



CITY OF POMPANO BEACH

FLORIDA

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THIS MEETING WILL BE HELD VIRTUALLY AND CAN BE VIEWED ON THE CITY'S WEBSITE: <http://www.pompanobeachfl.gov>

PLANNING AND ZONING BOARD/LOCAL  
PLANNING AGENCY

June 3, 2020  
Wednesday

Virtual Meeting

1:00 P.M.

***MINUTES***

A. Call to order by the Chairman of the Board, Mr. Fred Stacer.

**B. ROLL CALL:**

Fred Stacer  
Joan Kovac  
Tobi Aycocock  
Carla Coleman  
Darlene Smith  
Willie Miller

*Also in Attendance:*

Pamela McCleod, Assistant Planner  
James Saunders, Assistant City Attorney  
Maggie Barszewski, Planner  
Pamela Stanton, Planner  
Jennifer Gomez, Assistant Development Services Director  
Jean Dolan, Principal Planner  
Jae Eun Kim, Planner  
Matt Edge, Planner  
Horacio Danovich, CIP Manager  
Max Wemyss, Planner  
Nectaria Chakas

Any person who decides to appeal any decision of the PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. // PM

**PLANNING AND ZONING BOARD DRAFT MINUTES**     *June 3, 2020 Page 2*

Dennis Mele  
Tom Terwillinger  
Robert Lochrie  
Norman Schwartz  
Michael Vonder Meulen  
John Voigt

**C.     MOMENT OF SILENCE**

A brief moment of silence was observed by the Board.

**D.     APPROVAL OF THE MINUTES:**

Approval of the minutes of the meeting on February 26, 2020.

**MOTION** by Joan Kovac and second by Carla Coleman to approve the minutes from the February 26, 2020 meeting. All those voted in favor.

**E.     INDIVIDUALS TESTIFYING PLACED UNDER OATH**

Mr. Stacer explained that due to the virtual setting, individuals will be sworn in individually as opposed to in a large group setting by Pamela McCleod, Assistant Planner and Notary Public in the State of Florida.

**F.     PLAT**

1.        **NAT JACK PLAT/NAT JACK, LLC.**  
**Planning and Zoning No. 19-1400004**  
**Commission District: 5**

Consideration of the PLAT submitted by **JAMES MCLAUGHLIN** on behalf of the **NAT JACK, LLC** restricts the property to a maximum building area of 20,000 square feet of commercial use and 45,000 square feet of industrial use. The 3.52-acre property is currently vacant. All parcels are legally defined as follows:

AKA: 2150 Hammondville Road  
ZONED: B-4 (Heavy Business)  
STAFF: Maggie Barszewski (954) 786-7921

Ms. Maggie Barzewski, Planner, presented herself to the Board. She explained that this proposed plat is for a 2.5 acre property on MLK Boulevard just west of Powerline Road and will restrict the property to 45,000 square feet of industrial use and 20,000 square feet of commercial use. She stated that the property was rezoned in January 2020 to B-4 (Heavy Business) and has a Commercial land use designation. The property has not been previously platted and this plat would combine three parcels together in order to develop a warehouse with retail store fronts and will have access from Powerline Road. She stated that the applicant has provided a letter showing that the Collier City Association supports

**PLANNING AND ZONING BOARD DRAFT MINUTES**     *June 3, 2020 Page 3*

the development. All service provider letters have been received and FP&L requested that an easement be recorded if needed.

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

1. A note must be added to the Plat stating "Additional easement(s) may be required by FPL by separate instrument."
2. An updated Title Certification shall be submitted
3. Plat cover page must be signed and sealed by the surveyor and signed by all owners.

Ms. Nectaria Chakas (1401 S. Broward Blvd, Fort Lauderdale) presented herself as the applicant's attorney. She reminded the Board that they may be familiar with this project from the previous Rezoning and Site Plan approvals obtained in October 2019 and explained that this plat approval is needed in order to facilitate that Site Plan approval so that building permits may be granted. The Collier City Civic Association wrote a letter of support.

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

**MOTION** was made by Carla Coleman and seconded by Darlene Smith that the Board find that competent, substantial evidence has been presented for Plat PZ #19-14000004 that satisfies the review standards and that the Board recommend approval of the request to the City Commission with the three recommended conditions as described in the staff report. All voted in favor of the motion.

**G.     EASEMENT ABANDONMENT**

**2.     CYPRESS POINTE EASEMENT ABANDONMENT/BRE POMPANO INDUSTRIAL OWNER, LLC**

**Planning and Zoning No. 20-27000001**

**Commission District: 5**

Consideration of the EASEMENT ABANDONMENT submitted by **JOSPEH VALANE** on behalf of the **BRE POMPANO INDUSTRIAL OWNER, LLC** in order to abandon a 15-foot Utility Easement. The Applicant is proposing to construct a 153,436-square foot warehouse building, without being encumbered by the easement. All parcels are legally defined as follows:

AKA: 1899 SW 13 Court

ZONED: B-4 (Heavy Business)

STAFF: Maggie Barszewski (954) 786-7921

**PLANNING AND ZONING BOARD DRAFT MINUTES**     *June 3, 2020 Page 4*

Ms. Barszewski explained that this request is to abandon a 15 ft utility easement that bisects the property. She stated that all service provider letters have been received and that the City Utilities Department has no objection provided that an executed agreement for a rerouted water line and easement are submitted. She stated that the applicant is proposing a 153,436 square foot warehouse building on the site, and the Site Plan was approved at the February 2020 Planning and Zoning Board hearing.

She provided the following alternative motions:

**I. Approve with condition**

Recommend approval to the City Commission; however, it will not be placed on a City Commission agenda until the following conditions are met:

1. An executed agreement will be submitted requiring the existing 15' perpetual utility easement and water main to be replaced and rerouted to the outside of the proposed building footprint area, to the satisfaction of the Utility Department.

