



City of Pompano Beach Planning & Zoning Board

Commission Chambers
100 West Atlantic Blvd.
Pompano Beach, FL
33060

DRAFT MINUTES

Wednesday, March 22, 2023

6:00 PM

(00:10)

A. CALL TO ORDER

The meeting was called to order by Chairman Fred Stacer at 6:00 PM

(00:17)

B. ROLL CALL

Carla Coleman
Marianne Edge
Tundra King
Richard Klosiewicz
Joan Kovac
Derek Lewis
Fred Stacer

Also in Attendance:

James Saunders, Assistant City Attorney
Bobby Adkins
Maggie Barszewski
Max Wemyss
Pamela Stanton
Hellena Lahens
Daniel Keester-O'Mills
James Kahn
Nectaria Chakas
Paola West
Alexander Baramily
Jean Francois Gervais
Kristen DiPierro
Mike Grossworth

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F. NEW BUISNESS

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(06:57)

2. [LN-382](#)

OLD TOWN SQUARE II

Request:	Text Amendment
P&Z#	22-81000004
Owner:	N/A
Project Location:	Downtown Pompano TOC

Folio Number: N/A
Land Use Designation: DPTOC (Downtown Pompano Transit Oriented Corridor)
Zoning District: TO-DPOD (Transit Oriented Downtown Pompano Overlay District)
Agent: Nectaria Chakas
Project Planner: Max Wemyss

Mr. Max Wemyss, Project Planner, introduced himself to the Board and stated the applicant is requesting to amend the Downtown Pompano Beach (DP) Overlay District [section 155.3708] in order to add four feet to the overall height of a building permitted by a building height bonus, modify the massing restrictions of the Historic Transition Area, amend the Transit Core Area boundary of the Density Regulating Plan (incorporating four blocks), and to amend the Use Area Regulating Plan by changing two blocks from RM to MUR (to permit ground floor commercial activity). He provided overall context and reviewed the differences between the Transit-Core Area, Core Sub-Area, Historic Core Area, and Historic Transition Area. He noted a concurrent site plan application is the impetus for the amendment.

He continued by reviewing the proposed text amendments to the Downtown Pompano Beach (DP) Overlay District (Section 155.3708); Amendments to Regulating Plans/Maps for DP Overlay District (Section 155.3708.F.1); and Use Regulating Plan (Section 155.3808.H.1).

He noted a staff recommended modification prior to Commission to clarify the use of stories versus feet within the Historic Transition section. He said staff recommends that the maximum height of the podium (rather than pedestal) of a tower building shall not exceed 60 feet. Additionally, the portion of a tower building located above the fifth floor (or above the podium) shall not exceed 80% of podium area or shall step back a minimum of 20 feet from the front of the building.

Given the information provided to the Board, staff provides the following alternative motions for the Board's review:

Alternative Motion I – With Conditions

Recommend approval of the text amendment to the City Commission, as modified by staff, for their consideration.

Alternative Motion II

Table this application for additional information as requested by the Board.

Chair Stacer asked the Board if there were any questions for staff.

Ms. Kovac asked about the impact on future projects if they amend the Code.

Mr. Wemyss replied that buildings adjacent to public open spaces are already eligible for twenty-four (24) additional feet of height, of which this project qualifies. He noted the Design Standards language existed before the DPOD was established. He addressed the Density Regulating Plan and stated any development within the amended boundary would receive the same density limitations. Those buildings would then be within the Transit Core Area and would no longer be limited to a maximum number of dwelling units, beyond minimum unit sizes and the permitted building envelope. He stated the proposed amendments to the Use Area Plan would impact the two blocks but not affect any additional sites since the building on those blocks are owned by the applicant.

Ms. Coleman asked if any public meetings were held to discuss proposed changes. Mr. Wemyss said yes but not at the request of staff. He asked the applicant to address the question.

Ms. Coleman stated she wants to hear further explanation from the application on the proposed "and/or" language change.

