



City of Pompano Beach
Department of Development Services
Planning & Zoning Division

P&Z#: ²1-13000008

100 W. Atlantic Blvd Pompano Beach, FL 33060
Phone: 954.786.4679 Fax: 954.786.4666

Rezoning Application

Rezoning Review

Rezoning			
<input checked="" type="checkbox"/> Site Specific		<input type="checkbox"/> Planned Development	
Street Address: 1190-1200, 1400 and 1600 East Copans Road		Folio Number: 484225070013, 484225070010, and 484225070014	Current Zoning: B-3/PCD
Subdivision: Pompano Citi Centre Residential	Block: Part of Parcel A	Lot:	Proposed Zoning: RM-30
Have any previous applications been filed? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		If Yes, give date of hearing and finding: Land Use Plan Amendment, October 12, 2021 - Approved	
Date of Pre-Application Meeting: October 26, 2021			

Site Data		
Project Name: Pompano Citi Centre Residential		
Acres: 12.1	Number of units (Residential): 356	Total square feet of the building (Non-Residential): N/A

Owner's Representative or Agent	Landowner (Owner of Record)
Business Name (if applicable): Greenspoon Marder LLP	Business Name (if applicable): SVAP POMPANO CITI CENTRE L P
Print Name and Title: Dennis D. Mele, Esq.	Print Name and Title: Gregory S. Moross, Its President
Signature:	Signature: SVAP POMPANO CITI CENTRE, L.P., a Delaware limited partnership By: SVAP Pompano Citi Centre GP, LLC, a Delaware limited liability company, its General Partner By: SVAP Pompano Citi Centre Holdings, L.P., a Delaware limited partnership, its Managing Member By: SVAP Pompano Citi Centre Holdings GP, LLC, a Delaware limited liability company, its General Partner By: SVAP GP, LLC, a Delaware limited liability company, its Manager By:
Date:	Date: 12/17/2021
Street Address: 200 East Broward Blvd, Suite 1800	Street Address: 302 Datura Street, Suite 100
Mailing Address City/ State/ Zip: Fort Lauderdale, FL 33301	Mailing Address City/ State/ Zip: West Palm Beach, FL 33401
Phone Number: 954-527-2409	Phone Number: 561-835-1810
Email: Dennis.Mele@gmlaw.com	Email: GMOROSSE@SVAPORGANIZATION.COM
Email of ePlan agent (if different): shane.zalonis@gmlaw.com	



DRC



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Department of Development Services
Planning & Zoning Division

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Rezoning Application

OWNER'S CERTIFICATE

This is to certify that I am the owner of the subject lands described in this application and that I have authorized the filing of the aforesaid application for rezoning.

By signing below, I acknowledge that development applications must have a determination by the governing municipality of approved, approved with conditions, or denied within 120 days from a complete submittal for projects that do not require final action through a quasi-judicial hearing or a public meeting and within 180 days from a complete submittal for projects that do require final action through a quasi-judicial hearing or a public meeting per FL Stat § 166.033 and the Pompano Beach Code Section 155.2303.F.3. It is the responsibility of the applicant to receive all final Development Orders and receive this determination within the allotted timeframe. If the applicant fails to resubmit an application within 30 calendar days after being first notified of deficiencies of the submittal, the application shall be considered withdrawn and a \$100 non-refundable administrative fee will apply (155.2303.F.2.b). Additionally, if all required approvals are not received within the allotted timeframe the application will automatically be denied unless both the City and the applicant agree to an extension of time (155.2303.I).