II. Table this abandonment request to allow time for the Applicant to address any objections raised by the affected parties or to get additional information

III. Recommend denial to the City Commission as the Board finds that the easement serves a public purpose and should not be abandoned.

Staff recommends alternative motion I, Approval.

Ms. Coleman asked if we need to include that the water main replacement would be paid for by the applicant.

Ms. Barszewski replied that this could be added to the conditions.

Mr. Dennis Mele (200 E. Broward Boulevard, Fort Lauderdale) presented himself as the applicant's attorney. He reminded the Board that they approved the Site Plan at their February hearing and noted that their agreement with the City to relocate the utility does specify that the applicant will pay for it. He stated that they have no objection to the proposed condition of staff.

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

**MOTION** was made by Joan Kovac and seconded by Carla Coleman that the Board find that competent, substantial evidence has been presented for Easement Abandonment PZ #20-27000001 that satisfies the review standards and that the Board recommend approval of the request to the City Commission with the one recommended conditions as described in the staff report and the additional Board condition that the applicant bear the cost of all utility relocations. All voted in favor of the motion.

**H.     TEXT AMENDMENT**

**3.     TO-EOD TEXT AMENDMENT/G&C PLATINUM 2500 INVESTORS  
LLC**  
**Planning and Zoning No. 20-8100001**  
**Commission District: 1**

Consideration of the TEXT AMENDMENT submitted by **TYLER WOOLSEY** on behalf of the **G&C PLATINUM 2500 INVESTORS LLC** is requesting to amend the Building Height Designation and Tower Regulations to require buildings in the East Overlay District (EOD) taller than 8 stories to be developed according to the Tower Building Type standards, except for properties abutting E Atlantic Ave and Federal Highway. All parcels are legally defined as follows:

AKA: 2335, 2401 & 2413 East Atlantic Blvd.  
ZONED: TO-EOD (Transit Oriented-East Overlay District)  
STAFF: Pamela Stanton (954) 786-5561

Ms. Pamela Stanton, Planner, presented herself to the Board and explained that this is a publicly-initiated text amendment proposal which would amend the building height and tower regulations within the EOD. She explained that the zoning code currently requires that buildings in this area which are taller than 6 floors must be developed according to the tower building type standard, which typically reduces the building floor plate above the 5th floor. If adopted, the amendment would allow 7 and 8 story buildings in this area to be developed according to any building type approved for that sub-area. The proposal also includes changes to the building height designation and the sub-area building heights regulating diagram. The applicant is representing G&C Platinum 2500 Investors, LLC, who has also submitted a site plan application for an 8-story mixed-use development at 2335 E. Atlantic Boulevard. She stated that staff does not object to the text amendment as proposed.

Ms. Coleman expressed concern that without a tower feature developments will just result in a larger building mass off of Atlantic Boulevard into what are mostly residential neighborhoods. She asked if they can demonstrate other design techniques that can mitigate this.

Ms. Stanton responded that staff did consider this, and that the code already allows for no setback up to 6 stories and that this amendment would add 2 more stories. She added that there is a required setback from the adjacent property to the north.

Mr. Stacer asked if this text amendment changes any height limitations in this area.

Ms. Stanton responded that it does not.

Mr. Stacer responded that the text language does not make this very clear.

**PLANNING AND ZONING BOARD DRAFT MINUTES**     *June 3, 2020 Page 6*

Mr. Dennis Mele presented himself as the applicant's attorney. He clarified that this change would make it so a tower building starts above 8 floors and that a courtyard building can go up to 8 floors. He explained that the current requirement forces a tower building instead of allowing a courtyard building once it exceeds 5 stories, and his client is proposing to build an 8 story courtyard building. He added that all of the strikethrough and underlines in the proposed text changes seem complicated, but all they are doing is moving the regulations from the "tower" section to the "building height" section. He explained that the proposed project is on the parking lot behind the Bank of America building, and that the current step-back requirement is along the front and side property lines, neither of which abut residential properties. This text amendment provides for requiring a larger setback, however. He also stated that the intent is to make the zoning code match the County code and the building code.

Mr. Stacer asked if this project is in an area where the 8 stories has to step down to 5 stories prior to the north property line.

Mr. Mele responded that the location of this project allows it to go to the maximum height and the zoning districts to the rear begin to step down.

Mr. Stacer asked if this would allow a courtyard building to be 8 stories.

Ms. Stanton responded in the affirmative. She described the general form of the two types of courtyard buildings.

Mr. Mele added that courtyard buildings are usually wrapping a parking garage in other active uses, whereas a tower building typically has a parking garage as a podium with residential on top. He then presented a diagram that depicted what would currently be allowed versus what the text amendment would allow.

Mr. Tom Terwillinger (3160 NW 1<sup>st</sup> Avenue, Pompano Beach) presented himself to the Board and asked if it is true that the development related to this text amendment proposes 355 residential units. He explained that he asks the questions because he wants to know how many parking spaces will be required for each unit and if this change will impact the parking requirements.

Mr. Stacer responds that this text amendment has nothing to do with the parking requirements.

Mr. Terwillinger asked what the parking requirements are for each residential unit in this zoning district.

Ms. Stanton responds that she believes it is one parking space per unit but she would have to check.

Mr. Terwillinger stated that he would want to make sure that this change would not reduce the number of parking spaces required.

**PLANNING AND ZONING BOARD DRAFT MINUTES**     *June 3, 2020 Page 7*

Mr. Tom Drum (2700 NE 8 Street, Pompano Beach) presented himself to the Board and stated that like Mr. Terwillinger, he had difficulty getting backup material for this item. He asked if this request is to approve the 355 units for the project at this location.

Mr. Stacer responded that this request is not for any specific building approval but is a text amendment.

Mr. Drum asked if this request is to build taller than what is allowed currently.

Mr. Stacer responded that this request does not have to do with the height but rather the building type.

Mr. Drum asked if there is a way for the public to get more information in advance of the hearing in the future.

