

J. PATRICK FITZGERALD & ASSOCIATES, P.A.

Attorneys at Law
110 Merrick Way, Suite 3-B
Coral Gables, Florida 33134
Telephone (305) 443-9162
Facsimile (305) 443-6613
West Palm Beach Telephone (561) 659-6438

J. PATRICK FITZGERALD
ROBERTO J. DIAZ
THOMAS H. COURTNEY
MAURA FITZGERALD JENNINGS

OF COUNSEL:
SUZANNE A. DOCKERTY

June 2, 2022

Adam Feingold
Assistant Planner
City of Pompano Beach
100 West Atlantic Boulevard
Pompano Beach, FL 33060

Re: Our Client No.: 582-004
St. Joseph Manor II
Letter of Intent for Major Site Plan and Building Design Plan Application
1210 NW 6th Avenue
Folio No.: 4842-35-64-0010

Dear Mr. Feingold:

It is with pleasure that I submit this letter and narrative on behalf of The Most Reverend Thomas G. Wenski, Archbishop of the Archdiocese of Miami and St. Joseph Manor. This letter serves to support the Applicant's Major Site Plan and Building Design Plan Application and expansion of St. Joseph Manor.

St. Joseph Manor is located at 1210 NW 6th Avenue. The site currently includes an existing Catholic chapel and office. In addition, the site contains 63 units of low-income senior housing. The Applicant is requesting approval to develop a Phase II expansion of the senior housing to include a second building of 150 units of low-income senior housing, a community room and enhancements to the parking areas. Like the current residential building, the new residential apartment building will include independent living for age-restricted senior residents. The property's current chapel will remain in active use providing religious services and educational and social activities.

With the development, the use of the property will remain the same and the character and intensity of the site will not change. The Applicant remains committed to supporting recreational and open spaces. The property will continue to provide onsite recreational areas for use by the residents such as paths, gardens and active and passive recreational space. It will include approximately 3.22 acres of open space for the residents' enjoyment. The parking areas will be expanded and enhanced to serve the additional residents in the community.

P&Z

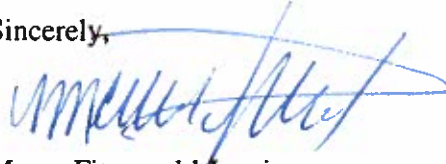
PZ22-12000016

10/26/2022

Adam Feingold
June 2, 2022
Page 2

We thank you for your time and attention to this Application. Please contact me if you require any further documentation or information to complete your analysis and review.

Sincerely,



Maura Fitzgerald Jennings

MEJ/582-004/Correspondence/PreAppLetter intent.ltr

P&Z

PZ22-12000016
10/26/2022