

# DRC

PZ21-12000052

11/06/2024

June 23, 2022



DRC

PZ21-12000052

02/19/2025

Jean E. Dolan, AICP, CFM  
Principal Planner  
City of Pompano Beach, City Hall  
100 W. Atlantic Boulevard  
Pompano Beach, FL 33060

Re: Site Plan Pre-Application, Distribution of Flexibility & Redevelopment Units and Nonresidential Flexibility Application, Rezoning Application and Unity of Title Application at the six parcels of property directly adjoining to the north, the current subject property located 2201 West Atlantic Blvd. Pompano Beach, FL 33060.

DRC submittal Reference PZ21-12000052

Also known as: Fiberbuilt Umbrellas.

Dear Jean:

Attached you will find the digital submission portion of the required narratives, Survey, Title of Opinion, Declaration of Unity of Title, project description including existing land use, zoning district, and rezoning request.

The property is composed of seven (7) lots and is located on the northeast corner of W. Atlantic Blvd and NW 23<sup>rd</sup> Ave. The six (6) lots north of the existing building are vacant with a parking lot located on one of them. Currently, 2201 LLC is the sole owner of all seven (7) lots. The overall project is composed of the existing 74,259 SF structure and the proposed 21,492 SF addition. The addition is to be on the existing vacant lot adjacent to the site. These lots are all owned by 2201 LLC and will be unified. The development is less than one (1) acre and does not need to meet the provision of affordable housing units.

Parking for this 21,492 SF. addition is located around the building, and will consist of nine (9) parking spaces on the northwest corner, twenty (20) parking spaces on the north side of the building and nine (9) on the south side of the addition. Parking is being reconfigured between the buildings and some parking is added near the retention area located where the existing driveway used to be. Five (5) electric vehicle charging stations is also added to the property with landscape being enhanced to meet requirements. The proposed addition is to be made up of bays with offices, restrooms and showrooms. Overhead doors will be used for loading areas.

The property is located within the city's Flexibility Zone according to the Flex Map (amended 8.2.2017). The proposed development is approximately 21,492 SF and is to be considered for flex commercial development and use. This is an addition to the existing 74,259 SF Commercial building. This will allow the city to revise the Land Use to commercial and thus allow a zoning change from residential RM-12

1311 W NEWPORT CENTER DRIVE, SUITE A, DEERFIELD BEACH, FLORIDA 33442

P: 954.794.0300 F: 954.794.0301

WWW.GALLOHERBERT.COM

AA26001731

# DRC

PZ21-12000052

03/06/2024

# DRC

PZ21-12000052

8/17/2022

# DRC

PZ21-1200052

11/06/2024

(Multiple-Family Residence) to B-3 (General Business) which is necessary to develop as a commercial project. The proposed development use is exactly the same as the existing which is a "Design Center" the current commercial use has retail furniture sales and inventory along with a quartz and wallpaper tenant with similar business. This proposal is for an "addition" to an existing building on the north end.

PZ21-1200052

02/19/2025

Ordinance 84-8 applied Commercial Flexibility to 2201 West Atlantic (which also has an underlying residential land use designation) and rezoned it from RM 12 to B-3. That process effectively landlocked the eastern 5 of the 6 residential lots because road access was not required to be granted from the 2201 property as part of that development approval.

Given the past history of Commercial Flex on this property and the difficulty in developing those six (6) residential lots as anything other than part of the 2201 property due to access constraints, this is a reasonable approach to developing this area. All seven (7) parcels have a land use of LM-Low-Medium 5-10 DU/AC. This is why we are requesting the Unity of Title to unify the following adjacent lots:

Lot 1

2201 W ATLANTIC BLVD 1-4 POMPANO BEACH FL 33069  
POMPANO MERCHANDISE MART PHASE III 112-39 B PARCEL A  
484233290010

Lot 2

NW 2 ST POMPANO BEACH FL 33069  
33-48-42 N1/5 OF SW1/4 OF SE1/4 OF SE1/4 E OF C/L NW 21 AVE LESS W 25 AKA TR 1-A  
484233054280

Lot 3

NW 2 ST POMPANO BEACH FL 33069  
33-48-42 W 69.6 OF W1/2 OF N1/5 OF SE1/4 OF SE1/4 OF SE1/4 LESS N 25 A/K/A PT TR A CC  
484233054282

