



City of Pompano Beach Planning and Zoning Board Virtual Meeting

Minutes

Wednesday, December 16, 2020

1:00 PM

A. CALL TO ORDER

B. ROLL CALL

Fred Stacer
Tobi Aycock
Richard Klosiewicz
Carla Coleman
Darlene Smith
Joan Kovak

Willie Miller was
absent.

Also in Attendance:

Sandra King, Public Communications Officer
James Saunders, Assistant City Attorney
Pamela McCleod, Assistant Planner
Jean Dolan, Principal Planner
Pamela Stanton, Planner
Suzette Sibble, Assistant City Manager
Dennis Mele
Mark Hefferin

C. MOMENT OF SILENCE

A brief moment of silence was observed by the Board.

D. APPROVAL OF THE MINUTES

Approval of the minutes of the meeting on November 18, 2020. Ms. Coleman asked for the word “changes” on page 5, 3rd paragraph from the bottom, to be revised to state “changed”.

MOTION by Darlene Smith and seconded by Carla Coleman to approve the minutes as amended of the November 18, 2020 meeting. All voted in favor.

E. INDIVIDUALS TESTIFYING PLACED UNDER OATH

Mr. Stacer explained that due to the virtual setting, individuals will be sworn in individually as opposed to in a large group setting by Pamela McCleod, Assistant Planner and Notary Public in the State of Florida.

F. NEW BUSINESS

3. LN-25 OCEANSIDE REZONING

Request:	Rezoning
P&Z#	20-13000002
Owner:	City of Pompano Beach
Project Location:	109 N. Ocean Blvd.
Folio Number:	484331520010
Land Use Designation:	C (Commercial)
Zoning District:	CF (Community Facilities) and PR (Parks and Recreation)
Commission District:	1
Agent:	Jean Dolan
Project Planner:	Jean Dolan

City staff and members of the public wishing to speak were sworn in by Pamela McCleod, Assistant Planner and Notary Public in the State of Florida.

Ms. Jean Dolan, Principal Planner, introduced herself to the Board and presented the project on behalf of staff and stated that this is a City-sponsored amendment. She stated that the Land Use Plan Amendment was done in the early part of 2020 and that this item is the rezoning stage. She introduced the team, which includes herself, Suzette Sibble, Assistant City Manager, and Chris Brown, Consultant on the City’s side and E2L Real Estate Solutions as the developer. The project is located where the Oceanside parking lot is currently, just north of Oceanside Plaza and south of the new Fire Station on A1A. The Commercial Land Use Plan Amendment was approved on March 10, 2020, prior to the pandemic lockdown. That project obtained approval for a 750+ parking-space parking structure, 50,000 sq. ft. of retail space, and a 300-room hotel with amenities. The purpose of this development was to serve the existing recreational facilities on the beach and pier. The goal is to attract a neighborhood-scale grocery store to serve the beach area and make this a major transit hub to support the City’s micro transit program. She stated that the current land use is Commercial and the zoning is PR which needs to be changed to align with the land use. The proposal is to rezone the property to B-3/AOD. The requirement in the B-3/AOD is a 60% lot coverage and can be increased if a plaza is provided. The maximum height can be 210 ft for a hotel if located within the AOD Overlay. She stated that the height was compatible with other building heights in the area. She stated they

were seeking a positive recommendation to take to the City Commission at their January 26th and February 23rd, 2021 hearings.

Ms. Suzette Sibble, Assistant City Manager, introduced herself to the Board. She says the City is currently in the process of negotiating with the developer. She stated the project has public sector components, primarily the parking garage, and the hotel, amenities, and the grocer are all the private sector components. She says they do have a conceptual plan but she believes that they will have to come back to the board for site plan approval as the conceptual plan isn't finalized.

Ms. Coleman asked if this is the project that was presented in March and if there was a change. Ms. Dolan responded that the project is the same and that there is no change in the vision.

Ms. Tobi Aycock asked if there are any additional information on the micro transit program. Ms. Sibble responded that the Commission approved the ranking at the last hearing and Circuit was selected. They are an active operator in the City of Hollywood. They are currently negotiating a contract with Circuit and will be bringing it to the Commission early next year for approval. Initially a hub was discussed at this site but they are still exploring the location and the design. The intention is to have it circulating the site in phase one and going to Harbor Village, and in phase two add a larger trolley type vehicle to connect to the west side of town. The objective is to reduce traffic footprints and make for a more pedestrian-friendly environment that enhance the City's amenities and other improvements coming in the future. They want to make the City growth sustainable and they are always looking at these transit related objectives and searching for grants so that the residents do not have to pay for the cost. The City was already awarded an \$800,000 FDOT grant for phase 1 and they will be looking for more grants.

Ms. Aycock asked if there is a public plaza included in the drawings and would enhance the project. Mr. Mark Hefferin shared a conceptual image and responded that the main spaces will be out on the A1A frontage but does include open space and greenery.

Mr. Stacer asked if there are any other questions. There were none.

Mr. Stacer asked if there is anyone from the public. There were none. He therefore closed the public hearing.

Mr. Stacer mentioned he was pleased to see the sail theme in the project.

MOTION was made by Carla Coleman and seconded by Darlene Smith that Alternative Motion I be recommended for Rezoning PZ# 20-13000002 as the Board finds the application is consistent with aforementioned future land use goals and policies. All voted in favor.