Owner's Name: SVAP Pompano Citi Centre L P
(Print or Type) 302 Datura Street, Suite 100 West Palm Beach, FL
33401
Address:
Phone: (561) 835-1810
Email address: _____ (Zip Code)

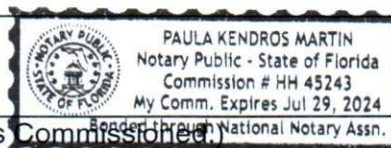
SVAP POMpano CITI CENTRE, L.P., a Delaware limited partnership
By: SVAP Pompano Citi Centre GP, LLC, a Delaware limited liability company, its General Partner
By: SVAP Pompano Citi Centre Holdings, L.P., a Delaware limited partnership, its Managing Member
By: SVAP Pompano Citi Centre Holdings GP, LLC, a Delaware limited liability company, its General Partner
By: SVAP GP, LLC, a Delaware limited liability company, its Manager

By: _____
Gregory S. Moross, Its President

(Signature of Owner or Authorized Official)

SWORN AND SUBSCRIBED before me this 17th day of December, 2021 by means of
☒ physical presence or ☐ online notarization.

NOTARY PUBLIC, STATE OF FLORIDA



(Name of Notary Public: Print, stamp, or Type as Commissioned)

- ☒ Personally know to me, or
☐ Produced identification: _____

(Type of Identification Produced)



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Owner's Name:
(Print or Type)

Macy's Retail Holdings, LLC

Address:

145 Progress Place
Springdale, Ohio

45246
(Zip Code)

Phone:

(513) 579-7447

Email address:

charles.digiovanna@macy's.com

(Signature of Owner or Authorized Official)

Charles P DiGiovanna, Vice President

SWORN AND SUBSCRIBED before me this 17th day of December, 2021 by means of
☒ physical presence or ☐ online notarization.

Trina M. Yearce

NOTARY PUBLIC, STATE OF FLORIDA



TRINA M YEARCE
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
10-31-2026

(Name of Notary Public: Print, stamp, or Type as Commissioned)

☒ Personally know to me, or
☐ Produced identification:

(Type of Identification Produced)

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Department of Development Services
Planning & Zoning Division

P&Z#: 21-13000008

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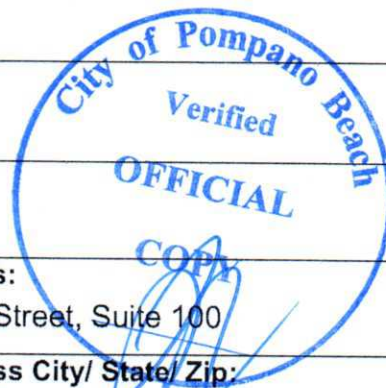
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Owner's Representative or Agent	Landowner (Owner of Record)
Business Name (if applicable): Greenspoon Marder LLP	Business Name (if applicable): SVAP POMPANO CITI CENTRE L P
Print Name and Title: Dennis D. Mele, Esq.	Print Name and Title:
Signature: 	Signature:
Date: 12/22/2021	Date:
Street Address: 200 East Broward Blvd, Suite 1800	Street Address: 302 Datura Street, Suite 100
Mailing Address City/ State/ Zip: Fort Lauderdale, FL 33301	Mailing Address City/ State/ Zip: West Palm Beach, FL 33401
Phone Number: 954-527-2409	Phone Number: 561-835-1810
Email: Dennis.Mele@gmlaw.com	Email: gmoross@sterlingorganization.com
Email of ePlan agent (if different): shane.zalonis@gmlaw.com	



DRC

Additional Landowner Signature Page - Rezoning Application – Pompano Citi Centre

Landowner (Owner of Record)
Business Name (if applicable): Macy's Retail Holdings, LLC
Print Name and Title: Charles DiGiovanna, Vice President
Signature: 
Date: 12/17/2021
Street Address: 145 Progress Place
Mailing Address City/ State/ Zip: Springdale, Ohio 45245
Phone Number: (513) 579-7447
Email: charles.digiovanna@macys.com





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DEADLINE: Initial paper submission and fee must be received by 5:00 PM on the day of the deadline. *Electronic file submission must be uploaded into the ePlan system within 24 hours of this deadline.* Refer to the "Meeting Schedules and Deadlines" document provided on the City's website for submission deadlines. ***To ensure quality submittal, this project will only be added to the DRC Agenda when a complete submission has been uploaded into the ePlan system. If a complete submission is not uploaded by the deadline, the application will be rejected via email.***

