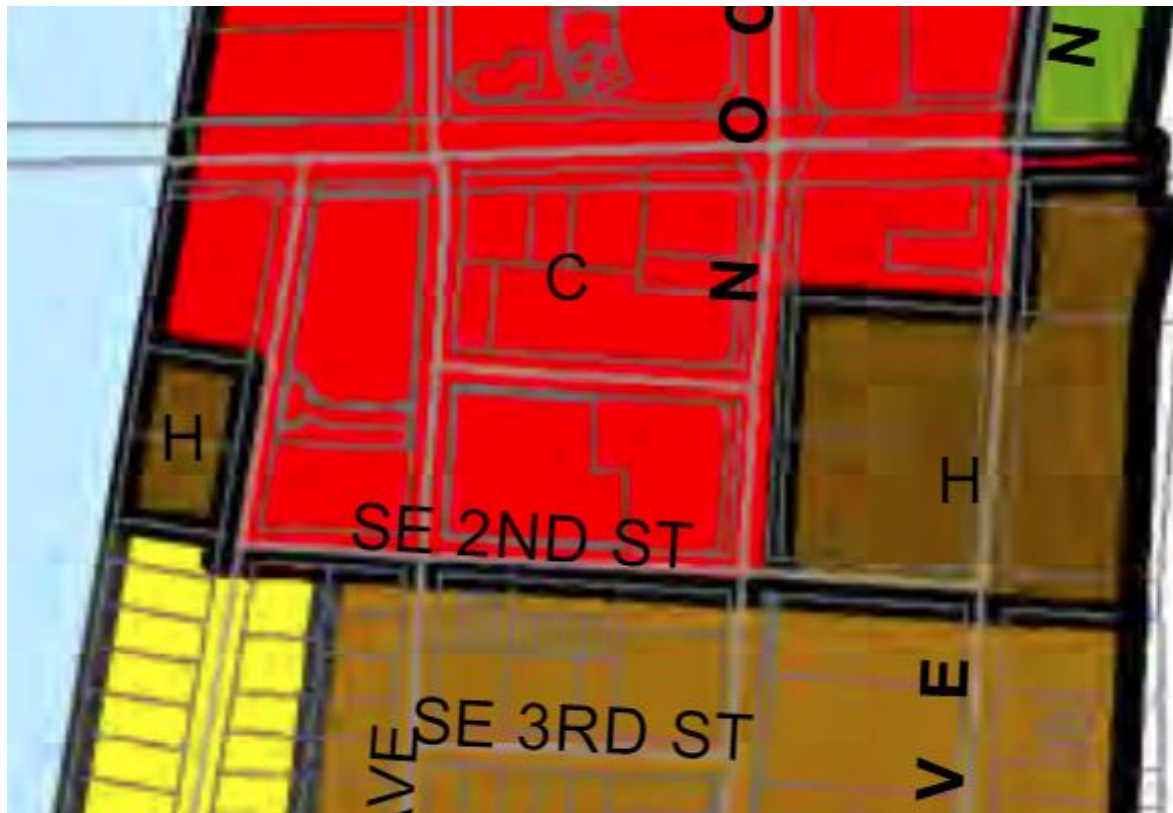
Site-specific amendments to the Official Zoning Map (Rezoning) are a matter subject to quasi-judicial review by the City Commission and constitute the implementation of the general land use policies established in this Code and the comprehensive plan. In determining whether to adopt or deny a proposed Site-Specific Zoning Map Amendment, the city shall find that:

- I. The applicant has provided, as part of the record of the public hearing on the application, competent substantial evidence that the proposed amendment:
  - a. Is consistent with the Future Land Use Category and any applicable goals, objectives, and policies of the comprehensive plan and all other applicable city-adopted plans

# Rezoning Criteria

## City Zoning Code Section 155.2404.C

- a. Is consistent with the Future Land Use Category



### B. Commercial Land Use

Each parcel of land within an area designated in a Commercial land use category by the City's Land Use Plan Map must be zoned in a zoning district which permits any one or more of the following uses, but no other uses:

1. Retail uses, including gas stations with retail stores.
2. Office and business uses.
3. Wholesale, storage, light fabricating and warehouses uses, if deemed appropriate by the City.
4. Hotels, motels, time shares and similar lodging.