Ms. Jennifer Gomez, Assistant Development Services Director, presented herself to the Board and stated that this information is available on a per-request basis and that staff can provide this to anyone interested via email. She stated that staff is also working on transitioning to the same system that the City Commission uses which will make the information available to the public in the same way.

Mr. Saunders, Assistant City Attorney, asked Mr. Mele to make it clear where the potential project is located and who owns it.

Mr. Mele responded that his client owns the Bank of America building and the parking lot behind it, as well as the Chase Bank building and the parking lot behind it. The same group also owns all of the residential property that would be proposed in the future as a part of the site plan and also the commercial buildings right in front of the residential that will be a part of the site plan.

Ms. Coleman asked if other local municipalities reflect the Broward County code more or less than Pompano Beach's.

Mr. Stacer commented that Mr. Mele didn't show a depiction of Broward County code but rather the Florida building code.

Ms. Coleman revised her question from Broward County code to the Florida building code.

Ms. Stanton responded that the zoning code in this area is form based, and commented that the City of Miami's zoning code is similar in this regard.

Ms. Coleman asked at what building height do other cities require setbacks.

Ms. Stanton responded that other jurisdictions don't have the building types that are at issue today.

**PLANNING AND ZONING BOARD DRAFT MINUTES**     *June 3, 2020 Page 8*

Mr. Mele added that not a lot of local jurisdictions have form based codes. Pompano Beach's code says that you have to build a certain type of building depending on the height of the building. He stated that they feel that the proper place to transition the stepback is to use the Florida building code.

Ms. Coleman stated that she is looking for another argument besides looking at the Florida building code in order to justify this text amendment. She expressed concern that while this makes perfect sense for this specific location, it might not work in other areas in the overlay district.

Mr. Mele pointed out that the code section still does require step backs in certain areas.

Mr. Stacer pointed out which areas in the district this would apply to based on the diagram.

**MOTION** was made by Darlene Smith and seconded by Willie Miller that the Board find that competent, substantial evidence has been presented for Easement Abandonment PZ #20-81000001 that satisfies the review standards and that the Board recommend approval of the request to the City Commission. All voted in favor of the motion.

(1:02:20)

4.     **JOHN KNOX VILLAGE LAND USE PLAN TEXT AMENDMENT/JOHN KNOX VILLAGE OF FLORIDA INC.**  
**Planning and Zoning No. 19-81000001**  
**Commission District: 3**

Consideration of the LAND USE PLAN AMENDMENT submitted by **LEIGH ROBINSON KERR** on behalf of **JOHN KNOX VILLAGE OF FLORIDA INC.** is requesting to change the entitlements for the 65 net acre John Knox Village Local Activity Center (LAC) land use district to allow more office, less retail and to remove the unit types specified for the residential units. All parcels are legally defined as follows:

AKA: 651 SW 6 Street  
ZONED: LAC (Local Activity Center)  
STAFF: Jean Dolan (954) 786-4045

Ms. Jean Dolan, Principal Planner, presented herself to the Board and stated that the next three agenda items are related to John Knox Village. She showed the Board the site's conceptual master plan for their intended redevelopment, and explained that the land use plan entitlements need a minor tweak to make this redevelopment work. She stated that the proposed modification does not change the allowable number of units, but it does remove the distinguishment between various types of residential units. The allowable commercial square footage is being reduced from 70,000 square feet to 42,300 square feet, the office square footage is being increased from 0 to 96,000 square feet, recreation use is unchanged, and ancillary uses will now be called out. She noted that employment is now being called out, which will make the land use entitlements match what is actually happening on the site much better. She stated that the projected net impacts on public

**PLANNING AND ZONING BOARD DRAFT MINUTES**     *June 3, 2020 Page 9*

facilities are negligible with the changes and showed a table listing the details. She gave an overview of the projected approval process timeline for City and County approvals, stated that these proposed amendments are consistent with the City Comprehensive Plan, and told the Board that staff is recommending approval.

Ms. Kovac asked if the additional office space will be made available for outside companies that would change the overall village concept.

Ms. Dolan responded that they have a vision of having a small commercial project facing Dixie Highway that would interface with the public. She stated that they are also looking at opening up office use to partner with outside health care services.

Mr. Stacer commented that when the previous text amendment passed for John Knox Village there was some restriction that imposed additional setbacks for very tall buildings over 200'. He pointed out that this is not included in this table and if that is a concern.

Ms. Dolan responded that it is not a concern because that requirement is in the zoning code and not the Comprehensive Plan.

Mr. Robert Lochrie (1401 E. Broward Blvd, Fort Lauderdale) presented himself as the applicant's attorney. He stated that he has nothing to add to Ms. Dolan's presentation. He noted that they anticipate coming to the Board with a master plan in the future for approval.

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

**MOTION** was made by Carla Coleman and seconded by Darlene Smith that the Board find that competent, substantial evidence has been presented for Land Use Plan Text Amendment PZ #19-81000001 that satisfies the review standards and that the Board recommend approval of the request to the City Commission per the staff report. All voted in favor of the motion.

**I.     AIR PARK OBSTRUCTION PERMIT**

**5.     JOHN KNOX VILLAGE AIR PARK OBSTRUCTION PERMIT/JOHN KNOX VILLAGE OF FLORIDA INC.  
Planning and Zoning No. 20-12400001  
Commission District: 3**

Consideration of the AIR PARK OBSTRUCTION PERMIT submitted by **LEIGH ROBINSON KERR** on behalf of **JOHN KNOX VILLAGE OF FLORIDA INC.** in order to construct a new 15-story residential building with a maximum height of 200 feet Above Mean Sea Level (AMSL) which is approximately 193 feet Above Ground Level (AGL). All parcels are legally defined as follows:

**PLANNING AND ZONING BOARD DRAFT MINUTES**     *June 3, 2020 Page 10*

AKA: 651 SW 6 Street  
ZONED: LAC (Local Activity Center)  
STAFF: Jae Eun Kim (954) 545-7778

Ms. Jae Eun Kim, Planner, presented herself to the board and stated that the applicant is requesting an air park obstruction permit in order to construct a new 15-story residential building with a maximum height of 200 feet above mean sea level, which is approximately 193 feet above ground level, and stated that the Major Site Plan application is the next item on this meeting agenda. She stated that the City Air Park consultant, Kimley-Horn, reviewed the application along with FDOT. She noted that the proposed building is located within a residential zone which has a maximum height of 150' above Air Park elevation or 169' above mean sea level. FDOT found that the building will not pose a hazard to Air Park operation, and staff added an additional summary for the Board in their staff report.

