

Ms. Gomez stated that there would only be an access easement to the Spanish River, but no space dedicated along the water.

Ms. Coleman asked if it is the City's requirement to have this access easement.

Mr. Bird responded that it is not necessarily a code requirement but rather an aspect of the Comprehensive Plan to obtain public access to waterways.

Mr. Stacer asked about the Motwani project.

Mr. Bird responded that the access easement had already been platted.

Ms. Coleman stated that it makes sense to have this access to the beach, but she does not see the utility in having it to the Spanish River.

Ms. Toothaker stated that she is happy to remove the easement to the river.

Mr. Stacer stated that the applicant would need to work some issues out with the neighbors.

Mr. Klosiewicz asked if the easement should be discussed before the motion. He noted that the easement does not have merit.

**MOTION** was made by Richard Klosiewicz and seconded by Dwight Evans to recommend approval of the rezoning PZ #16-13000005 subject to the restrictions stated by staff per Alternate Motion I, with the addition that the public access easement be removed from the western parcel. Richard Klosiewicz, Dwight Evans, Joan Kovac, and Fred Stacer voted in favor of the motion and Carla Coleman, Tony Hill, and Jerry Mills voted against. Therefore, the motion passed.

**4.      CITY OF POMPANO BEACH / POMPANO BEACH FISHING VILLAGE**  
**Planning and Zoning #17-13000003**

Consideration of the request by **TIM HERNANDEZ** on behalf of **THE CITY OF POMPANO BEACH** to amend the approved PD-I (Planned Development – Infill) to an amended PD-I (Planned Development – Infill). The original PD-I application included “Restaurant” and “Retail” as permitted uses. The revised master plan proposes changes to the area identified as “R5.” Parcel R5 on the Master Plan proposes a 5 story hotel with a 23,000 square foot building foot print. The subject property is located west of Pompano Beach Blvd, between NE 3rd Street and NE 2nd Street, more specifically described as follows:

LOTS 1 THROUGH 10, BLOCK 8 AND ALL OF LOTS 6 THROUGH 10 AND THOSE PORTIONS OF LOTS 1 THROUGH 5 LYING EAST OF THE EAST RIGHT

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Any person who decides to appeal any decision of the PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. // ME

OF WAY LINE OF STATE ROAD A-1-A, BLOCK 9, POMPANO BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 93, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

TOGETHER WITH:

THAT CERTAIN 50 FOOT RIGHT OF WAY FOR BUTLER STREET LYING BETWEEN SAID BLOCKS 8 AND 9 SAID RIGHT OF WAY VACATED BY CITY OF POMPANO BEACH ORDINANCE 65-10 AND RECORDED IN OFFICIAL RECORDS BOOK 2942, PAGE 380 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

A PARCEL OF LAND LYING IN THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST, BOUNDED AS FOLLOWS:

BOUNDED ON THE NORTH AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF STATE ROAD A-1-A WITH THE WEST LINE OF SAID BLOCK 9, POMPANO BEACH, AS RECORDED IN PLAT BOOK 2, PAGE 93 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

BOUNDED ON THE SOUTH BY THE WESTERLY EXTENSION OF THE SOUTH LINE OF BLOCK 9, POMPANO BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 93 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

BOUNDED ON THE WEST BY THE EAST RIGHT OF WAY LINE OF STATE ROAD A-1-A;

BOUNDED ON THE EAST BY THE WEST LINE OF SAID BLOCK 9, POMPANO BEACH.

LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

CONTAINING 4.168 ACRES, 181,574 SQUARE FEET, MORE OR LESS.

AKA: 3410 Pier Street, 215-285 N Pompano Beach Blvd, 3405-3465 Pier Street, 200 N Ocean Blvd

ZONED: PD-I (Planned Development – Infill)

TO: PD-I (Planned Development – Infill) - Amended

STAFF CONTACT: Daniel Keester, AICP (954) 786-5541

Mr. Daniel Keester, Senior Planner, presented himself to the Board. He stated that the purpose of this city initiated rezoning request is to expand the list of permitted uses within this Planned Development. In 2013, the land use plan was amended via Ordinance 2013-69, modifying the land use designation from OR (Open Space Recreation) to Commercial (C). Following the land use amendment, the zoning designation of the property was changed from Parks and Recreation (PR) to Planned Development-Infill (PD-I), within the Atlantic Boulevard Overlay District. A Planned Development was selected for the purposes of creating a consistent development theme that is compatible internally for each building within the block, as well as with the broader beach front area. The Planned Development established a Master Plan for the construction of a new parking garage, several retail and restaurant spaces, on-site ground level parking and the development of “Pier Street.” The site of the former Fire Station and public Library, now houses a 5 story parking garage, and surface parking.

