

THENCE RUN SOUTH 01 °08'27" EAST FOR A DISTANCE OF 148.68 FEET TO AN IRON PIN; THENCE RUN SOUTH 88°43'25" WEST FOR A DISTANCE OF 279.73 FEET TO AN IRON PIN; THENCE RUN NORTH 01 °37'29" WEST FOR A DISTANCE OF 626.19 FEET TO AN IRON PIN; THENCE RUN NORTH 88°32'29" EAST FOR A DISTANCE OF 682.68 FEET TO A POINT AND BACK TO THE TRUE POINT OF BEGINNING.

AKA: 1200 NW 15 Street

ZONED: I-1 (General Industrial)

STAFF CONTACT: Maggie Barszewski, AICP (954) 786-7921

Ms. Jean Dolan, Sustainability Coordinator, presented herself to the Board. She explained that the applicant is requesting approval of a plat that would restrict the property to a maximum building of 200,000 square feet of industrial use. The subject property currently a 44,328-square foot industrial building, which will be demolished. The site plan for this property was approved by the Board in March 2019. She noted that there is a concurrent abandonment request of an easement on this plat, and should it be approved by the Commission will be removed from the plat.

Development Services staff recommends approval of this Plat with the following conditions to be satisfied prior to the City Commission hearing:

1. A Comcast service provider letter must be submitted; and
2. Plat cover page must be signed and sealed by the surveyor and signed by all owners.

Mr. Stacer asked about the rail connector that is adjacent to the property.

Mr. Keith Poliakoff (200 E. Las Olas Boulevard, Fort Lauderdale) presented himself as the applicant's attorney. He stated that the development team is in contact with the Broward MPO regarding their potential need for track alignments but commented that plans are nowhere near being finalized since there is no funding for such a project.

MOTION was made by Darlene Smith and seconded by Richard Klosiewicz to recommend approval of the Plat PZ #19-14000003 per the two conditions of staff. All voted in favor of the motion.

G. MAJOR SITE PLAN WITH ASSOCIATED REZONING AND AIR PARK OBSTRUCTION PERMIT

3. **PRH 1116 NORTH OCEAN LLC/1116 NORTH OCEAN BLVD.**
REZONING
Planning and Zoning No. 19-13000006
Commission District: 1

Consideration of the REZONING submitted by **MIKE VONDER MEULEN** on behalf of the **PRH 1116 NORTH OCEAN LLC** is requesting to amend a previously approved Residential Planned Unit Development (RPUD) Development Order adopted by the City Commission through Ordinance 2012-10 in order reduce the number of approved towers on the site from two to one, to reduce the number of units from 130 units to 105 units, and to increase building height from 170' to 220' (230' to parapet). All parcels are legally defined as follows:

PARCEL 1

LOTS 7 AND 8, EXCEPTING THE WESTERLY 15 FEET THEREFROM, IN BLOCK 11, AND LOTS 12 AND 13, IN BLOCK 13, OF POMPANO BY THE SEA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; TOGETHER WITH ALL LANDS ACCRUING TO THOSE ABOVE DESCRIBED BY VIRTUE OF THE ABANDONED OF ALTA AVENUE AS SHOWN BY SAID PLAT.

PARCEL 2

LOTS 4, 5 AND 6, IN BLOCK 11, AND LOTS 9 AND 10, IN BLOCK 13, OF POMPANO BY THE SEA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; TOGETHER WITH ALL OF THOSE LANDS WHICH ABUT THE ABOVE DESCRIBED LANDS, TITLE TO WHICH ACCRUED TO THE ABOVE DESCRIBED LANDS BY VIRTUE OF THE ABANDONMENT OF ALTA AVENUE BY THE CITY OF POMPANO BEACH, FLORIDA. LESS AND EXCEPT THEREFROM THE WEST 15 FEET OF LOTS 4, 5 AND 6, IN BLOCK 11, OF POMPANO BY THE SEA, ACCORDING TO THE PLAT THEREOF IN PLAT BOOK 1, PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 3

LOT 11, IN BLOCK 13, OF POMPANO BY THE SEA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; TOGETHER WITH SUCH LANDS AS ABUT THE DESCRIBED LOT, THE OWNERSHIP OF WHICH SHALL HAVE ACCRUED TO THE GRANTORS BY VIRTUE OF THE ABANDONMENT OF ALTA AVENUE BY THE CITY OF POMPANO BEACH, FLORIDA AS SHOWN ON THE SAID PLAT. SAID LOT 11, IN BLOCK 13 IS ALSO DESCRIBED AS BEING THAT CERTAIN PARCEL OF LAND INCORRECTLY DESIGNATED ON SAID PLAT AS LOT 10 IN BLOCK 13, BEING BOUNDED ON THE SOUTH BY THE NORTHERLY BOUNDARY OF LOT 10 IN SAID BLOCK 13, ON THE NORTH BY THE SOUTHERLY BOUNDARY OF LOT 12 IN SAID BLOCK 13, ON THE EAST BY THE ATLANTIC OCEAN, AND ON THE WEST BY THE EASTERLY RIGHT-OF-WAY LINE OF ALTA AVENUE (NOW ABANDONED), THERE HAVING BEEN TWO LOTS DESIGNATED AS "LOT 10" IN SAID BLOCK OF SAID PLAT.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

AKA: 1112/1116 North Ocean Boulevard
ZONED: RPUD (Residential Planned Unit Development)
PROPOSED: RPUD (Residential Planned Unit Development)
STAFF: Scott Reale, AICP (954) 786-4667

Mr. Scott Reale, Senior Planner, presented himself to the Board. He noted that there are three items on the meeting agenda related to this project, each of which shall be presented by different staff members and consultants.

