



## Staff Report

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**File #:** LN-355

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### PLANNING AND ZONING BOARD

Meeting Date: JULY 26, 2023

### POMPANO CITI CENTRE PCD AMENDMENT

**Request:** Rezoning  
**P&Z#** 22-13000004  
**Owner:** SVAP POMPANO CITI CENTRE LP  
**Project Location:** 1400-1460 NE 23 ST  
**Folio Number:** Multiple Folios  
**Land Use Designation:** C (Commercial)  
**Zoning District:** PCD (Planned Commercial Development)  
**Commission District:** 2 (Rhonda Eaton)  
**Agent:** Shane Zalonis (954-527-6258)  
**Project Planner:** Jean Dolan (954-786-4045 / jean.dolan@copbfl.com)

The applicant is requesting to rezone the Citi Centre Mall property from B-3/PCD, to modified B-3/PCD (Planned Commercial Development) to account for the loss of the 12.1 acre parcel being redeveloped as 352 residential apartments. The area being removed from the Citi Centre PCD includes the Macy's department store building (to be demolished) and its associated parking field. The property remaining after the 12.1 acres is removed is 47.7 acres. The general location of the proposed rezoning is the southwest corner of US 1 and Copans Road.

The current Citi Centre PCD was approved via Ordinance 2002-68 in September, 2002 under the old zoning code. The current zoning code was adopted in 2013 and this will be the first time the Citi Centre PCD was upgraded to reflect the current requirements for a PCD under the 2013 zoning code. It must be noted that the Citi Centre is not being redeveloped. Any future changes to the physical aspects of the site are primarily related to the residential area and only minimal changes outside the 12.1 acre residential area are evident on the proposed PCD Master Plan. These include (1) a new entrance, parking and outdoor seating area on the west end of Building B which will be exposed when the Macys building is demolished; a longer curb separator at the entrance between outparcels 2 and 3 which make it impossible to cut across the parking field associated with Building B and outparcels 3 and 4; and modifications to the Lowes garden center and receiving areas to enclose and screen areas currently being used for outdoor storage.

The Planned Commercial District (PCD) as defined in the 2013 zoning code is intended to encourage the use of innovative and creative design to provide a mix of employment-generating uses (in this case, shopping mall with ancillary service, retail, and institutional uses) combined with moderate and high-density residential uses (in this case as stand-alone development), so as to encourage pedestrian access and activity. PCD districts are appropriate in areas designated by the Land Use Plan as Commercial land use.

**P&Z**

**Findings of Fact. Development Services Department Staff submits the following information which is relevant to this Rezoning Application:**

- The existing Citi Centre PCD Master Plan was adopted by the City Commission on September 24, 2002 through Ordinance 2002-68 which allowed the traditional indoor mall (Pompano Fashion Square) to be redeveloped with the Citi Centre design with open-air corridors between inline stores and associated outparcels. The total gross buildings area on the site (less the Macy's department store to be demolished) is 788,772 SF.
- On October 12, 2021, a land use plan amendment for the 12.1 acre property being removed from the Citi Centre PCD was approved via Ordinance 2022-01 to allow development of a maximum of 356 residential units under separate ownership. The reduction of this 12.1 acre area from the Mall site has reduced its overall development potential. The change in entitlements shown on the revised PCD Master Plan based on the proposed 42%\* lot coverage and maximum 6-story height is as follows:

**NET CHANGE IN ENTITLEMENTS**

| Land Use    | 2002 PCD Master Plan Entitlements | 2023 PCD Master Plan Entitlements | Net Change    |
|-------------|-----------------------------------|-----------------------------------|---------------|
| Commercial* | 6,563,188 SF                      | 5,232,331 SF                      | -1,330,857 SF |

\* It must be noted that the Commercial underlying land use still allows 60% lot coverage and 105' height so the PCD could be amended in the future if additional entitlements over the proposed 42% lot coverage and 6-story height is desired by this property.

- This modified PCD rezoning was reviewed by the Development Review Committee on October 19, 2022 and February 16, 2023. The analysis within this document is based on documents received for the Planning and Zoning Board submittal on May 25, 2023.
- Due to the reduction in intensity of the PCD modification, no traffic study was required. A traffic study was completed for the 12.1 acre residential site plan.
- The site is 47.7 net acres and the applicant is proposing a maximum of 42% lot coverage and maximum height of 6-stories which equates to 5,232,331 SF out of the 12,466,872 SF allowed by the underlying commercial land use category (60% lot coverage and 105' (10-stories) maximum height).
- The Zoning and uses of adjacent properties are:

| Property                                 | Adjacent Property | Zoning District | Existing Use  |
|--|-------------------|-----------------|---|
| Southwest corner of Copans Road and US 1 | North             | RS-3            | Single -Family homes  |
|  | South             | RM-30/PR        | Multi-family residential (proposed) and Municipal Golf course on Airpark property |
|  | East              | B-3             | Commercial Uses   |
|  | West              | RM-30/PR        | Multi-family residential (proposed) and Municipal Golf course on Airpark property |

- Approximately 12% of the Citi Centre site is pervious per the Master Site Plan. This includes the

perimeter buffers, parking lot and building foundation planting areas.