The original PD-I application included “Restaurant” and “Retail” as permitted uses. The revised master plan proposes changes to the area identified as “R5.” Parcel R5 on the Master Plan proposes a 5-story hotel with a 23,000 square foot building foot print. He provided the following alternative motions to the Board:

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**Alternative Motion I**

Recommend approval of the rezoning request from PD-I/AOD to PD-I/AOD amended.

**Alternative Motion II**

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

**Alternative Motion III**

Recommend denial as the Board finds that the request is not consistent with the following goals, objectives and policies of the Comprehensive Plan, specifically:

- 01.02.02        Consider the preservation of established single-family and low-density neighborhoods in all re-zonings, land use plan amendments, and site approvals.
  
- 01.03.06        Consider density and intensity revisions with an emphasis on minimal negative impacts to existing residential areas, particularly single family areas.
  
- 01.03.11        Consider the compatibility of adjacent land uses in all Land Use Plan amendments and rezonings.

Mr. Stacer stated that he is on the East CRA Board and that while they have endorsed the project, they did not take a position on the zoning due to his conflict with the Planning and Zoning Board.

Dr. Mills asked if the hotel will be City-owned.

Mr. Tim Hernandez (290 SE 6 Avenue, Delray Beach, FL) introduced himself to the Board as the agent for the property owner and stated that he will make one presentation for this item and for the next item on the agenda, both relating to parcel R-5. He presented the location of the project to the board and explained that it will be heavily landscaped. He stated that the hotel operators are present to answer any questions and that they will be operating two separate hotel brands in the one building. The hotel is situated along Pier Street and A1A to preserve views from the building to the south. He stated that the hotels will help the new restaurants during low-peak parts of the year as they will bring visitors to the area year-round.

Dr. Mills stated that Pompano lacks gathering rooms for large groups of people. He asked if the hotel addresses it. He asked if there would be space for 200-300 people.

Mr. Ashish Patel (16675 Bobcat Drive, Fort Myers, FL) stated that County Commissioners noted that there are not many areas for group events so they tend to have

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their meetings at the Marriott. The parking is challenging, however, at that location. This hotel will have 4,300 square feet of interior meeting space, 1,400 or 1,500 square feet of pre-function space, 11,500 square feet of roof top deck, and the new parking garage across the street. There would be room to comfortably seat 280-285 people. He pointed out that the relationship between the hotel and the new Oceanic restaurant will be very beneficial.

Mr. Hill noted that they expected 140 parking spaces for the hotel. He asked if that included the meeting space.

Mr. Hernandez stated that parking in the Atlantic Overlay District is calculated by square footage.

Mr. Hill stated that from his experience in hotel management, the parking proposed is light.

Mr. Patel stated that users are increasingly using other modes of transportation besides private vehicle.

Mr. Hill noted that most of the uses also use spaces in the parking structure.

Mr. Hernandez stated that the parking is not designed to park all users at the same time but rather correspond to when uses generate the most parking. There are 694 total spaces in the area, which is 150 more spaces than is required by the AOD.

Mr. Hill stated that hotel would require many more parking spaces than if the parcel had retail or restaurants. He also asked if there would be live music on the decks.

Mr. Hernandez stated that there most likely would be, but they would need to follow the noise ordinance. He also pointed out that the hotel use won't necessarily generate more parking than a restaurant use would.

The Chairman opened the item to the public. Seeing that there was no one who wished to speak, the public hearing was closed.

**MOTION** was made by Jerry Mills and seconded by Joan Kovac to recommend approval of the rezoning PZ #16-13000005, striking the condition listed in the staff report. All voted in favor of the motion; therefore, the motion passed.

## **H.      SITE PLAN REVIEWS**

### **5.      CITY OF POMPANO BEACH / POMPANO BEACH FISHING VILLAGE R5          Planning and Zoning #17-12000021**