Application Review Process:

Application Type	Step 1	Step 2	Step 3	Step 4	Step 5
Rezoning	Pre-Application Meeting (Required)	DRC Review	P&Z Review	City Commission Review (2 Readings)	Ordinance from the City Commission

APPLICATION SUBMISSION PROCESS: Upon reception of the **PAPER SUBMISSION** (see below) at the Zoning Inquires counter, an email will be sent to the agent with a link to ePlan where all project drawings and documents listed in the **DIGITAL SUBMISSION** section (see below) shall be uploaded.

PAPER SUBMISSION: The following paper documents are to be submitted to the Planning & Zoning Department:

PAPER	<input type="checkbox"/> One (1) completed application with original signatures.(pg. 3)*
	<input type="checkbox"/> Owner's Certificate (must be completed by the Landowner). (pg. 4)*
	<input type="checkbox"/> Electronic Signature Affidavit (unless a 3 rd party digital signature is utilized). See P&Z webpage for instructions .
	<input type="checkbox"/> Application Fee as established by resolution of the City Commission. See Appendix C - Fee Schedule in the Information section of the P&Z webpage.

DIGITAL SUBMISSION: The following digital documents are to be uploaded directly to Electronic Plan Review (ePlan):

	Site Specific	Planned Development
ePLAN	<input type="checkbox"/> Current survey (with flood information)	<input type="checkbox"/> Current survey (with flood information)
	<input type="checkbox"/> Legal Description (Digital copy in WORD)	<input type="checkbox"/> Legal Description (Digital copy in WORD)
	<input type="checkbox"/> Location map indicating land use and zoning districts of all abutting properties	<input type="checkbox"/> Location map indicating land use and zoning districts of all abutting properties
	<input type="checkbox"/> Written Narrative including existing land use(s), existing zoning district(s), proposed zoning district(s), explanation of need for proposed rezoning, and how the proposed rezoning is compatible with the general plans for the subject area. (Digital copy in PDF)*	<input type="checkbox"/> Written Narrative including existing land use(s), existing zoning district(s), proposed zoning district(s), explanation of need for proposed rezoning, and how the proposed rezoning is compatible with the general plans for the subject area. (Digital copy in PDF)*
	<input type="checkbox"/> Completed Plans Checklist (<i>this must be filled out and initialed</i>). (pg. 1)	<input type="checkbox"/> Completed Plans Checklist (<i>this must be filled out and initialed</i>). (pg. 5-6)

*Updated copies of the application, proof of ownership, or narrative may be required if information has changed. For example, if the property ownership changes, the owner's certificate and application will need to be revised with the city file.



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155.2404. SITE-SPECIFIC ZONING MAP AMENDMENT (REZONING)

(Below is a summary of Section 155.2404. For the complete language, please refer to the Zoning Code)

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.

PROCEDURE

1. Pre-Application Meeting with a Planner.
2. Review and comment by the Development Review Committee.
3. Recommendation by the Development Service Director.
4. Recommendation by the Planning and Zoning Board, following a quasi-judicial hearing
5. Final decision by the City Commission, following a quasi-judicial public hearing.

155.2405. PLANNED DEVELOPMENT

(Below is a summary of Section 155.2405. For the complete language, please refer to the Zoning Code)

REVIEW STANDARDS

Applications to rezone to a PD District shall be reviewed based on the following standards:

1. Standards for the proposed type of PD district in Part 6 (Planned Development Zoning Districts) of Article 3: Zoning Districts.
2. Section 155.2404.C - Site-Specific Zoning Map Amendment Review Standards.

PROCEDURE

1. Pre-Application Meeting with a Planner.
2. Review by the Development Review Committee
3. Recommendation by the Development Service Director.
4. Recommendation by the Planning and Zoning Board, following a quasi-judicial hearing
5. Final decision by the City Commission, following two quasi-judicial public hearings.