# Rezoning Criteria

## City Zoning Code Section 155.2404.C

- a. Is consistent with the Future Land Use Category and any applicable goals, objectives, and policies of the comprehensive plan and all other applicable city-adopted plans

### **Policy 01.03.10**

Support and promote hotels, motels and other tourist accommodations in designated residential, commercial and commercial recreation land use designations.

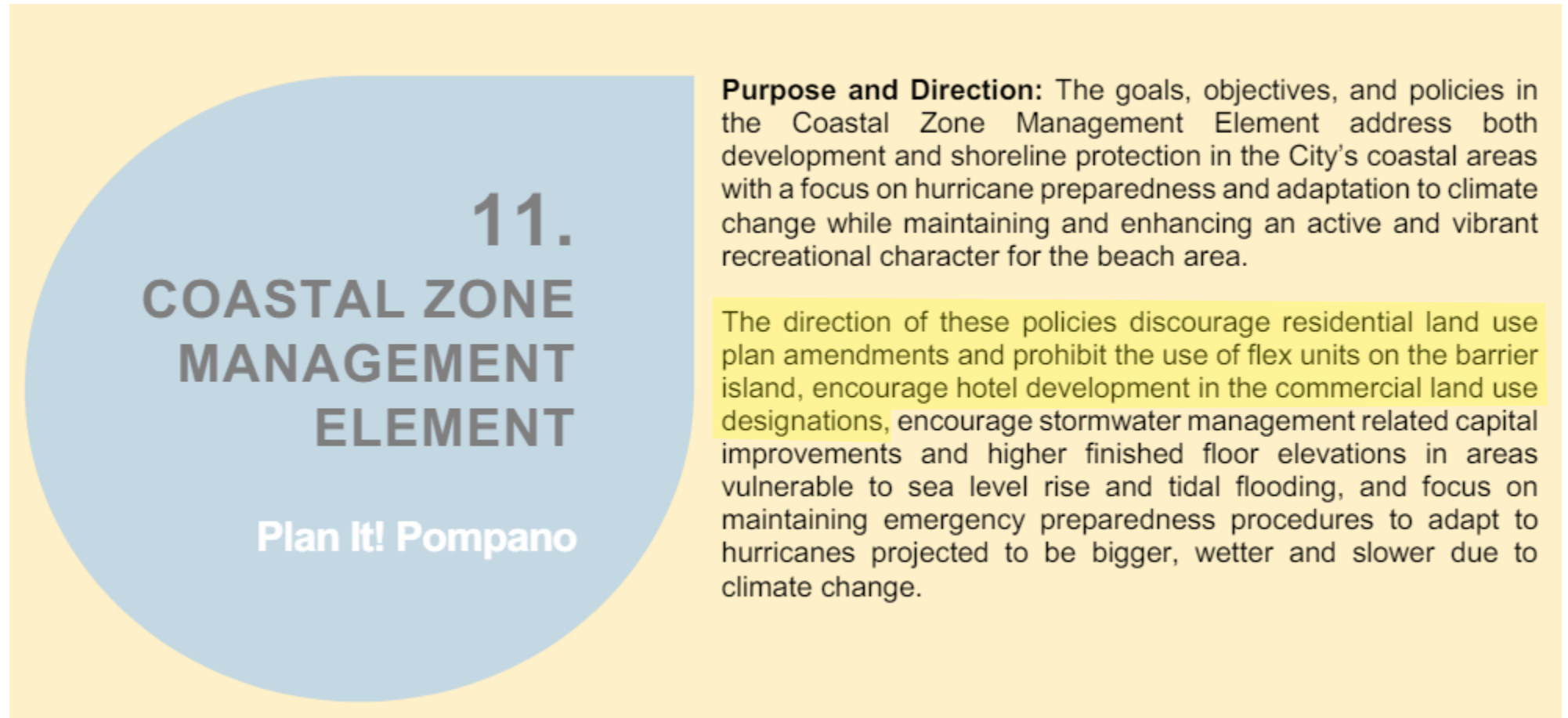
# Rezoning Criteria

## City Zoning Code Section 155.2404.C

- a. Is consistent with the Future Land Use Category and any applicable goals, objectives, and policies of the comprehensive plan and all other applicable city-adopted plans

### Policy 01.03.10

Support and promote hotels, motels and other tourist accommodations in designated residential, commercial and commercial recreation land use designations.



