



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: Rezoning Application for 6 lots which are adjoining subject property located 2201 West Atlantic Blvd. Pompano Beach, FL 33060. Also known as: Fiberbuilt Umbrellas.

Site Plan DRC Reference PZ21-12000052

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. 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 north of the subject property is residential and developed. The land use maps show the subject property as Low to medium density residential. The subject properties have no direct access to SW 2nd street so are not viable as residential. The subject property rezoned as B-3 will allow an expansion of the current Fiberbuilt use while improving current conditions. 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.

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

Sincerely,

John E. Tice
Architect FI ar14771
VICE-PRESIDENT
Gallo Herbert Architects

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