

December 22, 2021

Mr. Saul Umana  
Planning & Zoning Division  
City of Pompano Beach  
100 West Atlantic Blvd.  
Pompano Beach, FL 33060

Re: Project Narrative – Pompano Citi Centre Residential – The Morgan Group

Dear Mr. Umana:

The Morgan Group (“the Applicant”), on behalf of SVAP Pompano Citi Centre L P, and Macy’s Retail Holdings, LLC (collectively, the “Property Owner”), is proposing to construct a residential apartment development with 356 units on three parcels that are a part of the Pompano Citi Centre Shopping Mall. The 12.3+/- acre site is located on the south side of Copans Road and west of Federal Highway (“Property”) in the City of Pompano Beach. The proposed site plan is for a residential apartment complex that will replace the old Macy’s building and a portion of the parking lot of the Citi Centre Shopping Mall. The proposed development will be a combination of studio, one, two, and three bedroom units and is comprised of eight (8) four (4)-story residential buildings with surface parking. A private clubhouse and pool are provided for the residents of the development. The City’s multi-use path is located on the west side of the Property and a small part of the multi-use path is located on the Property. No changes are proposed to the multi-use path. Access to the development will be from an internal access drive that connect to the mall property. The proposed site plan will not interfere with mall shoppers being able to access the existing mall entrances along Copans Road. An associated land use plan amendment application was recently adopted by the City on October 12, 2021 which changed the future land use designation of the Property from Commercial (City) / Commerce (County) to Irregular (29.5) Residential. The proposed site plan is consistent with approved land use plan amendment. In conjunction with this site plan application, the Applicant is also requesting rezoning of the Property from B-3/PCD to RM-30.

Please let us know if you need any other information to review and process this request for site plan approval.

Sincerely,

GREENSPOON MARDER LLP

**DRC**  
Cynthia A. Pasch, AICP  
New York Denver Fort Lauderdale Ise Las Vegas Miami Naples  
New York Orlando Phoenix Portland San Diego Tallahassee Tampa West Palm Beach

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