



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

P&Z#:

DRC

PZ22-13000004

03/01/2023

Rezoning Application



100 W. Atlantic Blvd Pompano Beach, FL 33060

Phone: 954.786.4679 Fax: 954.786.4666

Rezoning Review

Rezoning			
<input type="checkbox"/> Site Specific		<input checked="" 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: B-3/PCD
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:			

Site Data	
Project Name: Pompano Citi Centre PCD Amendment	
Acres: 35 ac	Number of units (Residential): N/A
Total square feet of the building (Non-Residential): 1million	

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 MOROSS VICE PRESIDENT
Signature: 	Signature: 
Date: 4/4/2022	Date: 4/5/2022
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	

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Owner's Name:
(Print or Type)

SVAP Pompano Citi Centre L P

Address:

302 Datura Street, Suite 100
West Palm Beach, FL 33401

(Zip Code)

Phone:

(561) 835-1810

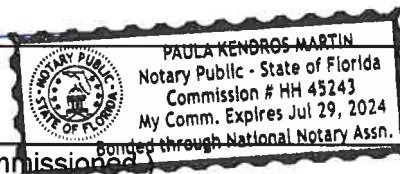
Email address:

GMOROSS@STERLINGORGANIZATION.COM

[Signature]
(Signature of Owner or Authorized Official)

SWORN AND SUBSCRIBED before me this 5th day of April, 2022 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)

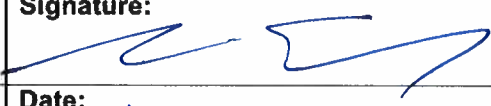
DRC

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Additional Landowner Signature Page - Rezoning Application – Pompano City Centre
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Landowner (Owner of Record)
Business Name (if applicable): SVAP POMpano CITY CENTRE II L P
Print Name and Title: GREGORY MOROSS VICE PRESIDENT
Signature: 
Date: 4/5/2022
Street Address: 302 Datura Street, Suite 100
Mailing Address City/ State/ Zip: West Palm Beach, FL 33401
Phone Number: (561) 835-1810
Email: gmoross@sterlingorganization.com

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Owner's Name: SVAP POMPANO CITY CENTRE II L P
(Print or Type)

Address: 302 Datura Street, Suite 100
West Palm Beach, FL 33401
(Zip Code)

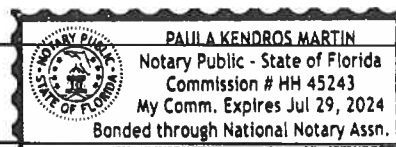
Phone: (561) 835-1810

Email address: gmoross@sterlingorganization.com


(Signature of Owner or Authorized Official)

SWORN AND SUBSCRIBED before me this 5th day of APRIL, 2022 by means of
☐ physical presence or ☐ online notarization.

NOTARY PUBLIC, STATE OF FLORIDA



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

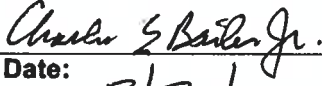
☒ Personally know to me, or
☐ Produced identification: _____
(Type of Identification Produced)

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10/19/2022

Additional Landowner Signature Page - Rezoning Application – Pompano City Centre

Landowner (Owner of Record)
Business Name (if applicable): CHARLES E. BAILES, JR., AS TRUSTEE OF THE CHARLES E. BAILES, JR. 2001 TRUST DATED JUNE 21, 2001
Print Name and Title: Charles E. Bailes Jr. TRUSTEE
Signature: 
Date: 3/31/2022
Street Address: C/O JHB-1 PROPERTY MANAGEMENT LLLP 8989 S. Orange Avenue
Mailing Address City/ State/ Zip: Orlando, FL 32824
Phone Number: 407-326-7158
Email: SROY@ABCFWS.COM



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

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Owner's Name: CHARLES E. BAILES, JR., AS TRUSTEE OF THE CHARLES E. BAILES, JR. 2001 TRUST DATED
(Print or Type) JUNE 21, 2001

Address: C/O JHB-1 PROPERTY MANAGEMENT, LLLP, 8989 S. Orange Avenue

Orlando, FL 32824

(Zip Code)

Phone: 407-326-7158

Email address: shoy@abcfws.com

Charles E. Bailes Jr.

