



June 23, 2022

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 Rezoning requesting rezoning of adjacent parcels for 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 Rezoning Application.

The Fiberbuilt Umbrella rezoning will address an existing inconsistency between County and City Land use maps, current zoning and practical use. The property is composed of seven (7) lots and is located on the northeast corner of W. Atlantic Blvd. and NW 23rd Ave. Five of the six parcels of land in question are vacant and directly adjacent to existing B-3 zoned property which is on the north side of Atlantic Blvd. at NW 23rd Ave. and east of the US Post Office. The property is 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 will allow the city to revise the Land Use to commercial and thus allow a zoning change from residential RM-12 (Multiple-Family Residence) to B-3 (General Business) which is necessary to develop as 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.

Standards and Approval Standards:

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.

P&Z

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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 vacant lots currently attract nuisance and criminal activities. The proposed development would include security wall, landscape buffer, lighting and other standard design assets which would greatly improve the poor situation. The new project is designed in such a way that the new building will completely shield the loading and service activities from the residential lots while creating a much more compatible façade and landscape facing the north residential properties.

The new proposed development with the corrected B-3 zoning will allow not only the expansion of the current use but create needed security and aesthetic improvements which will benefit the adjacent residential neighbors to north and throughout the Collier City Neighborhood. 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.

Should you have any questions or comments, feel free to contact me, the applicant and architect. You may also contact Paul Knapp owner of 2201 West Atlantic Blvd, Pompano Beach, FL 33069.

Sincerely,



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

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