- The maximum height proposed by the modified PCD has not been changed from the previous approval and remains at 100' and 6 stories.

## PLANNED DEVELOPMENT REVIEW STANDARDS

Review and approval of a Planned Development application shall be based on compliance with the review standards in Section 155.2404.C, Site-Specific Zoning Map Amendment Review Standards and the standards for the proposed type of PD district in Part 6 (Planned Development Zoning Districts) of Article 3: Zoning Districts.

### §155.2404.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:

1. 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;

The rezoning is consistent with the following Goals, Objectives & Policies (GOPs) in the Future Land Use Element of the City's Comprehensive 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 and control of the natural and man-made environments that discourages urban sprawl, is energy efficient and reduces greenhouse gas emissions.

#### Policy 01.03.03

Encourage property owners to rezone the subject properties when initiating the development and/or redevelopment proposals to be consistent with the designations of the Land Use Plan Map.

#### Policy 01.16.01

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.

#### Objective 01.04.00 - Major Corridor Land Use

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 redevelopment units and approval of land use plan map amendments allowing for mixed use and residential developments.

#### Policy 01.03.11

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

#### 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.

**Policy 01.06.01**

Consider and minimize the impacts that land use amendments, rezonings or site plan approvals have on natural resources, including wetlands, and culturally, historically, archaeologically and paleontologically significant resources.

**Policy 01.06.12**

Review all land use plan map amendments, rezonings and site plan applications to ensure that there is sufficient wastewater collection and treatment facilities, potable water resources available and if reuse water is available, require it be used, and that they pose no noxious impacts to the Biscayne Aquifer.

**Policy 06.01.04**

The City shall require that all new residential, commercial and industrial development be serviced by centralized wastewater systems.

**Policy 06.03.03**

Broward County Water and Wastewater Services should require that all new residential, commercial and industrial development be serviced by centralized wastewater systems where financially feasible.

**Policy 07A.08.07**

Review all land use plan map and text amendments, rezonings and site plan applications to ensure that there is sufficient potable water resources available to serve the proposed development and the land uses are consistent with the wellfield protection zone regulations.

**155.3602 General Standards for All Planned Development Districts**

**A. PD Plan**

1. A statement of planning objectives for the district.

The objective of this PCD amendment is to remove the 12.1 acre property formerly occupied by the Macy's Department Store and associated parking field. Only minor changes to the PCD have been made outside of the area being removed from the PCD. These include (1) a new entrance, parking and outdoor seating area on the west end of Building B which will be exposed when the Macys building is demolished; a longer curb separator at the entrance between outparcels 2 and 3 which make it impossible to cut across the parking field associated with Building B and outparcels 3 and 4; and modifications to the Lowes garden center and receiving areas to enclose and screen areas currently being used for outdoor storage.

2. Detailed description of the following for the entire PD district and for each development area

**a. Dimensional Standards**

The property is 47.7 net acres with a proposed 42% lot coverage, maximum height of 6-stories in up to 100' and 42% pervious area. The dimensional standards for the modified PCD are shown on Sheet MP3 of the Master Site Plan.

b. Modifications of Development Standards

The modifications from the general B-3 Intensity and Development Standards are provided on Sheet MP3 of the Master Site Plan. These include: less lot coverage and height than allowed by the land use designation and zoning code; less pervious area; less parking; and modifications to the parking lot design and landscaping. These modifications are reflective of current conditions.

c. Provisions addressing how transportation, potable water, wastewater, stormwater management and other public facilities will be provided to accommodate the development.

Citi Centre is nearly 100% built-out and is already served by adequate public facilities. No changes in infrastructure are necessary to accommodate the continuance of the Citi Centre shopping center.

d. Environmental Monitoring

No environmental issues have been identified at Citi Centre.

e. Identification of community benefits and amenities that will be provided to compensate for the added development flexibility afforded by the PD district.

