



# City of Pompano Beach Planning & Zoning Board

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

## MINUTES

Wednesday, July 26, 2023

6:00 PM

(00:07)

**A. CALL TO ORDER**

The meeting was called to order by Chair Stacer at 6:05 PM.

(00:20)

**B. ROLL CALL**

- Carla Coleman
- Tundra King
- Richard Klosiewicz
- Joan Kovac
- Derek Lewis
- Darlene Smith
- Fred Stacer

- Also in Attendance:*
- James Saunders, Assistant City Attorney
  - Ryan Skolte
  - Maggie Barszewski
  - Hellena Lahens
  - Daniel Keester-O'Mills
  - Jean Dolan
  - Mike Vonder Meulen
  - Dwayne Dickerson
  - Debbie Orshefsky
  - Scott Helms
  - Corey Long
  - Rahil Sanghvi

(01:00)

**C. MOMENT OF SILENCE**

The Board observed a brief moment of silence.

(01:30)

**D. APPROVAL OF THE MINUTES**

**MOTION** by Joan Kovac and seconded by Darlene Smith to approve the minutes of the June 28, 2023, meeting.  
All voted in favor.

(01:55)

**E. INDIVIDUALS TESTIFYING PLACED UNDER OATH**

Individuals testifying in front of the Board were placed under oath by Ryan Skolte, Planning Aide and Notary Public in the State of Florida.

**F. NEW BUSINESS**

(02:21)

**1. [LN-214](#) COVENT GARDENS FLEX APPLICATION**

**Request:** Flex  
**P&Z#** 21-05000013  
**Owner:** ICG CGP 58, LLC.  
**Project Location:** 90-140 NW 27th Avenue  
**Folio Number:** 484233650010, 484233053810  
**Land Use Designation:** Commercial  
**Zoning District:** B-3 (General Business)  
**Commission District:** 5 (Barry Moss)  
**Agent:** Andrea Harper / Carlos Ushdi  
**Project Planner:** Maggie Barszewski

Chair Stacer stated the application was withdrawn.

(02:48)

**2. [LN-221](#) POMPANO CITI CENTRE REZONING**

**Request:** Rezoning of Residential Property  
**P&Z#** 21-13000008  
**Owner:** SVAP POMPANO CITI CENTRE LP  
**Project Location:** 1600 NE 23rd Avenue  
**Folio Number:** Multiple Folios  
**Land Use Designation:** Irregular Residential 29.5 du/ac  
**Zoning District:** PCD (Planned Commercial Development)  
**Commission District:** 2 (Rhonda Eaton)  
**Agent:** Dennis Mele  
**Project Planner:** Jean Dolan

(02:55)

**MOTION** by Tundra King and seconded by Derek Lewis to postpone LN-221 to the August meeting. All voted in favor. The motion was approved.

(03:16)

**3. [LN-355](#) 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

**Project Planner:** Jean Dolan

(03:40)

**MOTION** by Darlene Smith and seconded by Carla Coleman to postpone LN-355 to the August meeting. All voted in favor. The motion was approved.

(03:48)

4. [LN-220](#)

**POMPANO CITI CENTRE RESIDENTIAL SITE PLAN**

**Request:** Major Site Plan and Building Design  
**P&Z#** 21-12000042  
**Owner:** SVAP POMPANO CITI CENTRE LP  
**Project Location:** 1190-1200 E. Copans Rd  
**Folio Number:** Multiple Folios  
**Land Use Designation:** C (Commercial)  
**Zoning District:** B-3/PCD (General Business Planned Commercial Overlay)  
**Commission District:** 2 (Rhonda Eaton)  
**Agent:** Shane Zalonis  
**Project Planner:** Pamela Stanton

(03:58)

**MOTION** by Derek Lewis and seconded by Joan Kovac to postpone LN-220 to the August meeting. All voted in favor. The motion was approved.

