

May 10, 2022

Mr. David Recor, Development Services Director  
City of Pompano Beach  
100 West Atlantic Boulevard  
Pompano Beach, FL 33060

RE: **Flex Allocation Narrative**  
950 N Powerline Road  
Gateway Luxury Apartments

Dear Mr. Recor;

US Gateway Investments, LLC. is proposing the allocation of residential flex units for the property located at 950 N Powerline Road. The applicant is requesting Flex Allocation approval of 128 units to develop on a vacant 4.2-acre commercial property. It is bound by Powerline Road to the west and NW 9<sup>th</sup> Street to the south. The project is zoned B-3 (General Business), and the Future Land Use Designation of the Site is Commercial (C). The proposed project will consist of four (4) buildings total with 60 one-bedroom, 62 two-bedroom, and 6 three-bedroom units. The permitted maximum density in the B-3 zoning with the allocation of flex is 46 du/ac - which allows for 194 units. The applicant is requesting 128 units. The current plat note restricts the site to commercial use only; therefore, a plat note amendment application will run concurrent with the Flex Allocation.

**Per City of Pompano Beach an application for a Major Site Plan must meet the site plan review standards. Those have been addressed below:**

1. Is consistent with the land use designation in the comprehensive plan;  
*The land use designation for this property is Commercial (C). The Development is consistent with the City of Pompano Beach Comprehensive Plan, and the Future Land Use Element Goals, Objectives and Policies contained therein:*

**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 reduce greenhouse gas emissions.*

**Policy 01.01.13**

*The City shall utilize flexibility units and redevelopment units to increase residential densities within the flex receiving area when consistent with the community character; adjacent land uses; and public school capacity both within Pompano and affected contiguous municipalities; and has undergone a compatibility review relative to potential impacts on Environmentally Sensitive Lands and County or regional parks in accordance with Policy 2.10.01 of the Broward County Land Use Plan.*

**Policy 01.04.01**

*The Planning Department shall support and promote the intermix of residential and commercial uses along major traffic corridors, where mass transit is available, through the allocation of flex and redevelopment units and approval of land use plan map amendments allowing for mixed use and residential developments.*

**Policy 01.07.18** *Continue to implement the incentives for providing affordable housing per the policies in the Broward County Land Use Plan and/or in the City's land development regulations including the use of density bonuses, flex and redevelopment units for affordable housing and the expedited permit review process for developments primarily aimed at providing affordable housing.*

**Policy 01.08.04**

*All streetscape design associated with the redevelopment efforts in the Northwest CRA area will be implemented consistent with city-wide design, construction, and performance standards for street lighting, paved public roadways, sidewalks, landscaping and bus stop shelters.*

**Policy 01.14.01** *The City shall emphasize re-development and infill, which concentrates the growth and intensifies the land uses consistent with the availability of existing urban services and infrastructure in order to conserve natural and manmade resources.*

2. The use of the flexibility and redevelopment units and/or nonresidential flexibility will produce a reasonable development pattern. The criteria for reasonableness shall include compatibility of adjacent land uses and suitability of the parcel for various development patterns.

The proposed flex allocation will produce a reasonable redevelopment pattern for the surrounding area. The adjacent property to the North and East is zoned B-3, and both are vacant lots. The adjacent property to the South is zoned RM-12 (Multi-Family Residential) with single family homes and vacant lots. The adjacent properties to the West are zoned CF and RPUD with a Church and Multi-Family Apartment complex. The applicant believes the project is compatible with adjacent land uses and is suitable for the development pattern of the parcel and surrounding area.

The Design Team looks forward to discussing and presenting the Gateway Luxury Apartments project with the City of Pompano Beach.

Respectfully Submitted,



Tiffany Crump  
Planner I



**DRC**

Engineering Inspired Design.

P222-05000005

6/15/2022