

Mr. Paparilla asked about light spillage. Ms. Lhota reiterated Mr. Wemyss' earlier comments. Mr. Paparilla reiterated his concerns about 24/7 lighting.

Chair Stacer closed the public hearing.

Chair Stacer inquired about the traffic studies and traffic improvement strategies off-site.

Jamila Glapion, from 550 Main Street, Pompano Beach, was sworn in. She noted that improvements have begun on Powerline Road and Racetrack Road. The east end of Racetrack Road is expected to be completed by early 2025, with the entire road finished by the end of 2025. She also mentioned that improvements on Powerline Road, extending up to Atlantic, are projected to be completed by the end of 2025 as well. She noted approximately \$4M of added construction improvements. She also spoke about upgrading the drainage system, additional lift station, and 13-acre lake.

Chair Stacer asked about the northwest quadrant. Ms. Glapion said they are awaiting permitting.

Ms. Smith requested copies of the construction schedules. Ms. Glapion assured her that they could not only provide a schedule update but also update the website accordingly.

MOTION by Derek Lewis and seconded by Darlene Smith that the Board finds that competent, substantial evidence has been presented for the Rezoning that satisfies the review criteria and recommend approval of the item to the City Commission. All voted in favor, except for Carla Coleman, Tundra King, and Joan Kovac, who voted in opposition. The motion was approved with a vote of 4-3.

The Board recessed for a 10-minute break.

(1:39:03)

4. [LN-532](#)

101 S OCEAN BLVD REZONING

Request:	Rezoning
P&Z#	23-13000002
Owner:	Claridge Homes 101 Hotel LP
Project Location:	101 S Ocean Blvd
Folio Number:	494306060690
Land Use Designation:	C (Commercial)
Zoning District:	B-2 (Community Business)
Commission District:	1 (Andrea McGee)
Agent:	Andrew Schein
Project Planner:	Jean Dolan

Mr. Jean Dolan, Project Planner, introduced herself to the Board. She began her presentation and reviewed the project location; existing buildings and heights; renderings of approved buildings; current land use and zoning. She noted the rezoning is from B-2/AOD (Community Business in the Atlantic Blvd Overlay District) to B-3/AOD (General Business in the Atlantic Blvd Overlay District). The rezoning from B-2/AOD to B-3/AOD increases lot coverage of the future development from 45% to 60% thus allowing for a horizontally larger building than is possible under the B-2/AOD zoning. Both of these zoning districts allow for the same building height. The AOD allows hotel uses in all Commercial land use districts regardless of zoning and provides incentives for the hotel use (such as 210-foot building height if using a Tower Building type). She summarized the rezoning review standards and consistency with the standards.

Given the information provided to the Board, as the finder of fact, the Development Services Department provides the following recommendation, and alternative motions, which may be revised or modified at the Board's discretion.

I. Motion to recommend approval of the proposed rezoning as the Board finds it to be compatible with the Commercial Future Land Use Category and the Goals, Objectives and Policies in the Comprehensive Plan.

II. Motion to table the proposed rezoning to allow further analysis of any issues raised by the Board, Staff Applicant or the general public.

Staff recommends motion number I.

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

Mr. Andrew Schein, 699 North Federal Highway, Fort Lauderdale, on behalf of the applicant introduced himself to the Board. He began his presentation and reviewed the following: Project Location; Zoning Map; Rendering; Proposed Design; Rezoning Criteria; Fire/EMS Response Times – 2022; Fire/EMS Response Times – Current; Utilities and Infrastructure; Trip Generation; and City-Adopted Plans – East CRA.

Vice Chair Coleman requested to hear from the public before commenting.

Ms. Smith inquired about parking.

Mr. Jiro Yates, 888 South Andrews Avenue, Pompano Beach, explained utilization of the vehicle lifts to stack cars. Mr. Schein clarified it is valet only.

Mr. Lewis asked if deed restrictions were discussed. Mr. Schein confirmed he will proffer a declaration of restrictive covenance if requested. Ms. Dolan added that 105' is a maximum height if it is not a hotel so the applicant would need to redo their site plan if it wasn't going to be a hotel.

Chair Stacer opened the public hearing.

Audrey Fesik, 412 Briny Avenue, Pompano Beach, said she provided a live link to the City staff via email with collected residents' signatures on a petition. She said she sees a need for hotels in the area but expressed concern about the overdevelopment in height and density. She would like to see a hotel with less density and height.

Pam Sowuha, 101 Briny Avenue, Pompano Beach, agreed with Ms. Fesik and further discussed the traffic issues. She expressed additional concerns about with the traffic stacking and potential flooding.

Anne Bosworth, 4015 West Palm Aire Drive, Unit 408, Pompano Beach, commented on impacts of development. She spoke about lack of vegetation.

Catherine Aiello, 111 Briny Avenue, Apt. 1411, Pompano Beach, asked for renderings that include all future development in the area.

Barbara Barkley, 101 Briny Avenue in Pompano Beach, expressed concern over the area's overdevelopment, emphasizing persistent challenges with parking and traffic congestion.

Chair Stacer closed the public hearing.

Mr. Schein addressed concerns expressed during the public hearing.

Ms. King asked about the bridge traffic. Mr. Schein stated they were not required to conduct a full traffic study since they are decreasing peak hour trips.

Vice Chair Coleman highlighted the interconnectedness of the site plan and zoning, advocating for a comprehensive presentation. Mr. Schein presented the landscaping plan but admitted the absence of renderings. Vice Chair Coleman emphasized the necessity of viewing the complete plan. Mr. Schein provided additional information about ingress, egress, service truck entrances, public plaza, and public art.

Chair Stacer acknowledged that parking has become challenging due to the success of development in the beach area.

Vice Chair Coleman inquired about flooding. Mr. Schein stated they are confirmed to retain all stormwater on site so it does not impact neighboring properties.

A brief discussion ensued about the rezoning.

MOTION by Darlene Smith and seconded by Tundra King that the Board finds that competent, substantial evidence has been presented for the Rezoning that satisfies the review criteria, with the proffered declaration of restrictive covenant to restrict the use to Hotel, and recommend approval of the item to the City Commission. All voted in favor. The motion was approved.

(2:39:34)

5. [LN-531](#)

POMPANO HOTEL

Request:	Major Site Plan
P&Z#	23-12000042
Owner:	Claridge Homes 101 Hotel LP
Project Location:	101 S Ocean Blvd
Folio Number:	494306060690
Land Use Designation:	C (Commercial)
Zoning District:	B-2 (Community Business)
Commission District:	1 (Andrea McGee)
Agent:	Andrew Schein
Project Planner:	Lauren Gratzner

Mr. Lauren Gratzner, Project Planner, introduced herself to the Board. She began her presentation and stated the applicant is requesting Major Site Plan approval in order to construct a new 220-unit hotel with associated amenities including a 2,070 square foot roof top restaurant/bar. The height of the building is 171' with 220' being the maximum height allowed., The site plan was reviewed by the Development Review Committee on November 1, 2023, February 7, 2024, and April 3, 2024. The project was heard and approved at the May 7, 2024 Architectural Appearance Committee meeting.

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. The applicant's corresponding Rezoning application (PZ 23-13000002) from B-2 to B-3 shall be approved prior to building permit approval of the site.
2. The applicant shall provide a valet agreement in accordance with section 155.5102.J.6. for the proposed valet parking.