Ms. Sarah Sinatra-Gould presented herself as a Planner consultant from Calvin Giordano Associates working with staff. She explained that the request is to reduce the number of towers on the site from two to one; reduce the number of units from 130 to 105; reduce the podium from three to two floors; and increase the height from 170' to 220' (230' to the parapet). She stated that the 5-acre minimum lot area requirement was waived in 2012 with the original RPUD, and that the same deviation is again requested. She described the surrounding zoning and land use, commented that the site is within the Airpark Overlay and requires a waiver, and reiterated that the number of units is being reduced while the proposed height is increased. She then provided a brief history of the previous approvals for the site and gave an overview of the PD review standards.

Given the information provided to the Board, as the finder of fact, staff provides the following recommendation and alternative motions, which may be revised or modified at the Board's discretion.

Alternative Motion I

Recommend approval of the modification of the RPUD rezoning request as the Board finds that rezoning application is consistent with the aforementioned pertinent Future Land Use goals, objectives, and policies and the purpose of the Residential Planned Unit Development (RPUD) district purpose, subject to the following conditions:

1. Beach access along the south property line shall be recorded in the Public Records of Broward County.
2. Air Park Obstruction Permit approval required for the building's height.

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 goals, objectives, and policies of the Comprehensive Plan.

Staff recommends alternative Motion I.

Ms. Groblewski asked for clarification on the existing zoning and if there is a height limit.

Ms. Sinatra-Gould responded that it is zoned RPUD and the applicant is requesting it to be modified. She stated that there is no height restriction.

Mr. Stacer added that before it was zoned RPUD it was RM-45/HR, which also had no height limitation.

Ms. Kovac asked if the public beach access will be marked.

Ms. Sinatra-Gould responded that they can make that request. She stated that there is beach access provided.

Ms. Moor asked how is it that the adjacent hotel is only 8 stories tall when there is no height limit.

Ms. Sinatra-Gould responded that this is just how the property was developed, but that she doesn't have any additional details.

Ms. Moor asked if it could be due to FAA limitations.

Ms. Sinatra-Gould responded that she would doubt that, since the FAA has granted approvals for buildings taller than 8 floors.

Mr. Robert Lochrie (1401 E. Broward Boulevard, Fort Lauderdale) presented himself to the Board as the applicant's attorney. He provided one comprehensive presentation that relate to the requests for the rezoning, site plan, and height waiver. He explained how the current proposal is different from the current approval, noting that the single tower will be setback farther from A1A and reducing the size of the podium. He showed renderings of the current approvals as well as the proposed revision, pointing out that the architecture is more contemporary and includes more amenities. He explained that there will only be one main entrance as opposed to having a second entrance which is a part of the current approvals. He testified that they have no objections to staff's recommended conditions of approval.

Ms. Moor asked if there is one parking space per 1-bedroom units and 2 parking spaces for 3-bedroom units.

Mr. Lochrie confirmed this.

Ms. Kovac asked how many floors Century Plaza is.

Mr. Lochrie responded that he is not sure but that is less than this proposal.

Mr. Stacer stated that it is about 170' in height.

Ms. Kovac asked what the width of the beach access will be.

Mr. Lochrie responded that the total area is 15' and the walkway is 5'. He stated that they would be happy to include a wayfinding sign for the public.

Mr. Stacer asked if anyone from the audience wished to speak.

Ms. Lauren McGee (560 SE 23 Avenue, Pompano Beach) stated that she is pleased with the project and supports it.

Mr. Joseph Miller (1000 NE 7 Street, Pompano Beach) presented himself to the Board. He asked where they will get their water and sewer service. He stated that there are already water restrictions.

Mr. Stacer responded that they will get their water from the City of Pompano Beach and that he is unaware of any restrictions. He stated that the sewer will likely go to Broward County.

Mr. Miller asked why the City can't impose height restrictions like Lauderdale-by-the-Sea.

Mr. Stacer responded that this property already has no height restrictions, and that the City can't now take away those rights.

Ms. Moor asked if there has been any community outreach done.

Mr. Lochrie responded that they have met with the neighbor to the south and have been in contact with the neighbor to the north.

MOTION was made by Darlene Smith and seconded by Tobi Aycock to recommend approval of the Rezoning PZ #19-12400001 per two conditions as described in the staff report. All voted in favor of the motion.

4. PRH 1116 N OCEAN LLC/1116 N. OCEAN BLVD. AIR PARK
OBSTRUCTION PERMIT
Planning and Zoning No. 19-12400001
Commission District: 1

Consideration of the AIR PARK OBSTRUCTION PERMIT submitted by **ANDREW J. SCHEIN** on behalf of the **PRH 1116 N OCEAN LLC** in order to construct a new 20-story residential building with a maximum height of 230 feet above mean sea level (AMSL) which is approximately 220 feet above ground level (AGL). All parcels are legally defined as follows:

PARCEL 1

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