



City of Pompano Beach Planning & Zoning Board

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

(43:54)

3. [LN-370](#)

JALI PLAT (HOMEWOOD SUITES HOTEL)

Request:	Plat
P&Z#	22-14000013
Owner:	Macmillan Real Estate LLC
Project Location:	505-599 N. Federal Highway
Folio Number:	484236000440 & 484236000442
Land Use Designation:	ETOC (East Transit Oriented Corridor)
Zoning District:	TO-EOD (Transit Oriented - East Overlay District)
Agent:	Andrea Harper
Project Planner:	Maggie Barszewski

Ms. Maggie Barszewski, Project Planner, introduced herself to the Board and stated the 1.1-acre property is located at the southwest corner of NW 6th Street and Federal Highway and has an address of 505-599 N. Federal Hwy. The agent Andrea Harper of Keith, Inc. is representing the owner of the property, MacMillan Real Estate LLC. The subject property consists of two parcels each having a structure, however both will be torn down for proposed redevelopment of the site. The proposed development is a 9-story Homewood Suites Hotel, with a total of 163 rooms over lobby and common areas. The building footprint includes 3 levels of parking garage with Pool Amenity Deck on Level 3. The property will be platted as one parcel labeled A, with the main entrance on NE 6th Street and Federal Highway. The plat note restriction is for 163 hotel rooms. The subject property has a land use designation of ETOC (East Transit Oriented Corridor) and the Zoning is TO-EOD (Transit Oriented-East Overlay District). A conceptual site plan was submitted with this plat corresponding to the Major Site Plan submitted and currently proceeding through the DRC process.

Since the Plat meets the Development Standards cited above, the Development Services staff recommends approval of this plat with the following condition to be satisfied prior to the City Commission hearing:

1. The plat cover page must be signed and sealed by the surveyor and signed by all owners.
2. Replace Asceleta Hammond's name with Kervin Alfred.

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

Ms. Coleman noted the staff report had an error and should read NE and not NW Federal Highway.

Mr. Lewis asked if the area was previously unplatted. Ms. Barszewski replied it was a replat on a portion. Mr. Lewis noted the area it is already congested and asked if a project this high of an intensity is good for the first use. Ms. Barszewski said the land use is where it gets its property use rights and higher development is in the area.

Ms. Coleman expressed similar concerns as Mr. Lewis concerning intensity and parking.

Tiffany Crump (301 E. Atlantic Boulevard, Pompano Beach) introduced herself on behalf of the applicant and noted Andrea Harper was unable to attend. She noted they have no oppositions to the conditions.

Chair Stacer opened the public hearing. No one came forth to speak. Chair Stacer closed the public hearing.

(53:29)

MOTION by Tundra King and seconded by Darlene Smith that the Board finds that competent, substantial evidence has been presented for the Plat that satisfies the review criteria, and move approval of the item, subject to the two (2) conditions provided by staff. All voted in favor. The motion was approved.

DRAFT