



City of Pompano Beach Planning & Zoning Board

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

DRAFT MINUTES

Wednesday, December 18, 2024

6:00 PM

(00:20)

A. CALL TO ORDER

The meeting was called to order by Chair Stacer at 6:04 PM.

(00:22)

B. ROLL CALL

Richard Dally
Marianne Edge
Tundra King
Kerriann Worley
Carla Coleman
Fred Stacer

Also in Attendance:
James Saunders, Assistant City Attorney
Bobby Adkins
Maggie Barszewski
Max Weymss
Saul Umana

(0:32)

C. MOMENT OF SILENCE

The Board observed a brief moment of silence.

(01:09)

D. APPROVAL OF THE MINUTES

MOTION by Richard Dally and seconded by Tundra King to approve the minutes of the November 20, 2024 meeting. All voted in favor.

(01:36)

E. INDIVIDUALS TESTIFYING PLACED UNDER OATH

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

F. NEW BUSINESS

(02:00)

1. [LN-544](#)

200 PARK CENTRAL EASEMENT ABANDONMENT

Request: Easement Abandonment
P&Z# 23-27000007

Owner: 200 Park Central LLC
Project Location: 200 Park Central Blvd
Folio Number: 484222200030
Land Use Designation: I (Industrial)
Zoning District: O-IP (Office Industrial Park)
Commission District: 4 (Beverly Perkins)
Agent: Damon Ricks
Project Planner: Maggie Barszewski

Ms. Maggie Barszewski, Project Planner, introduced herself to the Board. The applicant is requesting to abandon a 24-foot-wide access easement by Applicant, Damon T. Ricks, on behalf of the owner the 200 Park Central, LLC. The easement is illustrated on the face of the North Andrews Industrial Plat, PB 108, Page 18. The property is located at 200 Park Central Blvd., which is south of Park Central Blvd., north of Copans Road and west of North Andrews Avenue. The site is 6.0 acres in size and includes a 59,000-square foot, single-story building currently used for manufacturing, warehousing, and distribution. The owner is redeveloping the site to increase the square footage on site to a total of 108,705 square feet. A Site Plan was approved for the project on September 25, 2024. The approval included conditions requiring the abandonment of four existing easements, specifically two drainage easements, an FPL easement and this requested access easement. As shown on the approved Site Plan, the project's first phase includes an additional access along Park Central Boulevard at the northwest corner of the site.

Given the information provided to the Board, staff provides the following alternative motions for the Board's review.

Alternative Motion I

Recommend approval to the City Commission as the Board finds that the easement abandonment meets the standards of Section 155.2431.D.1. & 2.

Alternative Motion II

Table this abandonment request to allow time for the Applicant to address any objections raised by the affected parties or to get additional information.

Staff recommends Alternative Motion I

Mr. Damon Ricks, 899 East Las Olas Boulevard, Fort Lauderdale, introduced himself on behalf of the applicant and noted he was available for questions.

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

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

MOTION by Richard Dally and seconded by Tundra King that the Board finds that competent, substantial evidence has been presented for the Easement Abandonment that satisfies the review criteria and recommends approval of the item to the City Commission. All voted in favor. The motion was approved.

(6:10)

2. [LN-667](#)

TEXT AMENDMENT - REMOVE RESIDENTIAL REQUIREMENT FROM PORTION OF ONE BLOCK

Request: Text Amendment - Remove Residential Requirement
P&Z# 24-81000003
Owner: OT Property Group LLC
Project Location: Unified Property around 217 NE 3rd Street

Folio Number: 484235170100, 484235170131
Land Use Designation: DPTOC (Downtown Pompano Beach Transit Oriented Corridor)
Zoning District: TO-DPOD (Transit Oriented Downtown Pompano Beach Overlay District)
Commission District: 2 (Rhonda Sigerson-Eaton)
Agent: Nectaria Chakas
Project Planner: Max Wemyss

Mr. Max Wemyss, Project Planner, introduced himself to the Board. He began his presentation and reviewed the following: Context; Proposed Text Amendment; and Text Amendment Review Standards.

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.

Ms. Nectaria Chakas, 699 North Federal Highway, Fort Lauderdale, introduced herself on behalf of the applicant and first noted the buildings are in the process of being demolished but the historic sanctuary building would remain until moved. She reviewed the following: Subject Location; Existing Map; and Proposed Map.

Chair Stacer asked the Board if there were any questions.

In response to Vice Chair Coleman's question, Ms. Chakas stated that no community outreach had been done.

Vice Chair Coleman inquired about nearby properties, and Ms. Chakas clarified that OT Properties owns significant parcels around the site, including blocks to the south and west. The area features multifamily units, Founders Park to the southeast, and a school to the north. She highlighted complementary uses, including approved and existing 10-story mixed-use buildings.

Vice Chair Coleman asked if nearby residents within 500 feet would be notified of development plans, such as a pickleball court. Mr. Wemyss clarified that site plans are not subject to notification.

