

Fred asked if there are any other questions. There are none.

Mr. Stacer closed the public hearing. Mr. Stacer asked if the applicant accepted staff's condition. Mr. Cocchiola responded yes.

(1:38:56)

MOTION was made by Joan Kovac and seconded by Carla Coleman that the Board find that competent, substantial evidence has been presented for Flex PZ #20-05000005 that satisfies the review standards and that the Board recommends approval of the request to the City Commission per Alternative Motion I, as described and amended in the staff presentation. All voted in favor of the motion, with the exception of Willie Miller.

(1:41:45)

At this time the Board took a short break.

(1:41:59)

At this time the Board reconvened.

5. [LN-44](#)

POMPANO BEACH CITI CENTRE LUPA

Request:	Local and County LUPA
P&Z#	20-92000006
Owner:	SVAP Pompano LP & Burdines Real Estate Inc.
Project Location:	1190-1200 NE 23 Street & 1600 NE 23 Street
Folio Number:	484225070014, 484225070013
Land Use Designation:	C
Zoning District:	B-3/ PCD
Commission District:	2
Agent:	Dennis D. Mele, Esq. (954-527-2409)
Project Planner:	Jean Dolan (954-786-4045)/ Jean.Dolan@copbfl.com

Ms. Dolan introduced herself to the Board. The Applicant is requesting to change the entitlements for a 12.1-acre site, previously part of the Citi Centre Mall property located at the southwest corner of Copans Road and Federal Highway. The portion of the Citi Centre Mall subject to this amendment is currently occupied by the now empty building that was formerly used by the Burdines and then Macy's Department Stores and the associated parking field. The existing building on the site will be demolished in order for the multi-family project to be constructed. The Applicant is proposing to change the Land Use entitlements to allow 356 garden-style apartments. The Applicant is being conservative in their calculation of existing entitlements at 2,500,000 SF of nonresidential uses. She stated that the change in entitlements results in fewer public facility demands for sewer, water, solid waste, and traffic. The increase in demands relate to the need for park land, affordable housing, and schools.

She stated that in terms of the recreation and open space, the additional 356 residential units will increase the population by an estimated 762 people. The adopted park level of service of 5 acres/1,000 residents results in a demand for 3.8 acres of recreational land. The City has adequate park land to serve this increase in population based on the existing park inventory. In addition, the project will provide some onsite open space amenities as part of the site plan approval process. Regarding affordable housing, the proposed

amendment must address affordable housing to comply with County policy 2.16.2 which suggests a 15% set aside or buy-out of the requirement for affordable housing for all residential land use plan amendments that create more than 100 additional residential units. The Applicant intends to restrict 15% of the proposed housing units to moderate income families making no more than 120% of the County's median income based on family size. A declaration of restrictive covenants will be recorded to document this commitment. Regarding schools, the School Board of Broward County has reviewed the land use plan amendment and found the area schools have the capacity to serve the students projected to live within this community.

Staff has provided the goals, objectives, and policies that apply to this request and finds the proposal consistent with the intent of the comprehensive plan. Staff's alternative motions are:

- (1) Motion to recommend approval of the proposed Citi Centre Future Land Use Map Amendment as the Board finds the proposed map change compatible with adjacent uses and the Goals, Objectives and Policies in the Comprehensive Plan.
- (2) Motion to table the proposed Future Land Use Map Amendment to allow further analysis of any issues raised by the Board, Staff, Applicant or the general public.
- (3) Motion to recommend denial of the proposed Future Land Use Map Amendment as the Board finds it to be incompatible with the Goals, Objectives and Policies in the Comprehensive Plan as provided in the staff report.

Staff recommends motion number (1).

Mr. Stacer asked if there are any questions of staff.

Ms. Coleman stated that traffic circulation throughout this site is a total unmitigated nightmare. She stated that because of the multiple ownership, everyone says "not my problem". With 356 units, unless there is a traffic circulation plan for the site, she is unsure how the Board can continue with any kind of development. She asked if staff had looked into this. Ms. Dolan responded that is not something staff looks at during the entitlement stage. This property does require a rezoning and that information should be addressed with that application since it is currently a PD.

Dennis Mele (200 East Broward Boulevard, Fort Lauderdale) introduced himself to the Board as the applicant's attorney. He introduced his team. He, Hugo Pacanins and Shane Zalonis were sworn in by Pamela McCleod, Assistant Planner and Notary Public in the State of Florida.

Mr. Mele provided the Board with a presentation. He showed the Board an aerial of the site and stated that this is a trend that they are seeing all over the country. Portions of shopping centers are being changed to residential not only due to the decline in in-person shopping, but also to have more people living close by to shop there. He stated he worked in a project in the Coral Square Mall where they made that type of a change; other two were in Sunrise and Pembroke Pines. They have been working on this one for a while. The portion of the property they are focusing on is the western side, the former Macy's building and parking lot. They just met with the Cresthaven Civic Association. They brought up the multi-use trail that runs along the golf course. They will not be touching that, but will be proposing pedestrian access to the trail, so that people can use it. The site will be gated and fenced but the idea is to have pedestrian access to use the trail and access to the shopping as well. The site is just over 2 acres and the land use is commercial for the proposed property. Mr. Mele showed the Board a traffic comparison. The project projects 94% less traffic than the maximum allowed as of right and 82% less traffic than the existing Macy's store. He added that they are buying property from Macy's and from Sterling, the mall owner. He stated that they can ask for cooperation on a traffic circulation layout from either owner if needed. When it comes time to rezone, they have a few options:

1. Amend the masterplan of the current PCD, changing this portion from commercial to residential;
2. Remove the 12 acres from the PCD and create a new Planned District
3. Remove the 12 acres from the PCD and rezone to a standard multifamily zoning district.