The Development Services Department recommends approval of the Air Park Obstruction subject to the following comments and conditions for:

- 1) Provide a new FAA Determination reflecting the building height increased to 193 feet.
  - a. Construction must commence prior to the expiration date of the FAA Determination, or any subsequent extension that may be granted.
  - b. If construction cranes are anticipated that exceed 200 feet AMSL, these temporary structures shall be submitted to the Federal Aviation Administration (FAA) and a Determination of No Hazard received.
  - c. FAA Form 7460-2, Notice of Actual Construction of Alteration, is required to be e-filed any time the project is abandoned or within 5 days after the construction reaches its greatest height (7460-2, Part2).
- 2) The structure shall be marked/lighted in accordance with FAA Advisory Circular 7460-IL Change 2, Obstruction Marking and Lighting, red lights-Chapters 4, 5 (Red), & 12.
- 3) The Federal Communications Commission (FCC) is the licensing authority for the construction and an application for a construction permit must be filed within 6 months of the date of this determination. This approval expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

Mr. Stacer asked if the applicant wished to speak.

Mr. Robert Lochrie replied that he agrees with all of the conditions of staff. He pointed out that while this building is just under 200' in height, it is set back over 600' from the closest street. He added that in lieu of obtaining a new FAA letter they will elect to develop within the parameters of the FAA approval that they have currently.

**PLANNING AND ZONING BOARD DRAFT MINUTES     June 3, 2020 Page 11**

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

**MOTION** was made by Carla Coleman and seconded by Willie Miller that the Board find that competent, substantial evidence has been presented for the Airpark Obstruction Permit PZ #20-12400001 that satisfies the review standards and that the Board approve this application subject to the three conditions described in the staff report, with the exception of condition 1a. All voted in favor of the motion.

**G.     MAJOR SITE PLAN**

**6.     JOHN KNOX VILLAGE: PHASE TWO IMPROVEMENTS/JOHN KNOX VILLAGE OF FLORIDA INC.**

**Planning and Zoning No. 19-12000027**

**Commission District: 3**

Consideration of the MAJOR SITE PLAN submitted by **THOMAS L. PRICE** on behalf of the **JOHN KNOX VILLAGE OF FLORIDA INC.** in order to construct a pavilion, an independent living tower (“I.L. Tower”), and a central energy plant with associated parking and landscaping areas. The pavilion building has a 24,281 sq. ft. building footprint and includes a dining room, a multipurpose auditorium, and a covered exterior activity space. All parcels are legally defined as follows:

AKA: 651 SW 6 Street

ZONED: LAC (Local Activity Center)

STAFF: Jae Eun Kim (954) 545-7778

Ms. Jae Eun Kim, Planner, explained that the applicant is requesting approval in order to construct a pavilion, an independent living tower (“I.L. Tower”), and a central energy plant with associated parking and landscaping areas. The pavilion building has a 24,281 sq. ft. building footprint and includes a dining room, a multipurpose auditorium, and a covered exterior activity space. The tower includes 150 apartment units and a parking garage for residents. The John Knox Village community has been preparing a master plan to redevelop and modernize the community which will be presented to the Board, and this specific site plan was reviewed by the DRC in October 2019 and approved by the AAC in March 2020.

Pursuant to §155.2304.C, Applications Subject to Staff Recommendation, the Development Services Director has compiled the department reports from the Development Review Committee (DRC) meeting which are recorded on file with the Department of Development Services. Should the Board find that the application has provided competent substantial evidence to satisfy the review standards for Major Site Plan approval, the Development Services Department recommends approval of the Major Site Plan subject to the following comments and conditions:

**PLANNING AND ZONING BOARD DRAFT MINUTES**     *June 3, 2020 Page 12*

1. The proposed development is subject to obtaining approval of an Air Park Obstruction Permit by the Planning and Zoning Board (§155.2422, Air Park Obstruction Permit).
2. Revise the site layout on the irrigation plan to be consistent with the site plan.
3. Standard conditions of approval and/or specifications required prior to Building Permit/Zoning Compliance Permit issuance:

Evidence that the development achieves at least 12 sustainable development points (TABLE 155.5802, Sustainable Development Options and Points).

- a. A copy of the CPTED plan approved by the Broward Sheriff's Office.
- b. Landscape and Irrigation Plans in accordance with Zoning Code requirements as verified by the City's Urban Forestry Division.
- c. Revise the Development Matrix to include uses proposed for the Pavilion and I.L. Tower building and verify consistency with entitlement defined in the Plat and the City's a Local Activity Center land use category.
- d. Revise the parking calculations based on specific uses proposed for this application (§155.5102. D. 1).
- e. Revise the building height, measured from the average finished grade to the roof deck (§155.9401. G, Height).
- f. Illustrate screening for all exterior mounted mechanical equipment in accordance with Code (§155.5301.A. 2, New Development Screening Standards).

Mr. Robert Lochrie gave a presentation to the Board and explained that while there is a larger master planning effort underway, John Knox Village wants to move forward with this new development which is consistent with all applicable current regulations. This phase is comprised of three buildings, and he showed the Board conceptual plans of how the proposed buildings fit into the site context.

Ms. Aycock asked if the water chilling building contributes to the Sustainable Development points.

Mr. Lochrie responded that they will be using the most efficient materials for this and that they intend to obtain points for this.