Ms. Edge asked if the use would be permitted by right in the existing zoning district or require additional applications. Mr. Wemyss confirmed the use is permitted, with configuration requirements such as being on the first two stories of a structure meeting specific criteria. Both indoor and outdoor recreation uses, including pickleball facilities, are allowed.

Vice Chair Coleman voiced concerns about noise from pickleball courts and the lack of notification or discussion with nearby residents about zoning changes allowing the use.

Mr. Adam Adache, 2125 East Atlantic Boulevard, Pompano Beach, introduced himself to the Board as the applicant. He explained the text amendment seeks to make residential optional, allowing flexibility for uses like pickleball, which is already permitted under zoning. He noted discussions with the pickleball operator about soundproof fencing and emphasized the limited impact on nearby single-family homes. He suggested an amenity like pickleball might be preferable to a 10-story building as a neighbor.

Chair Stacer noted the properties to the east are zoned for higher density and anticipated they would eventually transition to such uses, given downtown's growth and land values. He acknowledged the potential for interim uses like pickleball and compared nearby activity, such as middle school noise, as similarly lively or disruptive. Addressing concerns about pickleball noise, he referenced the Fort Lauderdale Snyder Park debate, humorously questioning if pickleball could truly be disruptive near jet engines.

Mr. Dally asked if approving the text amendment could allow a different commercial project to replace the proposed pickleball courts. Mr. Weymss confirmed this is correct, as the amendment removes the residential requirement but does not restrict the type of commercial development. He clarified that solely commercial projects would be limited to two stories unless they include mixed-use or residential components. He also noted this zoning category already exists in the district and is not unique to this property.

Ms. Edge inquired about the impact of removing the residential requirement on downtown's density and transit-oriented vision. Mr. Wemyss stated that the district encourages active uses like commercial recreation, which can complement existing and future residential developments. He noted that significant residential entitlements remain in the area, and introducing commercial recreation could further support development on nearby blocks.

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

MOTION by Carla Coleman and seconded by Kerriann Worley that the Board finds that competent, substantial evidence has been presented for the Text Amendment that satisfies the review criteria and recommends approval of the item to the City Commission. All voted in favor. The motion was approved.

(37:20)

3. [LN-660](#)

POMPANO WAREHOUSES

Request:	Major Site Plan
P&Z#	23-1200023
Owner:	Celu Developments LLC
Project Location:	W McNab Rd
Folio Number:	494203000521
Land Use Designation:	I (Industrial)
Zoning District:	I-1 (General Industrial)
Commission District:	5 (Darlene Smith)
Agent:	Joseph Kaller
Project Planner:	Saul Umana

Mr. Saul Umana, Project Planner, introduced himself to the Board. He began his presentation and reviewed the following: Site Plan; Location; and Current Conditions. He noted the Major Site Plan application was reviewed by the Development Review Committee (DRC) on November 01, 2023 and July 17, 2024 and October 16, 2024 and approved by the Architectural Appearance Committee (AAC) on December 3rd, 2024.

Mr. Umana reviewed the following Staff Conditions:

1. Property must maintain compliance with established landscaping buffer within 20' Canal Maintenance Easement. Prior to building permit approval, the proposed buffer material must be shown on the landscape plan, subject to review and approval by the Urban Forestry Division.
2. Correct the Zoning Data Table on Sheet 005 SP-1 to accurately reflect the site plan conditions as part of the changes required for the fire truck circulation.
3. Prior to Building Permit approval, the Wilferz Plat must be recorded with Broward County.
4. Prior to Building Permit approval, provide a copy of the recorded and executed shared access agreement.

5. Standard Conditions of Approval and/or Specifications required prior to Building Permit / Zoning Compliance Permit issuance:
 - a. The applicant shall provide evidence of compliance for the 12 points used for the Sustainability Narrative as submitted to the DRC in accordance with Table 155.5802: Sustainable Development Options and Points.
 - b. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
 - c. Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.
 - d. Provide a photometric plan that complies with Code Section 155.5401: General Exterior Lighting Standards.
 - e. A copy of the CPTED plan/narrative as approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.

Mr. Joseph Kaller, 2417 Hollywood Boulevard, Hollywood, introduced himself on behalf of the applicant and reviewed the following: Site Plan; Landscaping Plan; Sustainable Development Points; Elevations; Proposed Colors and Materials; and Aerials.

Mr. Kaller stated there were no objections to the staff conditions.

In response to Vice Chair Coleman's question, Mr. Kaller presumed the building would be multi-tenant.

Ms. Edge asked about parking requirements based on square footage and the site plan. Mr. Kaller confirmed that 17 spaces were required and 17 provided. He noted a parking space was relocated to accommodate added landscaping, ensuring compliance without variances. Ms. Edge expressed a concern about the limited amount of parking.

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

MOTION by Tundra King and seconded by Richard Dally that the Board finds that competent, substantial evidence has been presented for the Major Site Plan that satisfies the review criteria and recommends approval of the item to the City Commission, subject to the five (5) staff conditions. All voted in favor. The motion was approved.