5. [LN-481](#)

**1207 EAST ATLANTIC BLVD.**

**Request:** Plat  
**P&Z#** 23-14000003  
**Owner:** 1207 E. Atlantic LLC  
**Project Location:** 1207 E. Atlantic Blvd  
**Folio Number:** 484236000360  
**Land Use Designation:** East Atlantic Transit Oriented Corridor  
**Zoning District:** TO-EOD (Transit Oriented - East Overlay District)  
**Commission District:** 3 (Alison Fournier)  
**Agent:** Andrea Harper  
**Project Planner:** Maggie Barszewski

Ms. Maggie Barszewski, Project Planner, introduced herself to the Board and stated the applicant is requesting plat approval for the “McClinton 25” Plat. The 1.074-acre property is located at the northwest corner of Atlantic Blvd. and NE 13th Avenue and has an address of 1207 E. Atlantic Blvd. The agent Andrea Harper of Keith, Inc. is representing the owner of the property, 1207 E. Atlantic, LLC c/o ATEX Group. The subject property is currently vacant and was formerly the site of the Broward County Library that was relocated to the Pompano Beach Cultural Center. 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 that was approved on June 28, 2023. The property will be platted as two parcels labeled Parcels “A” for the developable property, and “B” for a small right-of-way dedication parcel. The plat shows two access points; one is located on NE 13th Avenue and the other is on NE 1st Street. The plat note restricts the property to 41 mid-rise units, 6 townhouse units and 1,200 square feet of commercial space. 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). The proposed Plat was reviewed by the DRC on July 19, 2023, and was found to be in compliance with the City’s Land Development Regulations. The Broward County Development Review Report (DRR) recommendations



**Project Location:** 2050 Dr. Martin Luther King Jr. Blvd  
**Folio Number:** 484234000271 & 484234000270  
**Land Use Designation:** C (Commercial)  
**Zoning District:** B-3 (General Business)  
**Commission District:** 4 (Beverly Perkins)  
**Agent:** Tiffany Crump  
**Project Planner:** Maggie Barszewski

Ms. Maggie Barszewski, Project Planner, introduced herself to the Board and stated the applicant is requesting plat approval for the “2050 MLK” Plat. The 3.787-acre property is located at the southeast corner of Powerline Road & Dr. Martin Luther King, Jr. Blvd., and has an address of 2050 Dr. Martin Luther King, Jr. Blvd. The agent is Keith, Inc. on behalf of the owner, Merijul LLC; One-Quarter Ham LLC. The subject property consists of one parcel that currently contains a convenience store (to be demolished). The proposed development is a multi-family residential project, with four (4) seven-story buildings totaling 261 mid-rise units, a parking garage, and green space. The property will be platted as one parcel labeled Parcel “A” and has two access points on Dr. Martin Luther King, Jr. Blvd. The plat restricts the property to 261 mid-rise units with a parking garage. The subject property has a land use designation of Commercial and the Zoning is General Commercial (B-3) which allows for 69 units per acre when flex units are allocated and deed restricted to affordable for 30-years and County Policy 2.16.3 is applied to generate the remainder of the requested density. The flex allocation request was approved on April 11, 2023 (Resolution 23-130) The 38 units flex units awarded are restricted to moderate-income for thirty (30) years. County Policy 2.16.3 allows 6 bonus units for every deed restricted moderate-income unit and those 223 bonus units will not be income restricted. A conceptual Site Plan was submitted with this Plat corresponding to the Major Site Plan that is currently in the DRC review 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.

Chair Stacer asked the Board if there were any questions for staff. There were none.

Mr. Dwayne Dickerson, Dunay, Miskal, and Backman, LLC, (14<sup>th</sup> SE 4<sup>th</sup> Street, Boca Raton) introduced himself to the Board on behalf of the applicant. He said they have discussed with the County the changes expressed in the letter of objection. He added they made the amendments to the site plan and received approval from the Fire Department with respect to access.

Chair Stacer asked the Board if they had questions for the applicant. There were none.

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

(23:00)

**MOTION** by Joan Kovac and seconded by Derek Lewis 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 one (1) condition provided by staff. All voted in favor. The motion was approved.