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

**MOTION** was made by Joan Kovac and seconded by Darlene Smith that the Board find that competent, substantial evidence has been presented for Major Site Plan PZ #19-12000027 that satisfies the review standards and that the Board approve this application subject to the three conditions described in the staff report. All voted in favor of the motion.

7.     **POMPANO BEACH FIRE STATION 114/CITY OF POMPANO BEACH**  
**Planning and Zoning No. 19-12000044**

**PLANNING AND ZONING BOARD DRAFT MINUTES**     *June 3, 2020 Page 13***Commission District: 5**

Consideration of the MAJOR SITE PLAN submitted by **HORACIO DANOVIC** on behalf of the **CITY OF POMPANO BEACH** in order to construct a new two-story 13,990 square-foot fire station. The subject property is currently vacant. The total footprint of the building is 9,514 sq. ft. on a 43,838 sq. ft. (1.01 acre) site. The total lot coverage of the site is 21.7%. All parcels are legally defined as follows:

AKA: NW corner of SW 36 Avenue and West McNab Road  
ZONED: RM-45 (Multiple Family Residential 45)  
STAFF: Matt Edge (954) 786-5554

Mr. Matt Edge, Planner, presented himself to the Board and explained that the City is requesting a Major Site Plan approval in order to construct a new two-story 13,990 square-foot fire station on a property that is currently vacant. The total footprint of the building is 9,514 sq. ft. on a 43,838 sq. ft. (1.01 acre) site. The total lot coverage of the site is 21.7%. The property zoning of RM-45 permits the fire station as a principal use, and this application was reviewed by the DRC on February 5, 2020, and the AAC in March 2020. He stated that this is a phase 1 G.O. Bond project.

Pursuant to §155.2304.C, Applications Subject to Staff Recommendation, the Development Services Director has compiled the department reports from the Development Review Committee (DRC) meeting which are recorded on file with the Department of Development Services. Should the Board find that the application has provided competent, substantial evidence to satisfy the review standards for Major Site Plan approval, the Development Services Department recommends approval of the Major Site Plan subject to the following comments and conditions:

1. A non-vehicular access line that runs along both street-side property lines must be modified in order to allow access to the property.
2. Standard Conditions of Approval and/or Specifications required prior to Building Permit / Zoning Compliance Permit issuance:
  - a. Include a copy of the approved CPTED plan, approved by the Broward Sheriff's Office.
  - b. Compliance with all applicable City Ordinances, including but not limited to comments issued by the Development Review Committee.
  - c. Substantial compliance with the plans, as submitted with this application.

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

Ms. Coleman asked what facilities surround the property.

Mr. Edge responded that to the west is an assisted-living facility and to the east is an industrial area.

**PLANNING AND ZONING BOARD DRAFT MINUTES**     *June 3, 2020 Page 14*

Ms. Coleman asked if it is correct that the trucks will mainly use SW 36th Avenue for ingress and egress.

Mr. Edge responded that the trucks will enter from McNab Rd and exit onto SW 36th Avenue since it is a one-way pattern on site, and that the entrance at SW 36th Avenue is for personal vehicles.

Mr. Norman Schwartz (3501 Griffin Rd. Fort Lauderdale, FL) presented himself as project architect. He commented that traffic circulation was the main concern and that the site has a one-way flow from McNab to SW 36th. He pointed out that the community is happy that this means that the noise from sirens will be directed towards the industrial area and not towards homes to the south.

Ms. Kovac complimented the building design. She asked if there are awnings on the elevations.

Mr. Schwartz confirmed that there are and that this design is consistent for all the new City fire stations.

Ms. Aycock agreed that this is a very nice building. She asked if it includes any sustainable energy features.

Mr. Schwartz replied that they are using low flow toilets, high efficiency equipment, and LED lights.

Ms. Aycock stated that she looks forward to seeing this once finished.

Mr. Miller asked if will this will require any modifications to the adjacent traffic light.

Mr. Schwartz replied that there is no modification to the traffic signal, but he believes that there will be a system where they can supercede the signal when they leave for calls.

Mr. Horacio Danovich, Capital Improvement Program Manager, described the apparatus that will control the traffic signal and noted that this is the first facility that will have this feature. He stated that they are using this in order to minimize siren noise during late-night calls. He added that during public meetings, there was an individual from the Preserve at Palm Aire that raised valid concerns about noise. He stated, however, that this fire station is necessary to provide emergency services to the area, and noted that there actually used to be a small fire station within the premises of the Preserve at Palm Aire. Currently, Fire Station #52 is the nearest station but this area of the City is under-served. He noted that across the street to the south is Fort Lauderdale, and they also raised concerns about privacy which lead to a design change where the louvers will block the view of those houses from the 2nd floor of the station.

Ms. Darlene Smith thanked the project team for relocating the two large straggler fig trees that are on the property.

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

**MOTION** was made by Darlene Smith and seconded by Willie Miller that the Board find that competent, substantial evidence has been presented for Major Site Plan PZ #19-12000044 that satisfies the review standards and that the Board approve this application subject to the two conditions described in the staff report. All voted in favor of the motion.

**8.     AVIARA CORPORATE PARK/AVIARA CORPORATE PARK, LLC**  
**Planning and Zoning No. 19-12000049**  
**Commission District: 5**

Consideration of the MAJOR SITE PLAN submitted by ROBERT C. MODY on behalf of the **AVIARA CORPORATE PARK, LLC** approval in order to construct three new 1-story warehouse buildings and one 4-story office building on a site with associated parking, loading and landscaping. The total footprint of the proposed warehouse buildings is 43,678 square feet and the footprint of the proposed office building is 12,178 square feet for a total of 55,856 square feet on a 233,440 sq. ft. site (5.36 acre) (lot coverage of 23.9%). All parcels are legally defined as follows:

AKA: 1350 NW 31 Avenue

ZONED: B-3 (General Business) & B-4 (Heavy Business)

STAFF: Pamela Stanton (954) 786-5561

Ms. Pamela Stanton, Planner, presented herself to the Board and explained that the applicant is requesting Major Site Plan approval in order to construct three new 1-story warehouse buildings and one 4-story office building on a site with associated parking, loading and landscaping. The total footprint of the proposed warehouse buildings is 43,678 square feet and the footprint of the proposed office building is 12,178 square feet for a total of 55,856 square feet on a 233,440 sq. ft. site (5.36 acre) (lot coverage of 23.9%). The project has been reviewed by the DRC and approved by the AAC. She noted that the site consists of two parcels of land, the northern portion of which used to be a McDonalds and the southern portion has been vacant for years which was rezoned in 2017. The former Development Order for the site expired in 2019. The property is located on the east side of NW 31 Ave and south of Martin Luther King Blvd.