Citi Centre benefits the community by having a regional shopping center in Pompano Beach which includes a Driver's License office location, dental and medical offices and a wide variety of retail shopping and eating and drinking establishments. No additional benefits or amenities are proposed related to the shopping center as part of this modified PCD.

f. Development Phasing Plan

The shopping center is nearly built-out and is not considering any sort of phasing plan.

g. Conversion Schedule

There is no conversion schedule associated with this PCD.

h. Any other provisions the City Commission determines are relevant and necessary to the development of the planned development in accordance with applicable standards and regulations.

Given that the Citi Centre project is nearly built-out and only minor changes are being made to accommodate the 12.1 acre reduction in the size of the property, it is not anticipated that the City Commission will require any additional conditions of approval.

3. Identify the general location of the following:

a. Individual development areas, identified by land use(s) and/or development density or intensity.

The PCD Master Site Plan identifies the shopping center and all out parcels. The land uses can be distributed in any manner among the buildings.

b. Open space (whether designated for active or passive recreation), including amount and type.

This is a regional shopping center and thus does not provide open space related to recreation. The only open spaces are along the perimeter buffers and those are only intended to provide an attractive street frontage, not

to provide for recreational use.

- c. All public and private streets, existing or projected transit corridors, and pedestrian and bicycle pathways, and how they will connect with existing and planned city systems.

Street connectivity is the primary disappointment associated with this PCD amendment. Staff was encouraging the Applicant to provide an actual perimeter road (with sidewalks and landscaping) to serve the residential area and provide connectivity to the shopping center and to US 1 and Federal Highway in accordance with the recommendations made in the Federal Highway corridor study. Due to lease commitments and the residential project design, however, the modified PCD was not able to accommodate an actual street. The rear circulation, therefore, is provided by a parking lot isle with parking on both sides, not a street. Exhibit 1 included with the PCD Master Plan shows the pedestrian connectivity within the site. The regional shopping center is an auto-oriented use and the pedestrian amenities are not significant.

- d. Environmentally sensitive lands, wildlife habitat, wetlands, and floodplains.

There are no environmentally sensitive lands associated with this property. The property is within a few different flood zones per the FEMA Flood Insurance Rate Map so finished floor elevations will be determined on a case by case basis based on actual locations.

- e. On-site potable water and wastewater facilities, and how they will connect to city systems.

The property is already connected to water and wastewater facilities and no changes in utility systems is necessary in regard to how the existing development is serviced.

- f. On-site stormwater management facilities, and how they will connect to city systems.

There are no proposed changes to how the stormwater will be managed on the property. If flooding becomes a problem, the approach to accommodate additional stormwater storage is described in note 3 on page MP1 of the PCD Master Site Plan.

- g. All other on-site public facilities serving the development, including but not limited to parks, schools, and facilities for fire protection, police protection, EMS, stormwater management, and solid waste management.

There are no significant on-site public facilities associated with the modified PCD Master Plan.

4. Graphics demonstrating the following:

- a. Projects with structures greater than 35 feet in height, the shadowing on adjacent properties at the following times: two hours after sunrise, noon, and two hours before sunset during the winter solstice, spring equinox, summer solstice, and fall equinox.

Not Applicable

- b. The impacts to view corridors of any adjacent properties of natural resources, including but not limited to, beaches, shores, waterways, recreation spaces and conservation spaces.

Not Applicable

B. Consistency with City Plans

The PCD amendment is consistent with the City's Future Land Use Plan which shows the rear parking lot

being redeveloped into a residential project.

**C. Compatible with Surrounding Area**

The modified PCD does not make significant changes to the existing conditions related to the regional shopping center. The residential development in the rear of the property which created the need to amend the PCD is compatible with the adjacent golf course and will provide a source of patrons for the shopping center with easy access not requiring an auto trip for shopping, medical and dental services and various forms of entertainment.

**D. Development Phasing Plan**

There are no significant changes being made to the regional shopping center as a result of modifying the PCD. No phasing plan, therefore, is necessary.

**E. Conversion Schedule**

There is no conversion schedule associated with this modified PCD.

**F. Onsite Public Facilities**

There are no significant onsite public facilities associated with this modified PCD.

**G. Uses**

Permitted uses are included on Sheet MP3 of the Master Plan and are consistent with the previously approved PCD.

**H. Densities/Intensities**

See Sheet MP3 for the Intensities and Dimensional standards associated with this modified PCD.

**I. Dimensional Standards**

See Sheet MP3 for the Intensities and Dimensional standards associated with this modified PCD.

**J. Development Standards**

See Sheet MP3 for the Development standards associated with this modified PCD.

