

PARTNERS, LLC is requesting to amend the zoning districts where a “Lodge or Club,” is permitted to include the I-1X zoning district and remove it as a permitted use in B-3 to a use allowed by special exception. Concurrently, the Consolidated Use Table of the City’s Zoning Code (also known as Appendix A) will be updated to reflect the changes. The Zoning Code currently permits by right a Lodge or Club in B-3 (General Business), B-4 (Heavy Business), I-1 (General Industrial); the use is permitted by special exception in the O-IP (Office Industrial Parks) zoning district.

AKA: 1350 SW 2 Street
ZONED: I-1X (Special Industrial)
STAFF: Daniel Keester-O’Mills (954) 786-5541

Mr. Stacer stated that a request to postpone this item has been received and so requested a motion to postpone.

MOTION by Joan Kovac and second by Darlene Smith to the August 26, 2020 meeting. All those voted in favor.

Mr. Saunder clarified for the record that this request to postpone was submitted by the applicant.

Mr. Stacer noted that this is the applicant’s first postponement request.

11. **SIGN CODE FOR REGIONAL SHOPPING CENTERS TEXT
AMENDMENT/SVAP POMPANO CITI CENTRE, L.P.
Planning and Zoning No. 20-81000003
Commission District 2**

Consideration of the TEXT AMENDMENT submitted by **BONNIE MISKEL** on behalf of the **SVAP POMPANO CITI CENTRE, L.P.** is requesting to amend the Sign Code (Chapter 156) to increase the size and number of tenant Flat Signs that may be applied to large retail development.

AKA: 1955 N. Federal Highway
ZONED: B-3/PCD (General Business/Planned Commercial/Industrial)
STAFF: Max Wemyss (954) 786-4671

Mr. Max Wemyss, Planner, presented himself to the Board and explained that the applicant is requesting to amend the sign code, chapter 156, to increase the size and number of Tenant Flat Signs that may be applied to large retail development. The Sign Code does not currently provide regulations that are unique to Regional Shopping Centers. The amendment proposes to introduce a definition for Regional Shopping Centers and to create sign standards that allow additional signs and sign area for a

Regional Shopping Center. The new definition is taken from the City's Comprehensive Plan. The Sign Code currently allows for one sign per tenant and a second sign for a tenant on a corner. Any wall sign may not exceed 10% of the tenant's frontage along the façade. The proposed allows for tenants of a Regional Shopping Center to have one sign per façade, not to exceed four signs. As proposed, Sign area on a façade will not exceed 20% of the façade area rather than 10%. The Code amendment proposes changes to Section 156.03 Definitions and Section 156.07 Nonresidential Districts. Additionally, it includes minor changes to provide clarification for current standards and staff interpretations. The Applicant is representing Pompano Citi Center, who has submitted Site Plans and Building Permits for improvements to the shopping center and new tenants. Mr. Wemyss presented example plans and elevations to explain the proposed changes, and stated that Staff does not object to the text amendment as presented.

Ms. Coleman asked if there are any other centers where this would apply besides the Citi Center.

Mr. Wemyss responded that the only owner location would be Festival Flea Market, and noted that this amendment would actually bring that property into conformity.

Ms. Aycock thanked Mr. Wemyss for providing the graphics.

Mr. Wemyss noted that this was provided by the applicant.

Mr. Matthew Scott (14 SE 4 Street, Boca Raton) presented himself as the applicant's attorney. He explained that retail shopping centers were already experiencing difficulties pre-COVID, and that things are now even more challenging. He stated that his client is looking to be a successful retail center by being more creative in their signage allowances.

Ms. Coleman asked if the applicant has a plan to fix the traffic circulation at the site. She stressed how important this is.

Mr. Scott responded that they have a lot of things planned for the center but that COVID has made things challenging. He stated that he will speak with his client about how to improve this going forward.

Mr Sauders noted that this is a recommendation to the City Commission, and that competent, substantial evidence does not need to be found by the Board.

Mr. Stacer asked if anyone in the audience wished to speak. There were none.

MOTION was made by Richard Klosiewicz and seconded by Darlene Smith that the Board recommend approval to the City Commission the proposed text amendment to Chapter 156 as amended in the staff report. All those voted in favor.

J. OTHER BUSINESS