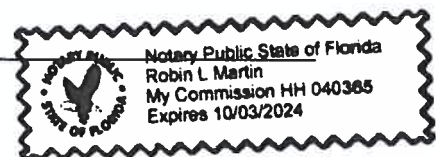
(Signature of Owner or Authorized Official)

SWORN AND SUBSCRIBED before me this 31st day of March, 2022 by means of
☒ physical presence or ☐ online notarization.

Robin L. Martin
NOTARY PUBLIC, STATE OF FLORIDA

Robin L Martin

(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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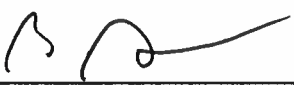
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Additional Landowner Signature Page - Rezoning Application – Pompano City Centre

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Landowner (Owner of Record)
Business Name (if applicable): NORTH BROWARD NEUROLOGY PA
Print Name and Title: BRAD DAJANI
Signature: 
Date: 3 / 18 / 2022
Street Address: C/O AR ACCOUNTING & TAX 1725 University Drive #425
Mailing Address City/ State/ Zip: Coral Springs, FL 33071
Phone Number:
Email: BRADDAJANI@YATTOO.COM

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Phone: 954.786.4679 Fax: 954.786.4666

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Owner's Name: NORTH BROWARD NEUROLOGY PA
(Print or Type)

Address: C/O AR ACCOUNTING & TAX, 1725 University Drive, Suite 425
Coral Springs, FL 33071
(Zip Code)

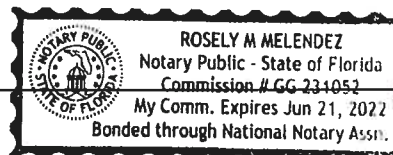
Phone: _____

Email address: BRADDAJANI@YAHOO.COM

(Signature of Owner or Authorized Official)

SWORN AND SUBSCRIBED before me this 18 day of MARCH, 2022 by means of
☒ physical presence or ☐ online notarization.

BRAD DAJANI
ROSELY MELENDEZ
NOTARY PUBLIC, STATE OF FLORIDA



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

☒ Personally know to me, or
☒ Produced identification: LICENSE
(Type of Identification Produced)

DRC



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Owner's Name: MACY'S RETAIL HOLDINGS, LLC
(Print or Type)

Address: 145 Progress Place
Springdale, OH 45246
(Zip Code)

Phone: (513) 579-7447

Email address: Charles.digiovanna@macys.com

(Signature of Owner or Authorized Official)

Vice President

SWORN AND SUBSCRIBED before me this 17 day of March, 2022 by means of
☒ physical presence or ☐ online notarization.

NOTARY PUBLIC, STATE OF FLORIDA Ohio

Andrea Metz

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



ANDREA METZ
Notary Public, State of Ohio
My Commission Expires 10-17-2022

☒ Personally know to me, or
☐ Produced identification:

(Type of Identification Produced)

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Additional Landowner Signature Page - Rezoning Application – Pompano City Centre

Landowner (Owner of Record)
Business Name (if applicable): MACY'S RETAIL HOLDINGS, LLC
Print Name and Title: Charles DiGiovanna, Vice President
Signature: 
Date: 3/17/2022
Street Address: 145 Progress Place
Mailing Address City/ State/ Zip: Springdale, OH 45245
Phone Number: (513) 579-7447
Email: Charles.digiovanna@macys.com

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Owner's Name: LOWE'S HOME CENTERS LLC
(Print or Type)

Address: 1000 Lowes Boulevard
 Mooresville, NC 28117-8520
(Zip Code)

Phone: 704-758-1000

Email address: David.S.Deal@Lowes.com
David Deal
(Signature of Owner or Authorized Official)

SWORN AND SUBSCRIBED before me this 14th day of Sept, _____ by means of
☒ physical presence or ☐ online notarization.

Janet Miller
NOTARY PUBLIC, STATE OF FLORIDA NC
Janet Miller
(Name of Notary Public: Print, stamp, or Type as Commissioned.) 6/14/2027 expires

☐ Personally know to me, or
☐ Produced identification: _____
(Type of Identification Produced)

Additional Landowner Signature Page - Rezoning Application – Pompano Citi Centre

Landowner (Owner of Record)
Business Name (If applicable): LOWE'S HOME CENTERS LLC
Print Name and Title: David Deal - Sr. Construction Manager
Signature: 
Date: 9/14/22
Street Address: 1000 Lowes Boulevard
Mailing Address City/ State/ Zip: Mooresville, NC 28117-8520
Phone Number: 704-758-1000
Email: David.S.Deal@Lowes.com