(23:44)

7. [LN-415](#)

**1801 N ANDREWS AVE**

**Request:** Major Site Plan  
**P&Z#** 22-12000052  
**Owner:** FR 1801 Andrews LLC  
**Project Location:** 1801 N Andrews Ave  
**Folio Number:** 484227260044

<b>Land Use Designation:</b>	I (Industrial)
<b>Zoning District:</b>	I-1 (General Industrial)
<b>Commission District:</b>	4 (Beverly Perkins)
<b>Agent:</b>	Jonathan Cady
<b>Project Planner:</b>	Hellena Lahens

Ms. Hellena Lahens, Project Planner, introduced herself to the Board and stated the applicant is requesting a Major Site Plan approval in order to construct a new 124,071 square foot industrial building on the subject property. The total building footprint of the proposed warehouse is 124,071 sq. ft. on a 364,333 sq. ft. site (34% lot coverage on 8.36 acres). The site is currently developed with a 114,340 square foot industrial building. The intent is to redevelop the property with a new building landscaping and parking. The site plan for the proposed development was reviewed by the Development Review Committee (DRC) on March 1, 2023, April 19, 2023, and June 7, 2023. The property is located south of West Copans Road, and at the intersection of Bonsal Way and N Andrews Avenue. She noted they will provide 126 parking spaces, 20 loading berths, and 27 spaces for truck parking. She displayed images of the site plan and existing conditions.

Pursuant to §155.2304.C, Applications Subject to Staff Recommendation, the Development Services Director has compiled the department reports from the Development Review Committee (DRC) meeting which are recorded on file with the Department of Development Services. Should the Board find that the application has provided competent, substantial evidence to satisfy the review standards for Major Site Plan approval, the Development Services Department recommends approval of the Major Site Plan subject to the following comments and conditions:

1. Provide a revised landscape plan that demonstrates that the proposed trees do not conflict with the required 15-foot radius from the light fixtures, as required by code (155.5203.B.2.g.).
2. Standard conditions of approval and/or specifications required prior to Building Permit/Zoning Compliance Permit issuance:
  - a. Provide evidence Sustainable Development Options and Points has been met for the nonresidential development required to achieve at least at least twelve points from Table 155.5802.
  - b. Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.
  - c. A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.
  - d. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
  - e. Substantial compliance with the plans, as submitted with this application.

Chair Stacer asked the Board if there were any questions for staff. There were none.

Mr. James Kahn, Keith & Associates (301 E. Atlantic Blvd., Pompano Beach), introduced himself to the Board on behalf of the applicant. He added that they are maintaining the existing 20' buffer all the way around and concealing all and ruck parking in the back. He displayed the site location; illustrative site plan; and project renderings. He confirmed the accept the staff conditions.

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

Vice Chair Coleman asked if it was a spec building. Mr. Kahn confirmed there is a current tenant in the building and their lease has not expired.

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

(32:30)

**MOTION** by Derek Lewis and seconded by Joan Kovac that the Board finds that competent, substantial evidence has been presented for the Major Site Plan 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.

(33:15)

8. [LN-446](#)

**LIVE! INDUSTRIAL PARCEL**

<b>Request:</b>	Major Site Plan
<b>P&amp;Z#</b>	23-1200013
<b>Owner:</b>	Pompano Park JV Land Holdings LLC
<b>Project Location:</b>	777 Isle of Capri Cir
<b>Folio Number:</b>	494203220021, 494203400010
<b>Land Use Designation:</b>	RAC (Regional Activity Center)
<b>Zoning District:</b>	PCD (Planned Commercial/Industrial District)
<b>Commission District:</b>	5 (Barry Moss)
<b>Agent:</b>	Michael Amodio
<b>Project Planner:</b>	Max Wemyss

Mr. Daniel Keester-O’Mills, Principal Planner, introduced himself to the Board and stated the applicant is requesting Major Site Plan approval in order to construct approximately 1.5 million square feet of industrial use consisting of 8 warehouse/distribution buildings, and associated landscaping and parking. The subject property is located on the east half of the Live! Resorts PCD south of Racetrack Road (SW 3 Street), north of the Cypress Bend Development, and west of the Tri-Rail train tracks. The site area (approximately 96 acres) is part of a 221.6-acre Planned Development that is partially developed. The total lot coverage of the site is 11.6%. The property has a Regional Activity Center (RAC) land use designation and a Zoning designation of Planned Commercial Development (PCD), which permits the industrial use. The site plan was reviewed by the Development Review Committee on June 21, 2023, and by the Architectural Appearance Committee on July 6, 2023. The property was rezoned to a Planned Commercial Development with an adopted master plan in 2020 (Ordinance 2021-02), following a Land Use Plan Amendment to entitle 1.5 million square feet of industrial use on the subject site. A traffic study was conducted at the time of rezoning for the proposed industrial use and found the proposed transportation improvements and traffic mitigation projects identified in Exhibit S of the PCD Plan to be sufficient for the total buildout of the PCD district. This project, as well as those previously approved within the PCD, do not generate the number of trips necessary to require the off-site improvements yet, although the applicant has indicated that the applications to begin the improvements are in process. The Trip Generation Analysis for this project, provided within the project documents, further details these findings. Finally, plat note amendments are being processed to modify restrictive notes on the plats related to the industrial use, non-vehicular access lines, and perimeter landscape easements. Recorded plats will be required prior to building permit approval.