**11.  
COASTAL ZONE  
MANAGEMENT  
ELEMENT**

Plan It! Pompano

**Purpose and Direction:** The goals, objectives, and policies in the Coastal Zone Management Element address both development and shoreline protection in the City's coastal areas with a focus on hurricane preparedness and adaptation to climate change while maintaining and enhancing an active and vibrant recreational character for the beach area.

The direction of these policies discourage residential land use plan amendments and prohibit the use of flex units on the barrier island, encourage hotel development in the commercial land use designations, encourage stormwater management related capital improvements and higher finished floor elevations in areas vulnerable to sea level rise and tidal flooding, and focus on maintaining emergency preparedness procedures to adapt to hurricanes projected to be bigger, wetter and slower due to climate change.



# Rezoning Criteria

## City Zoning Code Section 155.2404.C

- a. Is consistent with the Future Land Use Category and any applicable goals, objectives, and policies of the comprehensive plan and all other applicable city-adopted plans

### **Policy 01.03.12**

The following criteria may be used in evaluating rezoning requests:

- A. Density;

**Response: Medium-sized hotel (220 rooms, appx. 287/net acre, 185/gross acre). Hotels do not have density limit. Adjacent to Pompano Beach Club (593 units, appx. 275/acre, 202/gross acre)**

# Rezoning Criteria

## City Zoning Code Section 155.2404.C

- a. Is consistent with the Future Land Use Category and any applicable goals, objectives, and policies of the comprehensive plan and all other applicable city-adopted plans

### **Policy 01.03.12**

The following criteria may be used in evaluating rezoning requests:

- A. Density;
- B. Design;

**Response: Unanimous AAC approval. Upscale finishings, public plaza, lower than permitted height**

# Rezoning Criteria

## City Zoning Code Section 155.2404.C

- a. Is consistent with the Future Land Use Category and any applicable goals, objectives, and policies of the comprehensive plan and all other applicable city-adopted plans

### **Policy 01.03.12**

The following criteria may be used in evaluating rezoning requests:

- A. Density;
- B. Design;
- C. Distance to similar development;

**Response: Closest comparisons are Beachcomber, appx. ½ mile away, and Tru by Hilton appx. ⅓ mile away. Smaller boutiques and dozens of AirBnBs within ½ mile.**

# Rezoning Criteria

## City Zoning Code Section 155.2404.C

- a. Is consistent with the Future Land Use Category and any applicable goals, objectives, and policies of the comprehensive plan and all other applicable city-adopted plans

### **Policy 01.03.12**

The following criteria may be used in evaluating rezoning requests:

- A. Density;
- B. Design;
- C. Distance to similar development;
- D. Existing adjoining uses;

**Response: Across from Pompano Beach Club (appx. 334' in height, almost double the hotel).  
B-3 zoning to the north and west. RM-30/AOD to the south (105' height limit).**





# Rezoning Criteria

## City Zoning Code Section 155.2404.C

- a. Is consistent with the Future Land Use Category and any applicable goals, objectives, and policies of the comprehensive plan and all other applicable city-adopted plans

### **Policy 01.03.12**

The following criteria may be used in evaluating rezoning requests:

- A. Density;
- B. Design;
- C. Distance to similar development;
- D. Existing adjoining uses;
- E. Proposed adjoining uses;

**Response: Only vacant on west, status unknown. Site plan approved for condo hotel at +/- 200'**

# Rezoning Criteria

## City Zoning Code Section 155.2404.C

- a. Is consistent with the Future Land Use Category and any applicable goals, objectives, and policies of the comprehensive plan and all other applicable city-adopted plans

### **Policy 01.03.12**

The following criteria may be used in evaluating rezoning requests:

- A. Density;
- B. Design;
- C. Distance to similar development;
- D. Existing adjoining uses;
- E. Proposed adjoining uses;
- F. Readiness for redevelopment of surrounding uses; and.

