

September 15, 2022

Mr. Saul Umana  
Planning & Zoning Division  
City of Pompano Beach  
100 West Atlantic Blvd.  
Pompano Beach, FL 33060

Re: Project Narrative – PCD Amendment - Pompano Citi Centre

Dear Mr. Umana:

On behalf of SVAP Pompano Citi Centre L P, Macy's Retail Holdings, LLC, and all other owners in the Pompano Citi Centre PCD (collectively, the "Property Owner"), is proposing to amend the PCD zoning of the Pompano Citi Centre Shopping Mall, located on the south side of Copans Road and west of Federal Highway ("Property") in the City of Pompano Beach. The proposed PCD amendment involves the removal of three parcels from the PCD that comprise approximately 12.3+/- acres. The Morgan Group, the developer, has submitted rezoning and site plan applications involving the 12.3+/- acre site for a residential apartment complex that will replace the old Macy's building and a portion of the parking lot of the Citi Centre Shopping Mall. The proposed PCD amendment and associated site plan and rezoning applications for the proposed residential development are consistent with approved land use plan amendment adopted by the City on October 12, 2021 which changed the future land use designation on the proposed residential parcel from Commercial (City) / Commerce (County) to Irregular (29.5) Residential.

The proposed PCD amendment will ensure that there is appropriate cross access between the proposed residential development and the remaining PCD property. The PCD amendment will maintain the existing access points in the shopping center and relocate the location of the current "ring road" at the northwest corner of the PCD. Also of note, the existing multipurpose trail is not impacted by this amendment and will remain in its current location.

The proposed development complies with the general purposes of planned developments referenced in City Code Section 155.3601.A as follows:

1. Reducing or diminishing the inflexibility or uniform design that sometimes results from strict application of zoning and development standards designed primarily for individual lots;

The proposed amendment to the PCD is consistent with the development plan for the area and the residential site plan and rezoning applications that were submitted concurrently with this application. The primary purpose of this amendment is to reconfigure the main access road through and around the Property to accommodate the integration of the residential use on the outside perimeter of the new PCD. The City previously determined that the Citi Centre Shopping Mall is the most appropriate zoning district to create a unified development plan for this large commercial property. The portion of the property proposed to be removed from the PCD and developed as a residential apartment complex is part of the Pompano Citi Centre Shopping Mall and is currently developed with a former Macys department store and associated parking. With the removal of the site from the PCD and conversion to residential, the remaining tenants in Pompano Citi Centre would benefit from the residents living on-site that will become patrons of those businesses.

2. Allowing greater freedom in selecting the means of providing access, open space, and design amenities;

The original Citi Centre PCD established the design standards for this large commercial parcel. This PCD amendment provides for the flexibility to continue with the current operation while at the same time providing an interface with the proposed residential development. The tenants in Pompano Citi Centre would benefit from the residents living adjacent to Citi Centre that will become patrons of those businesses.

3. Allowing greater freedom in providing a well-integrated mix of residential and nonresidential land uses in the same development, including a mix of housing types, lot sizes, and densities;

The proposed PCD amendment will allow for the development of a residential apartment complex adjacent to the Property, providing an enhanced mixed-use node in the City. The PCD master plan provides for connectivity between the residential and commercial parcels that will benefit the future residents and the remaining commercial tenants.

4. Allowing more efficient use of land, with smaller networks of streets and utilities, and thereby lowering development and housing costs; and

The proposed PCD amendment and associated site plan and rezoning applications will provide a more efficient use of the land by allowing a combination of commercial and residential uses to share parking and infrastructure thereby lowering development costs. The residential development is being constructed on parcel that has existing utilities and roadways that serve the property that will lower the cost of the proposed residential development.

5. Promoting quality design and environmentally sensitive development that respects surrounding established land use character and respects and takes advantage of a

site's natural and man-made features, such as trees, wetlands, floodplains, and historic features.

The Property is currently developed and there are no unique environmental characteristics associated with the Property. The removal of the 12.3+/- acre site from the PCD and associated residential development is designed to be harmonious with the surrounding area and the Pompano Citi Centre. The proposed PCD amendment will allow the existing shopping center to remain and the proposed residential will create a more sustainable mixed-use development.

Please let us know if you need any other information to review and process this PCD amendment application.

Sincerely,

GREENSPOON MARDER LLP

*Cynthia Pasch*

Cynthia A. Pasch, AICP