Pursuant to §155.2304.C, Applications Subject to Staff Recommendation, the Development Services Director has compiled the department reports from the Development Review Committee (DRC) meeting which are recorded on file with the Department of Development Services. The Development Services Department recommends approval of the Major Site Plan subject to the following comments and conditions:

1. 1. Prior to the issuance of a certificate of occupancy for the development, the Applicant shall:
  - a. a. Install the required 10’ minimum buffer along Racetrack Rd and a 50’ minimum buffer along the southern property line. The 50’ buffer is to be consistent with Exhibit V of the PCD. This site plan proposes development within development area B and D as identified in the PCD.
  - b. The buffer within development area B and D will be installed prior to the issuance of the first Certificate of Occupancy for new development within each of those designated areas.
  - c. Additionally, the buffer within development area A shall be installed prior to issuance of the first Certificate of Occupancy for new development not related to the casino expansion.

- d. Install the required 20-foot-tall sound wall as demonstrated on the site plan, in accordance with Exhibit V, within the southern buffer of the PCD.
  - e. Install the street trees along the perimeter of all the adjacent roadways, including internal circulation identified as “Loop Road” on the PCD.
2. Standard conditions of approval and/or specifications required prior to Building Permit/Zoning Compliance Permit issuance:
- a. Provide copies of the recorded Plats for the subject property verifying the County approvals of all pending Plat Note Amendments.
  - b. Provide Sustainability Narrative demonstrating that the project will meet or exceed the 12 points required from Table 155.5802: Sustainable Development Options and Points.
  - c. Include a copy of the approved CPTED plan, approved by the Broward Sheriff’s Office.
  - d. Compliance with all applicable City Ordinances, including but not limited to comments issued by the Development Review Committee.
  - e. Substantial compliance with the plans, as submitted with this application.

Chair Stacer asked the Board if there were any questions for staff. There were none.

Chair Stacer disclosed ex-parte communication with the owner and owner’s representative but nothing that would preclude him from voting on the item.

Ms. Debbie Orshefsky, Holland & Knight LLP (515 E. Las Olas Blvd., Fort Lauderdale), introduced herself to the Board on behalf of the applicant. She also introduced additional team members Corey Long, Scott Helms, and Ray Gomez. She began the presentation by providing updates on the following: Top Golf parcel; NW Retail; Casino Garage; Casino expansion; and the Live venue. She noted Top Golf is slated to be done before the end of the year. She discussed the residential area and lake. She said they have 2 acres over the code requirements. She discussed the importance of mobility and noted the focus on the westerly connection with Powerline Road. She spoke about the possibility of a bus rapid transit station at the intersection of N. Palm Aire Drive and Powerline Road and the creation of an intermodal facility on Powerline Road (indicated in yellow on diagram).

She continued the presenting by reviewing the following: Site Access and Circulation; View from Northwest Building #1; View from Northeast Building #1 & #3; View from Palm Aire Drive Corridor Looking East; View to South Buildings #4-8; Existing Parking Garage; View to East Buildings #5-6; View from Loop Road Looking East; and View From South Looking Toward Building #8.

She said they accept the staff conditions.

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

Vice Chair Coleman asked about the 20’ wall. Ms. Orshefsky displayed an illustration of the Southern 50’ landscape buffer, which includes the 20’ high sound wall.

Vice Chair Coleman asked about staging. Mr. Scott Helms reviewed the phases and timeline. He confirmed all the industrial buildings are spec.

Vice Chair Coleman said the design that hides the truck is creative.

Ms. King asked if they consulted with the residents in the surrounding area, specifically about the project timeline and increased traffic. Ms. Orshefsky said they hosted a webinar that 300 people attended and continue to have a great working relationship.



Mr. Corey Long (601 E. Pratt St., Baltimore, MD), introduced himself to the Board on behalf of the applicant. He added that they are doing over \$15M in offsite improvements, including on Powerline Road and Racetrack Road.