**K. Amendments to Approved PD plan**

Any amendments to the approved PD plan will require compliance with Section 155.2405.1 Minor Deviations from the approved PCD plan and Section 155.2405.j, Amendment of the Pompano Beach Zoning Code.

**L. Traffic Study**

Not Applicable.

**P&Z REVIEW AND RECOMMENDATION**

Staff finds the proposed development as currently proposed is consistent with the Goals, Objectives and

Policies of the City's Comprehensive Plan and the purpose of the PCD district.

**Alternative Motion I**

Recommend approval of the Modified PCD rezoning request as the Board finds that rezoning application is consistent with the pertinent Future Land Use goals, objectives, and policies and the purpose of the Planned Commercial Development (PCD) district purpose.

**Alternative Motion II**

Table this application for additional information as request by the Board

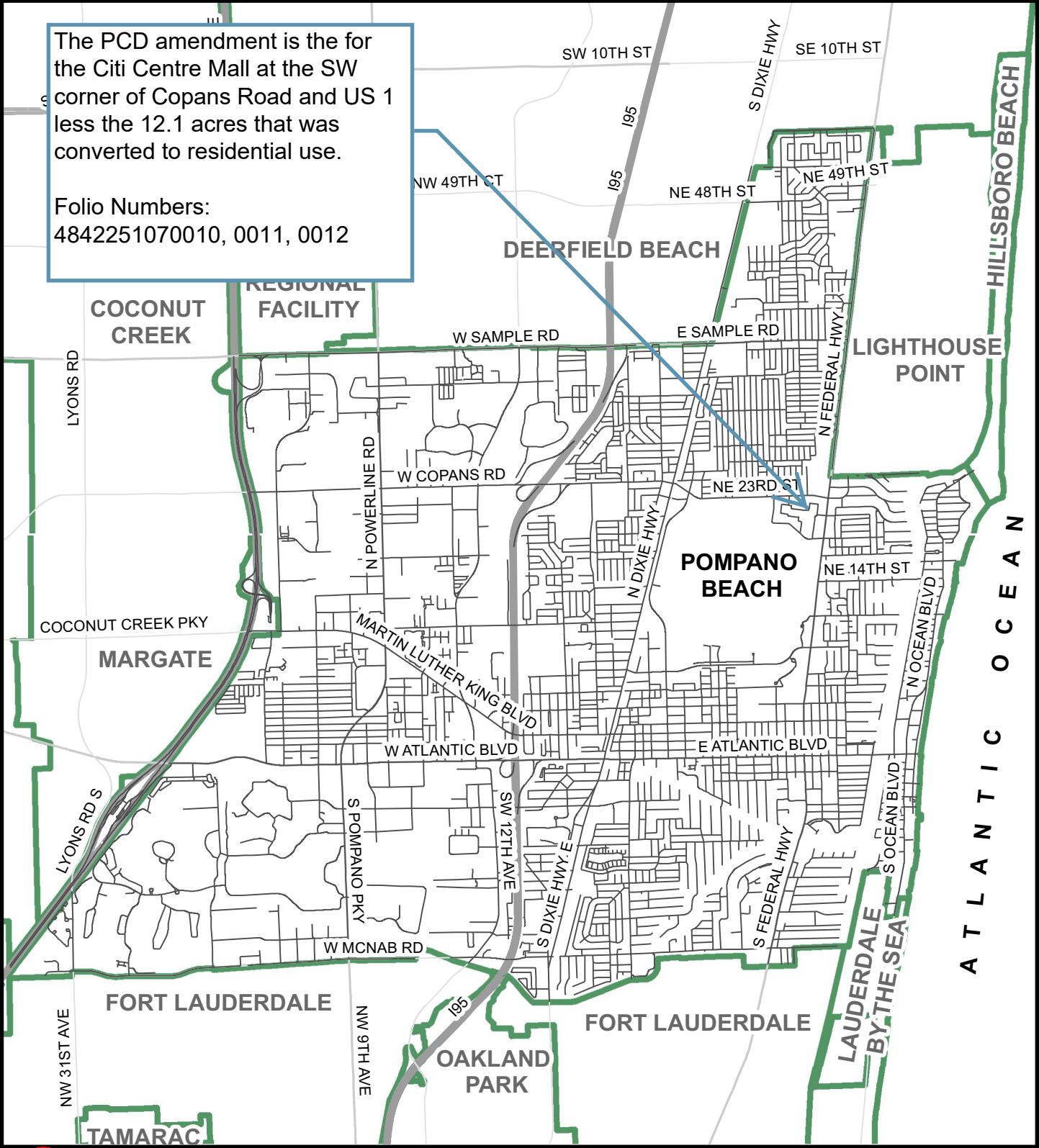
**STAFF RECOMMENDS ALTERNATIVE MOTION I**

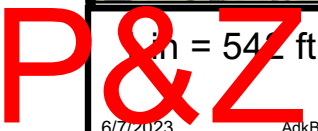
# CITY OF POMPANO BEACH LOCATION MAP



The PCD amendment is for the Citi Centre Mall at the SW corner of Copans Road and US 1 less the 12.1 acres that was converted to residential use.