Mr. Lewis noted there is not currently a definition of maximum height of stories and asked about staff concerns with changing the standard without a complete definition. He expressed concern about changing from a clearly defined “feet” to not clearly defined “stories.” He recommended defining stories first.

Mr. Wemyss responded the definition is limited to the Historic Transition Area and not changing the regulation outside of that area. He noted that item 1 is still limiting the height of the podium of a tower building to 60 feet. He said it is not changing the existing scale of the podiums. Mr. Wemyss stated there is no maximum height definition of a story within the City. He reiterated there is a podium height standard of 60 feet in this specific district. He said they are not changing the height of podiums within this district.

Nectaria Chakas, Lochrie & Chakas, PA (1401 East Broward Boulevard, Suite 303, Fort Lauderdale) introduced herself and the developer, Adam Adache, Principal of OT Property Group. She reviewed DPOD Overlay District; Parcels owned by Christ United Methodist; and proposed code amendments. She displayed a drawing showing the building designed under the existing code and proposed code. She showed the existing and proposed maps for changing the boundary of the Transit Core Area and changing the parcels to Mixed Used Residential (MUR). She noted they have no objection to staff’s amended language.

Chair Stacer asked about the community meeting held at the Women’s Club. Ms. Chakas replied that they noticed people within a 500-foot radius of the parcels, and it was well attended, with approximately 60 people there. She stated they presented the project, density, walkability, and mixed used of the building. She said the project seemed to be well received.

Chair Stacer asked about the building design. Ms. Chakas said it is similar to a design the Board approved for another project in the district.

Ms. Edge asked about the 500-foot radius. Ms. Chakas reviewed the notice area. Additionally, she noted one of the District Commissioners promoted the meeting.

Chair Stacer opened the public hearing.

Amy Mahaney (705 NE 12th Avenue, Pompano Beach) stated she is also a local business owner. She spoke in favor of the project. She did express concern about loitering in the open public areas and believes there will be a change with an increase of residents and businesses in the area.

[No name provided] (540 E. Atlantic Avenue, Pompano Beach) spoke in favor of the project. He said the amendments being proposed are a way to preserve historic districts. He spoke about loitering in front of his building on North Flagler. He said density also attracts restaurants and encourages walkability.

David Haul (290 SE 8th Court, Pompano Beach) stated he attended the community meeting, and the applicant satisfactorily addressed the traffic concerns. He spoke in support of developing the area.

Martin Thifault (241 SE 5th Avenue, Pompano Beach) spoke in favor of the project. He commended the applicant for their willingness to develop the area. He said that density is needed to support the area restaurants. He noted the applicant has agreed to move the historical Christ Church in the Sample McDougald area.

Chair Stacer closed the public hearing.

Chair Stacer asked the Board if there were any questions.

Ms. Edge asked for clarification about the item. Chair Stacer confirmed it is one item.

Chair Stacer stated he attended the community meeting to listen. He stated more projects seem to need an increased first floor height. He said 28 feet makes sense for this project to work. He noted text amendments occur because

conditions change or perhaps the City missed the mark, and these small tweaks can make it work. He spoke about the importance of the increasing residential density downtown to make the commercial aspect successful. He described two examples of conditions that changed over the years with intensity at the beach and the East CRA. He spoke about traffic concerns and noted there have been at least fourteen (14) traffic counting sessions on the perimeter of Old Town. The sessions have resulted in some traffic calming. He noted the Board will see the project site plan in a few months. He expressed enthusiasm about the project.

Ms. Coleman also expressed excitement and thanked the developer.

Mr. Adkins referenced the letter received from the CRA Director that was included in the backup materials.

(1:01:14)

MOTION by Tundra King and seconded by Joan Kovac that the Board finds that competent, substantial evidence has been presented for the Text Amendment that satisfies the review criteria, and move approval of the item, with the staff amendment. All voted in favor. The motion was approved.

(1:02:28)

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(3:06:08)

J. ADJOURNMENT

There being no further business before the Committee, **MOTION** by all to adjourn the meeting at 9:06 PM.

DRAFT