Lot 4

NW 2 ST POMPANO BEACH FL 33069  
33-48-42 W1/2 OF N1/5 OF SE1/4 OF SE1/4 OF SE1/4 LESS E 202.80 & LESS W 69.6 AKA PT TR CC  
484233054285

Lot 5

NW 2 ST POMPANO BEACH FL 33069  
33-48-42 E 65 OF W 194.6 OF W1/2 OF N1/5 OF SE1/4 OF SE1/4 OF SE1/4 AKA PT TR A CC  
484233054284

Lot 6

NW 2 ST POMPANO BEACH FL 33069  
33-48-42 W 72.8 OF E 137.8 OF W1/2 OF N1/5 OF SE1/4 OF SE1/4 OF SE1/4 AKA PT TR A CC  
484233054281

Lot 7

NW 2 ST POMPANO BEACH FL 33069  
33-48-42 E 65 OF W1/2 OF N1/5 OF SE1/4 OF SE1/4 OF SE1/4 AKA TR A E 65 CC  
484233054283

All legal and original recorded documentation may be mailed to the owner, Paul Knapp at 2201 West Atlantic Blvd, Pompano Beach, FL 33069. The Planning and Zoning number associated with this application is PZ21-12000052.

Standards and Approval Standards:

# DRC

1311 W NEWPORT CENTER DRIVE, SUITE A, DEERFIELD BEACH, FLORIDA 33442

P: 954.794.0300 F: 954.794.0301

WWW.GALLOHERBERT.COM

AA26001731

# DRC

PZ21-12000052

03/06/2024

PZ21-12000052

8/17/2022

# DRC

PZ21-12000052  
11/06/2024



DRC

PZ21-12000052  
02/19/2025

The proposed property is currently LM-Low-Medium 5-10 DU/AC. The Future Land Use Map is said to be mislabeled in this area. By allowing the Flex, this will allow the city to revise the Land Use to commercial and thus allow a zoning change from residential to B-3. This proposed development is in alignment with the Comprehensive Plan Goals, Objectives and Policies as follows:

*Goal 01: The attainment of a living environment which provides the maximum physical, economic and social well-being for the city and its residents through the thoughtful and planned use and control of the natural and man-made environments that discourages urban sprawl, is energy efficient and reduces greenhouse gas emissions.*

Objective 01.03.00 Inconsistent Land Uses.

*Policy 01.03.01*

*Eliminate or reduce nonconforming uses which are inconsistent with the land development regulations and designations of the Future Land Use Plan map.*

The proposed property is within the CRA boundary and will work side by side with the proper team to ensure CRA compliancy and follow Façade Improvement grant requirements. This development is compatible with Objective 01.08.00 Community Redevelopment Areas.

*Policy 01.08.01*

*Follow the recommendation of the Community redevelopment Plans in all Land Use Plan amendments and rezoning's.*

The proposed property will be designed to meet CPTED standards. This development is compatible with Objective 01.14.00 Smart Growth Initiative.

*Policy 01.14.07*

*All site plans will be reviewed for Crime Prevention through Environmental Design (CPTED) design principles such as lighting, street design, natural surveillance, natural access control, and territorial reinforcement. CPTED infrastructure such as security lighting, security cameras, bollards and other access control methods will be required based on the specific needs of the project.*

The proposed property will be compatible with the existing developmental pattern of the surrounding environment. This proposal is for an "addition" to an existing building on the north end. Neighboring properties are currently zoned for B-3 (General Business) and RM-12 (Multiple-Family Residence). A six-foot tall (6'-0") buffer wall with landscaping will be constructed to allow for privacy and ensure no light spillage. A provision of affordable housing units does not apply.

Should you have any questions or comments, feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'John E. Tice', is written over the printed name.

JOHN E. TICE  
Architect FI ar14771  
VICE-PRESIDENT  
Gallo Herbert Architects

1311 W NEWPORT CENTER DRIVE, SUITE A, DEERFIELD BEACH, FLORIDA 33442

P: 954.794.0300 F: 954.794.0301

WWW.GALLOHERBERT.COM

AA26001731

# DRC

PZ21-12000052  
03/06/2024

# DRC

PZ21-12000052  
8/17/2022