**Response: Utilities/infrastructure, fire response times, tourism demand**



# Fire/EMS Response Times - 2022

## Response Time Data

At the 90<sup>th</sup> percentile *travel time*, which the largest component of response time, increased in FY 2022 to a 12-year high 7 minutes 25 seconds from 7 minutes 13 seconds last year.<sup>2</sup>

<i>FY 2022</i>	<i>Call Processing</i>	<i>Turnout</i>	<i>Travel</i>	<i>Call to Arrival</i>
FY2010	1:02	1:31	6:30	8:02
FY2011	1:02	1:29	6:36	8:05
FY2012	1:18	1:27	6:47	8:18
FY2013	1:05	1:25	6:47	8:13
FY2014	1:05	1:21	6:51	8:11
FY2015	1:09	1:18	6:58	8:19
FY2016	1:06	1:21	7:16	8:35
FY2017	1:14	1:24	7:06	8:31
FY2018	1:15	1:24	7:00	8:27
FY2019	1:17	1:27	6:53	8:25
FY2020	1:19	1:28	6:57	8:30
FY2021	1:14	1:23	7:13	8:41
FY2022	1:12	1:22	7:25	8:52

**NFPA Standards:**  
 6 minutes for EMS  
 8 minutes for low/medium hazard  
 10 minutes, 10 seconds for high hazard

# Fire/EMS Response Times - Current



District/Incident	Incident Type Group	Incident Count	Incidents with TRT	Average Total Response Time	Property Loss	Contents Loss	Property Value	Contents Value
1101	100 - Fire	14	14	0:06:19	\$14,673	\$5,254	\$22,493,531	\$25,503
	300 - Rescue & EMS	950	918	0:05:32	\$0	\$500	\$377,530	\$500
	400 - Hazardous Condition	26	26	0:06:30	\$35,000	\$0	\$0	\$0
	500 - Service Call	120	115	0:06:06	\$6,000	\$6,000	\$250,060	\$6,000
	600 - Good Intent Call	210	103	0:05:13	\$0	\$0	\$0	\$0
	700 - False Alarm	246	241	0:05:38	\$0	\$0	\$0	\$0
1101 Total		1566	1417	0:05:36	\$55,673	\$11,754	\$23,121,121	\$32,003
1102	100 - Fire	4	3	0:05:19	\$1,000	\$1,052	\$761,680	\$10,052
	200 - Overpressure Rupture, Explosion, Overheat	1	1	0:04:04	\$0	\$0	\$0	\$0
	300 - Rescue & EMS	734	702	0:05:47	\$0	\$0	\$0	\$0
	400 - Hazardous Condition	11	11	0:06:22	\$0	\$0	\$0	\$0
	500 - Service Call	112	108	0:06:14	\$5,000	\$3,000	\$83,428,830	\$5,000
	600 - Good Intent Call	128	76	0:05:37	\$0	\$0	\$0	\$0
	700 - False Alarm	129	124	0:06:05	\$0	\$0	\$0	\$0
1102 Total		1119	1025	0:05:52	\$6,000	\$4,052	\$84,190,510	\$15,052

**NFPA Standards:**  
 6 minutes for EMS  
 8 minutes for low/medium hazard  
 10 minutes, 10 seconds for high hazard





# Utilities and Infrastructure

1. Retaining all stormwater on site

2. +/- 215' linear feet of new 8" water main (rather than utilizing existing 2" main)

 Nathaniel Watson <Nathaniel.Watson@copbfl.com>  
To  Andrew Schein

Start your reply all with:     Feedback

  Reply  Reply All  Forward  

Wed 5/8/2024 12:01 PM

*That is correct.*

*Thanks*

---

**From:** Andrew Schein <[aschein@lochrielaw.com](mailto:aschein@lochrielaw.com)>  
**Sent:** Wednesday, May 8, 2024 11:59 AM  
**To:** Nathaniel Watson <[Nathaniel.Watson@copbfl.com](mailto:Nathaniel.Watson@copbfl.com)>  
**Subject:** RE: 101 S. Ocean Hotel - PZ23-12000042

Hi Nathaniel, thank you for speaking with me regarding this. As I understand, the utilities department made a determination during the DRC stage that there's enough water/wastewater capacity to serve the project, otherwise the DRC wouldn't have let the project move forward to Planning and Zoning Board. Please let me know if this understanding is correct.

