



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

P&Z#: _____

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 CERTIFICATE

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By signing below, I acknowledge that development applications must have a determination by the governing municipality of approved, approved with conditions, or denied within 120 days from a complete submittal for projects that do not require final action through a quasi-judicial hearing or a public meeting and within 180 days from a complete submittal for projects that do require final action through a quasi-judicial hearing or a public meeting per FL Stat § 166.033 and the Pompano Beach Code Section 155.2303.F.3. It is the responsibility of the applicant to receive all final Development Orders and receive this determination within the allotted timeframe. If the applicant fails to resubmit an application within 30 calendar days after being first notified of deficiencies of the submittal, the application shall be considered withdrawn and a \$100 non-refundable administrative fee will apply (155.2303.F.2.b). Additionally, if all required approvals are not received within the allotted timeframe the application will automatically be denied unless both the City and the applicant agree to an extension of time (155.2303.I).

Owner's Name: SVAP Pompano Citi Centre L P
(Print or Type)

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

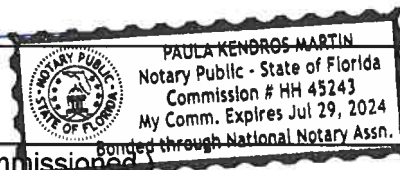
Phone: (561) 835-1810

Email address: GMOROSS@STERLINGORGANIZATION.COM

[Signature]
(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.

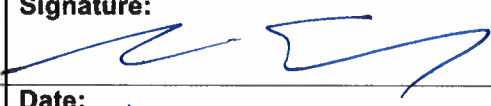
NOTARY PUBLIC, STATE OF FLORIDA



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

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

Additional Landowner Signature Page - Rezoning Application – Pompano Citi Centre

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)

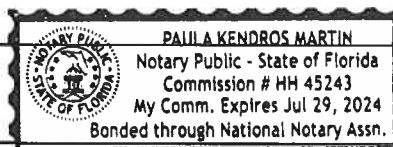
Phone: (561) 835-1810

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.

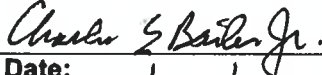
NOTARY PUBLIC, STATE OF FLORIDA



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

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

Additional Landowner Signature Page - Rezoning Application – Pompano Citi 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



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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.

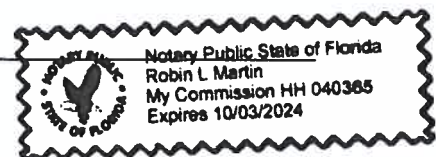
(Signature of Owner or Authorized Official)

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)

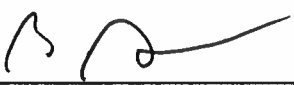
DRC

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PZ22-1300004

10/19/2022

Additional Landowner Signature Page - Rezoning Application – Pompano Citi Centre

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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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)

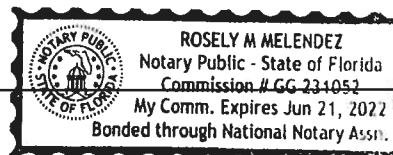
Phone: _____

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)

Additional Landowner Signature Page - Rezoning Application – Pompano Citi 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