Ms. King said she wants to be optimistic but realistic about the traffic. Ms. Orshefsky replied that much of the improvements include turning lanes and re-signaling.

Ms. Smith stated she was pleased to see the trucks inside and the wall and buffering. She asked if there is a gate in the wall for Cypress Bend residents. Ms. Orshefsky noted they refused access as it was inconsistent with the development plan. Ms. Smith said she is pleased with the progress.

Chair Stacer asked if the two truck entrances were signaled. Ms. Orshefsky said no traffic signals are currently proposed.

Chair Stacer said the evolution of the project is definitively better. He noted the buffering on the south side is extremely important. He said the multilayering on the east side of the Loop Road is as good as it can get.

Chair Stacer asked about their vision for transportation and mobility. Ms. Orshefsky said they are early in the discussion and hope the City moves fast enough on mobility planning with the County. She shared their ideas for multimodal which include a bus rapid transit station, crosswalk, full intersection, pedestrian crossing signal, bike racks, etc. She said they need to work together on connectivity. Mr. Long added that it will take a group effort to accomplish. He said they are creating a facility that would allow a higher vehicle to enter. He noted they would look to create a waiting area as well.

Ms. Kovac asked how usual is a 20' wall. Ms. Orshefsky said it was a requirement with the PCD rezoning. She acknowledged it is unusual.

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

(1:18:12)

**MOTION** by Darlene Smith and seconded by Carla Coleman that the Board finds that competent, substantial evidence has been presented for the Major Site Plan 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.

(1:18:30)

9. [LN-452](#)

**MCNAB HOTEL TEXT AMENDMENT**

<b>Request:</b>	Text Amendment
<b>P&amp;Z#</b>	23-81000001
<b>Owner:</b>	ACG PB LLC
<b>Project Location:</b>	872 E. McNab Road
<b>Folio Number:</b>	494212320010
<b>Land Use Designation:</b>	C (Commercial)
<b>Zoning District:</b>	B-2 (Community Business)
Commission District:	1 (Andrea McGee)
<b>Agent:</b>	Rahil Sanghvi
<b>Project Planner:</b>	Daniel Keester-O'Mills

Mr. Daniel Keester-O'Mills, Principal Planner, introduced himself to the Board and stated the applicant is requesting a text amendment to amend Section 155.4225. C. of the City's Zoning Code. The reason for the proposed text amendment is allow "Hotel or Motel" to be permitted by right within the B-2 zoning district, as opposed to only permitted by special exception. The proposed text amendment seeks to permit "hotel or motel" as a use permitted by right within the B-2 (Community Business) Zoning District. The use is currently permitted by "Special Exception."

The Applicant, Rahil Sanghvi, is the manager of ACG PB LLC which owns property in Pompano Beach (872 E McNab Road). The Applicant sought approval of a special exception by the Zoning Board of Appeals (ZBA) to operate a Hotel or Motel (P&Z: 23-17000001). The ZBA found that the Applicant did not demonstrate competent substantial evidence to satisfy the granting of the application and was denied at the hearing held on April 20, 2023. Following the rejection, the Applicant filed the request to amend the zoning code to allow the use by right throughout the City in this zoning district. Today's current Code allows other visitor accommodation uses in this zoning district (B-2), but not a Hotel or Motel. The other uses are a "Condo Hotel," and "Bed and Breakfast Inn." A map identifying the areas of the City with the B-2 zoning has been included with the back-up. If approved by the City Commission, the text amendment would allow this use as a permitted by right in areas within this zoning district (B-2).

Given the information provided to the Board, as the finder of fact, the Development Services Department provides the following alternative motion options, which may be revised or modified at the Board's discretion:

Alternative Motion I

Recommend approval of the text amendment to the City Commission for their consideration.

Alternative Motion II

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

Staff recommends Alternative Motion I.

Chair Stacer asked the Board if there were any questions for staff. There were none.

Mr. Rahil Sanghvi (872 E. McNab Road, Pompano Beach), introduced himself to the Board. He began his presentation by reviewing the definition of Hotel as per Sec. 155.4225 and the definition of Hotel as defined per Sec. 155.4225. He stated that the text amendment would be consistent with the Comprehensive Plan Sec. 01.03.10.