Pursuant to §155.2304.C, Applications Subject to Staff Recommendation, the Development Services Director has compiled the department reports from the Development Review Committee (DRC) meeting which are recorded on file with the Department of Development Services. Should the Board find that the application has provided competent, substantial evidence to satisfy the review standards for Major Site Plan approval, the Development Services Department recommends approval of the Major Site Plan subject to the following comments and conditions:

**PLANNING AND ZONING BOARD DRAFT MINUTES**     *June 3, 2020 Page 16*

1. Revise the dimensions and measurements on the elevations to correctly reflect the height of all buildings, measured from grade to top of roof.
2. Standard Conditions of Approval and/or Specifications required prior to Building Permit/ Zoning Compliance Permit issuance:
  - a. The project must obtain Master Sign Program approval prior to permit.
  - b. Include a copy of the approved CPTED plan, approved by the Broward Sheriff's Office.
  - c. Provide a copy of the Resolution by the City Commission approving the abandonment of the 15-foot
  - d. utility easement.
  - e. Compliance with all applicable City Ordinances, including but not limited to comments issued by the Development Review Committee.
  - f. Substantial compliance with the plans, as submitted with this application.

Mr. Michael Vonder Meulen (301 E. Atlantic Blvd, Pompano Beach) presented himself as the applicant's representative. He noted that there was a previous site plan approval in November in 2017 that did not include the former McDonald's property. The site does have split zoning; the portion that will house the office is B-3 and that which will house the industrial showroom B-4. The site will have two entrances and full circulation around the office building. He reiterated that they obtained AAC approval at the recent hearing.

Mr. Stacer asked if there are any questions from the Board for the applicant.

Ms. Smith asked if they have spoken to the Collier City Civic Association.

Mr. Vonder Meulen says the original proposal that was only for the warehouse portion was presented to the neighborhood, but that they were not able to do so with this new version due to COVID-19 causing the cancellation of neighborhood meetings. He stated that they promised Vice Mayor Miss that they will not go to the City Commission for the accompanying plat note amendment until they speak with the neighborhood.

Mr. Miller asked if they have made any recent attempts to contact the Collier City Homeowners Association since the pandemic began.

Mr. Vonder Meulen responded that they attempted to get on the February meeting agenda but that the agenda was already full.

Mr. Miller asked how long until they will be able to speak with the association.

Mr. Vonder Meulen stated that they will present the project to the neighborhood as soon as they start having meetings again, even if virtually.

Ms. Coleman commented that the buildings look nice, especially the awnings adding a nice touch.

Mr. Stacer asked if the plat note amendment relates to the vehicle entrances.

**PLANNING AND ZONING BOARD DRAFT MINUTES**     *June 3, 2020 Page 17*

Mr. Vonder Meulen responded that it does not and that they will use a former McDonald's curb cut. He stated that the plat note currently restricts that land for a fast-food use.

Mr. Miller commented that he likes the layout and the floorplan and that he thinks that it will complement the increased traffic that will be going to the Isle Casino development.

Mr. Stacer disclosed that he exchanged emails with the Vice Mayor and reiterated what Mr. Vonder Meulen stated about this not moving forward until the association is contacted.

Mr. Vonder Meulen stated that this entrance into the City is a very important gateway to the City.

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

**MOTION** was made by Carla Coleman and seconded by Joan Kovac that the Board find that competent, substantial evidence has been presented for Major Site Plan PZ #19-12000049 that satisfies the review standards and that the Board approve this application subject to the two conditions described in the staff report. All voted in favor of the motion.

9.     **BONSAL EXPANSION/OLDCASTLE APG SOUTH INC.**  
**Planning and Zoning No. 18-12000046**  
**Commission District: 4**

Consideration of the MAJOR SITE PLAN submitted by **JAMES R. BIRD** on behalf of the **OLDCASTLE APG SOUTH INC.** in order to construct a new bagging and production building with associated parking and landscaping. The total footprint of the proposed building is 31,500 sq. ft. on a 590,949 sq. ft. (13.57 acre) site. The total lot coverage including existing buildings (53,041 sq. ft.) is 14.3%. All parcels are legally defined as follows:

AKA: 1200 NW18 Street  
ZONED: I-1 (General Industrial)  
STAFF: Jae Eun Kim (954) 545-7778

Ms. Jae Eun Kim, Planner, stated that the applicant is requesting a Major Site Plan approval in order to construct a new bagging and production building with associated parking and landscaping. The total footprint of the proposed building is 31,500 sq. ft. on a 590,949 sq. ft. (13.57 acre) site. The total lot coverage including existing buildings (53,041 sq. ft.) is 14.3%. The site plan was reviewed by DRC and AAC. Ms Kim provided a brief history of the site, noting the use of the property and the zoning changes that have taken place over time.