Whichever way they go, they will need to amend the existing PCD to reflect something different for this property. He showed the Board their conceptual site plan and explained the access features and building frontages. They have met with staff concerning the proposed site plan, amending the plat, and rezoning. They are required to meet with the P&Z Board once again, City Commission, Broward Planning Council, and Broward County Commission for the State review. Then back to the County and City Commissions. Last step is the site plan. He stated this is the same plan shown to the civic association. He stated at that meeting, a few people requested that resident access be provided on the southeast corner. He also stated they are proposing significantly more parking spaces than the code would require. He also showed the Board some architectural styles they are looking at. MSA Architects will be designing the project in the future.

Ms. Kovak complimented the project. She asked what “garden style apartments” means to the applicant. Mr. Mele responded that it typically means the height of the building- about 3 or 4 stories.

Ms. Coleman stated she understands that parking is an issue but mentioned there is an awful lot of concrete on the site plan. She asked for the interior of the project to be enhanced with more green space. Mr. Mele responded that they will take a look at it and make changes if necessary.

Mr. Stacer commended the owners for providing a food distribution location as well as a potential COVID-19 vaccine location. He asked how much of the existing building will be torn down. Mr. Mele responded the entire Macy’s building. Mr. Hugo Pacanins agreed and stated the area is 140,000 sq. ft.

Mr. Stacer asked for clarification on the current entitled rights. Ms. Dolan responded that the applicant wanted to provide a “realistic” number so they underestimated their vested rights. They are allowed to have an FAR of 6 in Commercial Land Use, so the total area of the lot multiplied by 6 gives you their actual entitlements. In looking at their reduction in public facility impacts, they are saving more.

Mr. Stacer asked if the LUPA is covering the entire property. Ms. Dolan responded no, just the 12.1 acres. She added that they calculated their impacts assuming an office use but if they had used retail, they would show more of a reduction in terms of traffic.

Mr. Stacer asked if they will be providing the affordable housing rather than paying the in-lieu fee. Mr. Mele responded yes, 15% of the units will be reserved for affordable housing in the moderate-income range.

Fred asked if anyone else has any questions. There were none. Mr. Stacer asked if anyone from the public wished to speak. There were none. Mr. Stacer closed the public hearing.

(2:12:22)

MOTION was made by Carla Coleman and seconded by Willie Miller that the Board find that competent, substantial evidence has been presented for LUPA PZ #20-92000006 as compatible with the City’s comprehensive plan and adjacent land uses and that the Board recommends approval of the request to the City Commission per Alternative Motion I. All voted in favor of the motion.

Ms. Dolan stated the property has been officially designated as the City’s vaccine site awaiting vaccine deliveries. This project will not conflict with that and the vaccine location will be relocated prior to construction, should it last that long. She thanked the owners for their cooperation and support during this pandemic. Ms. King agreed with Ms. Dolan’s comment and stated she will coordinate with the Emergency

Manager in preparation. Mr. Pacanins added that construction projections will not be until the 3rd quarter of 2022, so there is time.

Ms. Coleman asked what the timeframe for the vaccines are. Ms. King responded the resources are in place but the timeframe is unknown at this time.

(2:15:47)

5. [LN-37](#)

SONATA

Request: Major Site Plan
P&Z# 20-12000028
Owner: Paola Florida LLC, WTLG LLC & City of Pompano Beach
Project Location: 600 Block of N Dixie Hwy
Folio Number: 484235000120, 484235000130, 484235110070, 484235001210, 484235001220, 484235001230, 484235001240, 484235001250, 484235001251
Land Use Designation: LM/C
Zoning District: RM-20/ B-3
Commission District: 4
Agent: Michael Vonder Meulen (954-788-3400)
Project Planner: Max Wemyss (954-786-4761) / Max.Wemyss@copbfl.com

Max Wymess, Sustainability Coordinator, introduced himself to the Board and was sworn in by Pamela McCleod, Assistant Planner and Notary Public in the State of Florida.

He stated that the applicant, Michael Vonder Meulen of Keith, on behalf of Paola Florida, LLC, WTLG, LLC, and the City of Pompano Beach, is requesting Major Site Plan approval for a new development consisting of two three-story multi-family buildings and one eight-story mixed-use residential and commercial/retail building, along with associated amenities, parking, and landscaping. The property is located on the west side of Dixie Hwy occupying the block north of 8th Street and a majority of the block south of 8th Street fronting Dixie Highway. The site is currently vacant. The unified property has land area of 6.72 net acres. The project proposes a lot coverage of 10.7% with a building footprint of 31,511 square feet and a pervious area of 45.27%. The property has a mix of Commercial (C) and Low-Medium Residential (LM-10) Land Use designations and Zoning designations of General Business (B-3) and Residential Multi-Family 20 (RM-20) that don't align as expected but do allow the multi-family residential use, as long as an allocation of flex units is approved to provide the residential entitlements for the commercial land use areas. That flex allocation has been approved by the City Commission with Resolution 2020-43. The site plans were reviewed by the Development Review Committee on most recently on January 6, 2021. The Building Design was approved by the Appearance Committee (AAC) on January 5, 2021.

He stated that it is worth mentioning the property abuts a portion of Dixie Highway that is slated for improvements by the City's GO Bond project team. The applicants will be returning next month with the related plat application.