Vice Chair Coleman explained why she does not believe the text amendment meets the review standards.

Mr. Lewis asked Mr. Sanghvi if he presented the same information to the ZBA. Mr. Sanghvi said the presentation was essentially the same but included a traffic study.

Mr. Lewis asked about the public feedback from the ZBA meeting regarding the traffic study. Mr. Sanghvi said the feedback was the hotel use would increase trips on McNab Road. He said there are other uses, by right, that would increase traffic more. He explained the peak check-in and check-out hours for a hotel. He noted the land is currently vacant so whatever is developed onsite will increase trips.

Mr. Lewis spoke about the elementary school traffic on McNab Road. Mr. Sanghvi said the school traffic is not during the same peak hours as the hotel.

Assistant City Attorney Saunders said the questions being asked are ones the ZBA used pursuant to a special exception and their review standards. He suggested remaining focused on the Board's review standards for the text amendment request.

Vice Chair Coleman said the businesses in B-2 are community services and she does believe a hotel meets the review standards. She asked Mr. Keester-O'Mills about staff's approval. Mr. Keester-O'Mills said the code allows for the distinction between the land use categories and the text amendment is consistent with the Comprehensive Plan.

Ms. Jean Dolan, Development Services, added that hotel is a permitted use in residential and allow them to have double the density to their gross. She stated that hotels are compatible with residential, encouraged in residential, and the City allows them extra density. She said that hotels are neighborhood-serving.

Vice Chair Coleman said they are discussing a denser hotel.

Ms. Kovac said she does not see much difference between a condo hotel and regular hotel. She noted a hotel on Federal Highway that does not seem to be a problem.

Chair Stacer spoke about height limitations in different B zones. He asked about the major differences between B-2 and B-3. Mr. Keester-O'Mills said B-3 opens more commercial use that are not permitted in B-2. Chair Stacer said he does not believe the uses are too different in B-2 versus B-3. He spoke about the limited traffic from the referenced hotel on Federal Highway.

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

(1:45:49)

**MOTION** by Joan Kovac and seconded by Richard Klosiewicz 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. All voted in favor, except for Carla Coleman and Derek Lewis, who voted in opposition. The motion was approved.

Assistant City Attorney Saunders asked staff about the requirements for this type of use. Mr. Keester-O'Mills replied that the zoning code design standards includes a section about residential compatibility, if a commercial use is abutting a single-family zoning district or home.

(1:47:59)

**G. AUDIENCE TO BE HEARD**

None.

(1:48:00)

**H. OTHER BUSINESS**

**1. REPORTS BY STAFF**

None.

**2. BOARD MEMBERS DISCUSSION**

Ms. Kovac said she is impressed with the beach development.

Vice Chair Coleman provided an update on the Multimodal Task Force. She said they held their first two meetings and are pulling together a list of issues to address on better integration and compatibility between transportation of all kinds. She said they will meet with Kimley Horn at their next meeting. The city is putting together a scope of services to do a transportation master plan for Pompano Beach and the Task Force's recommendations will feed into the scope. She said there will likely be a recommendation to form a Transportation Advisory Committee.

Vice Chair Coleman also spoke about code and bike racks and noted they are tied to the number of spaces, but more can be provided. She asked Mr. Keester-O'Mills to reach out the Commissioner who expressed concern about the topic and clarify there is no cap. Chair Stacer referenced the Adache development and noted their next apartment building will have a self-service biking maintenance shop.

Ms. Smith asked Vice Chair Coleman if she saw the Broward County Multimodal Task Force. Vice chair Coleman said yes and noted they pulled out their biker/walker survey and may make a similar recommendation to their consultant.

Ms. King spoke about the City's budget meeting. She expressed concern about the 10:00 A.M. time of the meeting and asked the City Commission to change the time moving forward. She said the Commission does not meet in August and the budget timeframe is rushed. Chair Stacer asked if there was discussion about a

citizen's budget committee. Ms. King said she did not hear reference to a citizen's budget committee while she was in attendance.

Mr. Lewis stated he is glad they are focusing on transportation.

Chair Stacer said they set a 6-month record for construction volume.

(2:01:51)

**I. ADJOURNMENT**

There being no further business before the Board, **MOTION** by all to adjourn the meeting at 8:06 PM.

DocuSigned by:  
  
A7709CDFAFBC48B...  
Fred Stacer, Chair