

REZONING NARRATIVE

The Morgan Group (“the Applicant”), on behalf of SVAP Pompano Citi Centre L P, and Macy’s Retail Holdings, LLC (collectively, the “Property Owner”), is proposing to construct a residential apartment development with 356 units on three parcels that are a part of the Pompano Citi Centre Shopping Mall. The 12.3+/- acre site is located on the south side of Copans Road and west of Federal Highway (“Property”) in the City of Pompano Beach.



The residential apartment complex will replace the old Macy’s building and a portion of the parking lot of the Citi Centre Shopping Mall. The proposed development will consist of a combination of studio, one, two, and three bedroom units in eight (8) four (4)-story residential buildings with surface parking. A private clubhouse and pool will also be provided for the residents of the development.

The City and County recently adopted a land use plan amendment which changed the future land use designation of the Property from Commercial (City) / Commerce (County) to Irregular (29.5) Residential. The proposed site plan is consistent with approved land use plan amendment. The surrounding lands use plan designations, zoning designations and existing uses are provided in the table below.

P&Z
805400005
487-4667-1

Atlanta Boca Raton Chicago Denver Edison Ft. Lauderdale Las Vegas Los Angeles Miami
Naples New York Orlando Portland Scottsdale Tallahassee Tampa West Palm Beach

P&Z

P&Z

PZ21-13000008
07/26/2023

PZ21-13000008
08/23/2023

PZ21-13000008
06/28/2023

Existing Conditions

	Property	North	South	East	West
Future Land Use Map	Irregular (29.5) Residential	Commercial	Open Space/Recreation	Commercial	Open Space/Recreation
Zoning	B3/PCD	B3/PCD	Parks and Recreation	B3/PCD	Parks and Recreation
Existing Use	Shopping Center	Shopping Center	Golf Course	Shopping Center	Golf Course

In conjunction with the proposed development plan, the Applicant is also requesting rezoning of the Property from PCD to RM-30. The proposed zoning is consistent with the “Smart Growth” strategy. The Subject Property is an underutilized site in the eastern portion of the City. The Subject Property is an infill site where public facilities exist and have capacity to accommodate the demands associated with of the development plan. The proposed zoning will result in a mixed use development by adding dwelling units that are needed to accommodate future population growth on a parcel that is developed with commercial uses. The resulting mixed use development will reduce greenhouse gas emissions by providing dwelling units in close proximity to commercial uses and transit service. Residents will be able to reduce vehicular trips by shopping in the Pompano Citi Centre. The availability of transit service adjacent to the Subject Property will provide additional opportunities to reduce vehicular traffic. The proposed development will redevelop a vacant commercial space in the Citi Centre mall and will provide new patrons in the area that will support the existing businesses and help to promote additional redevelopment of commercial centers in the area.

As part of the land use plan amendment related to the Property, the developer agreed that fifteen (15) percent of the residential units to be constructed on the Property will be restricted affordable moderate income units as defined in the County Comprehensive Plan. Prior to recertification of the land use plan amendment regarding the Property, a Declaration shall be recorded that provides for the affordable housing units to be restricted for 30 years.

The proposed development is consistent with the future land use plan designation on the property and is also consistent with the following Goals, Objectives and Policies of the future land use plan.

GOAL 01.00.00

The attainment of a living environment which provides the maximum physical, economic and social well being for the City and its residents through the thoughtful and planned use

3049.005
48746.01

PZ21-13000008
07/26/2023

PZ21-13000008
08/23/2023

PZ21-13000008
06/28/2023

and control of the natural and man-made environments that discourages urban sprawl, is energy efficient and reduces greenhouse gas emissions.

POLICY 01.01.02

Review all proposals for development or redevelopment and base the approval of same on the continued maintenance of all adopted Level of Service Standards.

POLICY 01.01.03

Phase development concurrent with the availability or phasing of infrastructure, potable water, traffic and drainage capacity.

POLICY 01.01.04

Maintain public and private recreation and open space facilities at a level of five (5) acres for each 1,000 residents.

POLICY 01.01.06

All site plan applications shall provide pedestrian facilities, such as but not limited to sidewalks and street trees (where not in conflict with underground utilities and permitted by City Engineer).

POLICY 01.01.11

Require that all future land use map amendments ensure the availability of potable water supplies and water supply facilities, and reuse where available.

POLICY 01.03.11

Consider the compatibility of adjacent land uses in all Land Use Plan amendments and rezonings.

OBJECTIVE 01.04.00

Support and promote the intermix of residential and commercial uses along major traffic corridors.

POLICY 01.04.01

The Planning Department shall support and promote the intermix of residential and commercial uses along major traffic corridors, where mass transit is available, through the allocation of flex and reserve units and approval of land use plan map amendments allowing for residential developments.

POLICY 01.16.01

P&Z
3049505
4874651

PZ21-13000008
07/26/2023

P&Z

PZ21-13000008
08/23/2023

P&Z

PZ21-13000008
06/28/2023

The City shall emphasize re-development and infill, which concentrates the growth and intensifies the land uses consistent with the availability of existing urban services and infrastructure in order to conserve natural and man-made resources.

POLICY 01.16.02

The City will encourage and implement the use of compact building design principles which preserve more open space, contain mixed use, support multi-modal transportation options, make public transportation viable, reduce infrastructure costs and take advantage of recycled building materials.

OBJECTIVE 1.21.00

Promote mixed use land development patterns which combine residential and nonresidential uses to achieve an attractive, well integrated, and pedestrian and transit friendly environment through the establishment of residential mixed land use categories.

30349.005
4837469.1
P&Z

PZ21-13000008
07/26/2023

P&Z

PZ21-13000008
08/23/2023

P&Z

PZ21-13000008
06/28/2023