Pursuant to §155.2304.C, Applications Subject to Staff Recommendation, the Development Services Director has compiled the department reports from the

**PLANNING AND ZONING BOARD DRAFT MINUTES**     *June 3, 2020 Page 18*

Development Review Committee (DRC) meeting which are recorded on file with the Department of Development Services. Should the Board find that the application has provided competent substantial evidence to satisfy the review standards for Major Site Plan approval, the Development Services Department recommends approval of the Major Site Plan subject to the following comments and conditions:

1. The proposed 140 ft. tall mechanical tower shall obtain approval from the Federal Aviation Administration (FAA) prior to Zoning Compliance Permit approval (§ 155.2422, Air Park Obstruction).
2. An access agreement to the neighboring property must be approved by the City and recorded prior to Zoning Compliance Permit approval.
3. Paint the exterior walls of the bunkers to match with the perimeter wall color.
4. Standard conditions of approval and/or specifications required prior to Building Permit/Zoning Compliance Permit issuance:
  - a. Evidence that the development achieves at least 12 sustainable development points (TABLE 155.5802, Sustainable Development Options and Points).
  - b. A copy of the CPTED plan approved by the Broward Sheriff's Office.
  - c. Landscape and Irrigation Plans in accordance with Zoning Code requirements as verified by the City's Urban Forestry Division.
  - d. Approval of the undergrounding for all electrical secondary feeder line and other utility lines located on the development site and/or along the public right-of-way fronting the development site (§155.5509 and Plat Book 183 P204).
  - e. An approved easement release from the utility companies for vehicular use areas proposed to be located in the recorded easement.
  - f. Illustrate the property lines and the required width of the perimeter landscaping strips on the landscape plan (§155.5203. D. Vehicular Use Area Landscaping).
  - g. Illustrate a 15 ft. radius around light fixtures on the landscape plan (§155.5203. B. 2. g. Trees).
  - h. Plans must illustrate screening for all exterior mounted mechanical equipment in accordance with Code (§155.5301.A.2. New Development Screening Standards).

Mr. Miller asked if there is a plant there now or if it will be torn down and replaced.

Ms. Kim showed the location of the site on a map and gave an overview.

Mr. Stacer asked if the facility currently exists.

Ms. Kim confirmed that they will be expanding the existing plant.

Mr. John Voigt (1177 SE 3 Avenue, Fort Lauderdale) presented himself as the applicant's attorney and explained that the existing plant was built in 1970, doubled in 1995, and now proposes to add another 31,000 square feet. He stated that it was made a non-conforming use when City created the I-1X category. He explained that they approached the Director of Development Services about a possible rezoning to I-1X but that staff suggested not

**PLANNING AND ZONING BOARD DRAFT MINUTES**     *June 3, 2020 Page 19*

rezoning. In addition, the applicant also owns the property to the south and so this new expansion will be in the middle. They use the rail spur for pickup and drop off for both of these facilities. He stated that they believe that they satisfy the intent of the code and have no objections to staff's recommended conditions.

Ms. Aycock asked why the proposed fencing is of different materials.

Mr. Voigt replied that a masonry wall is typically required around the entire property, and that they are providing a new one along the north side and west sides. There is already a masonry wall along the property to the south, and there was not room nor was it in line with CPTED principles to construct one alongside the railroad.

Mr. Stacer asked if the only place where the metal fence faces is the railroad track.

Mr. Voigt replied that it is there along with near the driveway to match with where the masonry wall ends.

Mr. Stacer asked if the applicant agreed with all of the staff conditions.

Mr. Voigt confirmed this and outlined how they will be satisfied.

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

**MOTION** was made by Carla Coleman and seconded by Willie Miller that the Board find that competent, substantial evidence has been presented for Major Site Plan PZ #18-12000046 that satisfies the review standards and that the Board approve this application subject to the four conditions described in the staff report. All voted in favor of the motion.

10.     **ISLE CASINO PARKING GARAGE/PPI, INC.**  
          **Planning and Zoning No. 20-12000004**  
          **Commission District: 5**

Consideration of the MAJOR SITE PLAN submitted by **MICHAEL VONDER MEULEN** on behalf of the **PPI, INC.** in order to construct a five-story, 572,564 sq. ft. structure with 1,505 parking spaces to accommodate the existing Isle Casino and future expansions. The proposed location of the garage is currently a surface parking lot area. The total footprint of the building is 124,131.29 sq. ft. on a partially developed 221.65-acre site. The total lot coverage of the site is 9.5%. All parcels are legally defined as follows:

AKA: 777 Isle of Capri Circle  
ZONED: PCD (Planned Commercial Development)  
STAFF: Max Wemyss (954) 786-4671

**PLANNING AND ZONING BOARD DRAFT MINUTES**     *June 3, 2020 Page 20*

Mr. Max Wemyss, Planner, presented himself to the Board and stated that the applicant is requesting Major Site Plan approval in order to construct a five-story, 572,564 sq. ft. structure with 1,505 parking spaces to accommodate the existing Isle Casino and future expansions. The proposed location of the garage is currently a surface parking lot and its total footprint is 124,131.29 sq. ft. on a partially developed 221.65-acre site. The total lot coverage of the site is 9.5%. The property has a Regional Activity Center land use designation and is zoned PCD, which permits the parking garage as a freestanding and accessory structure. The proposal was reviewed by the DRC and approved by the AAC at their last meeting. The rezoning of the property and accompanying master plan occurred in 2019.