(51:22)

4. [LN-663](#)

3081 MCNAB WAREHOUSE

Request:	Major Site Plan
P&Z#	24-12000016
Owner:	Perla Rubbin & Sons USA INC
Project Location:	3081 W McNab Rd
Folio Number:	494204050010
Land Use Designation:	I (Industrial)
Zoning District:	I-1 (General Industrial)
Commission District:	5 (Darlene Smith)
Agent:	Todd Nezmek
Project Planner:	Saul Umana

Mr. Saul Umana, Project Planner, introduced himself to the Board. He began his presentation and reviewed the following: Location; Proposal; and Site Plan. He noted the Major Site Plan application was reviewed by the Development Review Committee (DRC) on October 16, 2024 and approved by the Architectural Appearance Committee (AAC) on December 3rd, 2024.

Mr. Umana reviewed the following Staff Conditions:

1. Prior to Building Permit approval, applicant must successfully vacate FPL easement depicted on the survey, to be consistent with the site plan.
2. Standard Conditions of Approval and/or Specifications required prior to Building Permit / Zoning Compliance Permit issuance:
 - a. The applicant shall provide evidence of compliance for the 12 points used for the Sustainability Narrative as submitted to the DRC in accordance with Table 155.5802: Sustainable Development Options and Points.
 - b. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
 - c. Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.
 - d. Provide a photometric plan that complies with Code Section 155.5401: General Exterior Lighting Standards.
 - e. A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval

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

Mr. Ricardo Rodriguez, 143 South Swinton Avenue, Delray Beach, introduced himself on behalf of the applicant. He began his presentation and reviewed the following: Ground Floor Plan; Existing South Elevation; Proposed South Elevation; Existing North Elevation; Proposed North Elevation; Existing East Elevation; Proposed East Elevation; Existing West Elevation; Proposed West Elevation; and Renderings.

In response to Vice Chair Coleman's question about landscaping, Mr. Rodriguez confirmed that the existing landscape buffers will be preserved, with additional soft and hard vegetation added. He stated that all foliage and surrounding vegetation will remain intact.

Ms. Edge asked about the impact of expanding the building on operations and parking. Mr. Rodriguez replied that the owner has more parking than shown on the original site plan and employs only a few people, so operations would not be significantly affected.

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

Mr. Rodriguez stated there were no objections to the staff conditions.

MOTION by Tundra King and seconded by Kerriann Worley that the Board finds that competent, substantial evidence has been presented for the Major Site Plan that satisfies the review criteria and recommends approval of the item to the City Commission, subject to the two (2) staff conditions. All voted in favor. The motion was approved.

(1:01:57)

5. [LN-665](#)

TEXT AMENDMENT - Overlay Districts, Allow Townhomes With Internal Circulation

Request:	Text Amendment - Overlay Districts, Allow Townhomes with internal circulation
P&Z#	N/A
Owner:	N/A
Project Location:	N/A
Folio Number:	N/A
Land Use Designation:	N/A

Zoning District: 155.3501. Transit Oriented
Commission District: N/A
Agent: N/A
Project Planner: Max Wemyss

Mr. Max Wemyss, Project Planner, introduced himself to the Board. He began his presentation and reviewed the following: Context Townhomes in Transit-Oriented Zoning Districts (Existing); Context Townhomes in Transit-Oriented Zoning Districts (Proposals); Context Existing Conditions (East Overlay District); Context Existing Conditions (Downtown Overlay District); Proposed Text Amendment; and Text Amendment Review Standards.

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.

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

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

Mr. Wemyss stated for the record that he presented this item to the CRA and the City Commission and noted that he had addressed any objections raised.

MOTION by Carla Coleman and seconded by Tundra King that the Board finds that competent, substantial evidence has been presented for the Text Amendment that satisfies the review criteria and recommends approval of the item to the City Commission. All voted in favor. The motion was approved.

(1:12:22)

H. AUDIENCE TO BE HEARD

There was none.

(1:13:05)

I. OTHER BUSINESS

1. CHAIR AND VICE CHAIR NOMINATIONS

MOTION by Carla Coleman and seconded by Tundra King to nominate Fred Stacer for Chair. All voted in favor. The motion was approved.

MOTION by Richard Dally to nominate Tundra King for Vice Chair. There was no second.

MOTION by Tundra King and seconded by Marianne Edge to nominate Carla Coleman for Vice Chair.

Mr. Dally withdrew his nomination of Tundra King.

All voted in favor for Carla Coleman. The motion was approved.

2. REPORTS BY STAFF

None.

3. BOARD MEMBERS DISCUSSION

The board wished each other happy holidays.

Chair Stacer expressed gratitude to staff for their hard work, noting that this will likely be the fifth consecutive year of record-setting construction volume. He highlighted the upcoming year as potentially significant, particularly regarding the city's major asset, the Air Park, along with other ongoing initiatives. He emphasized the collective effort to continue making Pompano a better place each year.

(1:18:14)

J. ADJOURNMENT

There being no further business before the Committee, **MOTION** by all to adjourn the meeting at 7:22 PM.

DRAFT