



January 27, 2022

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

Re: Distribution of Nonresidential Flexibility 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 Distribution of Nonresidential Flexibility Application. Included is the narrative describing project specifics, description of the proposed development and point-by-point responses of how project complies with Standards and Approval Standards.

The property is located within the city's Flexibility Zone according to the Flex Map (amended 8.2.2017). The proposed development is approximately 22,487 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 to B-3 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. 2321 2321

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.

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

P: 954.794.0300 F: 954.794.0301

WWW.GALLOHERBERT.COM

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3/16/2022

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,



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

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