Pursuant to §155.2304.C, Applications Subject to Staff Recommendation, the Development Services Director has compiled the department reports from the Development Review Committee (DRC) meeting which are recorded on file with the Department of Development Services. Should the Board find that the application has provided competent, substantial evidence to satisfy the review standards for Major Site Plan approval, the Development Services Department recommends approval of the Major Site Plan subject to the following comments and conditions:

1. Provide a continuous curb along the edge of all proposed vehicular use areas, specifically the “Delivery Truck Access Road.”
2. Provide a Photometric Plan consistent with the Site Plan. The Photometric Plan shows a former layout for the Employee/Delivery/Emergency Access Road.
3. Provide detail for the location/design of the proposed solar panel roof shade structure. The hatched location on the roof plan is labeled as “CMU Partition” on the Legend.
4. Provide an 11x17 Material and Paint sample board that is consistent with all materials and colors provided on the color elevations.
5. Standard Conditions of Approval and/or Specifications required prior to Building Permit/ Zoning Compliance Permit issuance:
  - a. Include a copy of the approved CPTED plan, approved by the Broward Sheriff’s Office.
  - b. Compliance with all applicable City Ordinances, including but not limited to comments issued by the Development Review Committee.
  - c. Substantial compliance with the plans, as submitted with this application.
  - d. Necessary access to the project must be permitted prior to building permit issuance. Access to private property that is not provided from a public Right-of-Way will require a Shared Access Agreement to be recorded prior to building permit issuance.
  - e. Requirement to provide an Emergency Medical Service room (per Ordinance 2019-107) on an adjacent site (Jai Alai Fronton 19-12000052) that is accessed via the proposed “Delivery Truck Access Road” must be adequately addressed to the

**PLANNING AND ZONING BOARD DRAFT MINUTES**     *June 3, 2020 Page 21*

satisfaction of the Fire Department in order to permit the construction of the access road as proposed.

Mr. Vonder Meulen presented himself again as the applicant's representative and stated that this is one of the first major projects associated with the redevelopment of Isle Casino. He gave an overview of the master plan and explained that the overall casino site has been divided into three subdistricts. He stated that there are a lot of mixed uses proposed for the site and that this large parking garage is meant to free up space for this future development. He explained that the current valet drop-off will not change but valet pick-up will be inside the new parking garage. He explained what the different levels of the garage are proposed for, pointing out which areas are for valet, self-parking, and buses, and noted that there will be a shade structure on the roof per code requirements that has not yet been fully designed. He showed the elevations that were recently approved by the AAC and noted that they attempted to break up the large facade of the building. He pointed out that this garage will not directly connect to the casino, but that a future casino expansion will eventually connect the two structures.

Mr. Stacer asked for clarification about the eventual connection between the casino and garage.

Mr. Vonder Meulen responded that the goal is to make the casino and parking garage cohesive. He stated that the small addition to the casino should be able to catch up to the design, permitting, and construction of the garage, but stated that if there is any time gap between the two projects there will still be a pedestrian access between the buildings.

Mr. Stacer asked about the difference between the casino owners and Cordish, who is the master developer.

Mr. Vonder Meulen responded that PPI, Inc. is a subsidiary to El Dorado, and that the Cordish Companies are separate. He pointed out that the west elevation will be covered by the casino expansion.

Mr. Stacer commented that the landscaping along the north elevation is going to be spectacular. He asked about what landscaping is proposed on the south side.

Mr. Vonder Meulen responded that this was some leftover space that was also brought up by the AAC as well. He stated that they agreed to sod this area and add sabels palms.

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

**MOTION** was made by Joan Kovac and seconded by Carla Coleman that the Board find that competent, substantial evidence has been presented for Major Site Plan PZ #20-12000004 that satisfies the review standards and that the Board approve this application subject to the five conditions described in the staff report. All voted in favor of the motion.

**H.     OTHER BUSINESS**

There was no other business before the Board.

**I.     AUDIENCE TO BE HEARD**

There was no one in the audience who wished to speak.

**J.     BOARD MEMBERS DISCUSSION**

Ms. Coleman asked for an update regarding the soccer field project that came to the Board and was delayed in order for more information to be provided to the Board.

Ms. Kim responded that her understanding is that there are revisions from the applicant and she is awaiting for updated drawings to be emailed to her and that hopefully they will be presented at the July hearing. She added that with the budget issues, the building size will apparently be reduced and the building appearance will change. This means they would still be subject to AAC review but would not classify as a Major Site Plan any longer. As a courtesy to the Board, however, they still intend to make a presentation to the Board.

Ms. Coleman pointed out that her concerns had to do with not undergrounding utilities and the seeking of lots of exceptions.

Ms. Smith commented that the John Knox Village plans will put Pompano Beach on the map for the older community and that she is excited about it.

Ms. Joan Kovac complimented Ms. Sandra King and staff for running this first virtual meeting.

Mr. Stacer also thanked staff for their preparation in advance of this virtual meeting. He related that he had promised developers and land use attorneys that the City would clear out all of the waiting applications in June, and he thanked the staff for making this happen.

**K.     REPORTS BY STAFF**

**8. Comprehensive Plan – Future Land Use Element: Monthly Reporting Requirement**

Ms. Gomez gave the Board an update of how City operations have been managing since the pandemic forced City Hall to be closed to the public. She stated that operations have been continued remotely for most staff members and explained the ways how the public can apply for permits and noted that non-essential inspections have for the most part been postponed. Pre-application meetings and DRC review never ceased but rather quickly moved to a virtual setting. The City Commission met virtually first in April, and this set the course for other City boards to meet virtually. She stated that with several months of board meetings having been cancelled there are now several large upcoming meeting

**PLANNING AND ZONING BOARD DRAFT MINUTES**     *June 3, 2020 Page 23*

agendas, and that it is still undetermined when physical meetings will be able to resume. She stated that staff reached out to customers to gather feedback on how things were going and were pleased to find that they received very positive feedback on the availability of staff and ability to move projects forward, especially in relation to other nearby jurisdictions. Recommendations have been forwarded to the Economic Response Team for implementation, including listing economic resources on the website. She stated that restaurants can now use parking spaces and sidewalks for outdoor dining and shopping. She commented that the new Popamigos restaurant in Old Town will begin with an outdoor trailer as a way to launch the business. Permit fees have recently been updated based on the help of a consultant who analyzed costs, which has resulted in a reduction of building permit fees.

Ms. Dolan reminded the Board that there will be a Comprehensive Plan update and request for recommendation at the June 24th meeting.

Ms. Coleman reminded the Board that their financial disclosures are due soon.

**L.     ADJOURNMENT**

There being no further business before the Board, the meeting was adjourned at 6:40pm.

DocuSigned by:

*Fred Stacer*

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Fred Stacer  
Chair