Thank you,

Andrew J. Schein, Esq.



phone 954.779.1119 | fax 954.779.1117 | direct 954.617.8919  
699 N. Federal Highway, Suite 400, Fort Lauderdale, FL 33304

# Rezoning Criteria

## City Zoning Code Section 155.2404.C

- a. Is consistent with the Future Land Use Category and any applicable goals, objectives, and policies of the comprehensive plan and all other applicable city-adopted plans

### **Policy 01.03.12**

The following criteria may be used in evaluating rezoning requests:

- A. Density;
- B. Design;
- C. Distance to similar development;
- D. Existing adjoining uses;
- E. Proposed adjoining uses;
- F. Readiness for redevelopment of surrounding uses; and.
- G. Proximity to mass transit.

**Response: Walking distance to bus stops, however most transit is expected in the form of ride sharing**

# Trip Generation

<b>Table 1</b> <b>Pompano Hotel</b> <b>Trip Generation Analysis</b> <b>Pompano Beach, Florida</b>								
Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
<i>Existing</i>								
Drive-In Bank	9,573 SF	961	55	40	95	101	100	201
	<b>Sub-Total</b>	<b>961</b>	<b>55</b>	<b>40</b>	<b>95</b>	<b>101</b>	<b>100</b>	<b>201</b>
<i>Proposed</i>								
Hotel	220 Rooms	1,961	58	45	103	69	66	135
	<b>Sub-Total</b>	<b>1,961</b>	<b>58</b>	<b>45</b>	<b>103</b>	<b>69</b>	<b>66</b>	<b>135</b>
	<b>Difference (Proposed - Existing)</b>	<b>1,000</b>	<b>3</b>	<b>5</b>	<b>8</b>	<b>(32)</b>	<b>(34)</b>	<b>(66)</b>

Compiled by: KBP Consulting, Inc. (May 2024).

Source: ITE Trip Generation Manual (11th Edition).

- Drive-In Bank - ITE Land Use #912

- Hotel - ITE Land Use #310

# Trip Generation

<b>Table 1</b> <b>Pompano Hotel</b> <b>Trip Generation Analysis</b> <b>Pompano Beach, Florida</b>								
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<i>Proposed</i>								
Hotel	220 Rooms	1,961	58	45	103	69	66	135
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	<b>Difference (Proposed - Existing)</b>	<b>1,000</b>	<b>3</b>	<b>5</b>	<b>8</b>	<b>(32)</b>	<b>(34)</b>	<b>(66)</b>

Compiled by: KBP Consulting, Inc. (May 2024).

Source: ITE Trip Generation Manual (11th Edition).

- Drive-In Bank - ITE Land Use #912

- Hotel - ITE Land Use #310



Comparable to a new Starbucks

# City-Adopted Plans – East CRA

## 155.3703. ATLANTIC BOULEVARD OVERLAY DISTRICT (AOD)



### A. Purpose

The Atlantic Boulevard Overlay district (AOD) is established and intended to serve as a center of activity for residents and visitors alike, a source of pride and identity for the community, and an attractive gateway to the city's beachfront areas. It is also intended to help implement the Pompano Beach Community Redevelopment Plan for the East Pompano Beach Redevelopment District east of the Intracoastal Waterway. The purposes of these district standards are to stimulate economic revitalization, create a pedestrian-friendly environment, encourage beachfront beautification, and promote mixed-use development. To achieve these intents and purposes, district standards are based on the following core principles.

- **Encourage hotel development east of the Intracoastal Waterway.**
- **Promote tourism by supporting hotel development. Assist hotel developers with incentives to construct hotel units, including time share.**

### # 2.8: "Tourism District"

#### **Background**

The East CRA and the City have determined that the downtown and beachfront should be a tourist district. It is less a geographical determination but more a business and marketing plan. The District would include promoting the assets of the beachfront and the Intracoastal Waterway as well as the boating industry. Recently in 2009 the City commissioned a study that suggested that tourism could be a large economic generator for the city.

# Rezoning Criteria

## City Zoning Code Section 155.2404.C

### **C. Site-Specific Zoning Map Amendment Review Standards**

Site-specific amendments to the Official Zoning Map (Rezoning) are a matter subject to quasi-judicial review by the City Commission and constitute the implementation of the general land use policies established in this Code and the comprehensive plan. In determining whether to adopt or deny a proposed Site-Specific Zoning Map Amendment, the city shall find that:

- I. The applicant has provided, as part of the record of the public hearing on the application, competent substantial evidence that the proposed amendment:
  - a. Is consistent with the Future Land Use Category and any applicable goals, objectives, and policies of the comprehensive plan and all other applicable city-adopted plans