Folio Numbers:  
4842251070010, 0011, 0012

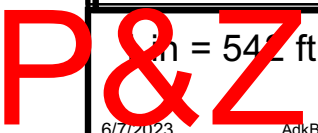




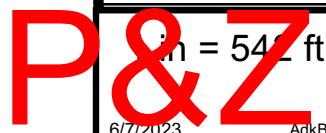
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PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

PZ22-13000004  
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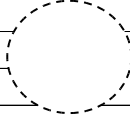
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PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

PZ22-13000004  
07/26/2023

## LEGEND

| FOR LAND USE PLAN   |                            |   | FOR ZONING MAP |  |
|---|----------------------------|---|----------------|--|
| Symbol  | Classification Units/ Acre |   | Symbol         | District                                       |
|   |                            |   | RS-1           | Single-Family Residence 1                      |
| L   | Low (1-5 DU/AC)            |   | RS-2           | Single-Family Residence 2                      |
| LM  | Low- Medium (5-10 DU/AC)   |   | RS-3           | Single-Family Residence 3                      |
| M   | Medium (10-16 DU/AC)       |   | RS-4           | Single-Family Residence 4                      |
| MH  | Medium-High 16-25 DU/AC)   |   | RS-L           | Single-Family Residence Leisureville           |
| H   | High (25-46 DU/AC)         |   |                |  |
| 12  | Irregular Density          |   | RD-1           | Two- Family Residence                          |
| 36  | Irregular Density          |   |                |  |
| 29.5  | Irregular Density          |   | RM-7           | Multiple-Family Residence 7                    |
| * C   | Commercial                 |   | RM-12          | Multiple-Family Residence 12                   |
| CR  | Commercial Recreation      |   | RM-20          | Multiple-Family Residence 20                   |
|   |                            |   | RM-30          | Multiple-Family Residence 30                   |
| I   | Industrial                 |   | RM-45          | Multiple-Family Residence 45                   |
|   |                            |   | MH-12          | Mobile Home Park                               |
| T   | Transportation             |   |                |  |
|   |                            |   | B-1            | Limited Business                               |
| U   | Utilities                  |   | B-2            | Neighborhood Business                          |
|   |                            | * | B-3            | General Business                               |
| CF  | Community Facilities       |   | B-4            | Heavy Business                                 |
|   |                            |   | M-1            | Marina Business                                |
| OR  | Recreation & Open Space    |   | CR             | Commerical Recreation                          |
|   |                            |   |                |  |
| W   | Water                      |   | I-1            | General Industrial                             |
|   |                            |   | I-1X           | Special Industrial                             |
| RAC   | Regional Activity Center   |   | O-IP           | Office Industrial Park                         |
|   |                            |   | M-2            | Marina Industrial                              |
| LAC   | Local Activity Center      |   |                |  |
|   |                            |   | TO             | Transit Oriented                               |
| DPTOC   | Downtown Pompano           |   | PR             | Parks & Recreation                             |
|   | Transit Oriented Corridor  |   | CF             | Community Facilities                           |
|  | Number                     |   | PU             | Public Utility                                 |
|   |                            |   | T              | Transportation                                 |
|   |                            |   | BP             | Business Parking                               |
|   |                            |   | LAC            | Local Activity Center                          |
|   | * Current                  |   |                |  |
|   | > Proposed                 |   | RPUD           | Residential Planned Unit Dev.                  |
|   |                            | * | PCD            | Planned Commercial Development                 |
|   |                            |   | PD-TO          | Planned Development - Transit Oriented         |
|   |                            |   |                |  |
|   |                            |   | PD-I           | Planned Development - Infill                   |
|   |                            |   | RM-45 HR       | Multiple-Family Residence 45 High Rise-Overlay |
|   |                            |   | AOD            | Atlantic Boulevard Overlay District            |
|   |                            |   | CRAO           | Community Redevelopment Area Overlay           |
|   |                            |   | NCO            | Neighborhood Conservation Overlay              |
|   |                            |   | APO            | Air Park Overlay                               |
|   |                            |   | DP             | Downtown Pompano Beach Overlay                 |

P&Z