



PlanW3st LLC
10152 Indiantown Road
Unit 159
Jupiter, Florida 33478
954-529-9417
pwest@planw3st.com

March 26, 2020

City of Pompano Beach
Development Services, Planning & Zoning Division
100 West Atlantic Boulevard, Dept. 1510
Pompano Beach, Florida 33060

Via Electronic Mail: Maggie.Barszewski@copbfl.com; Jean.Dolan@copbfl.com

RE: Distribution of Flexibility & Redevelopment Unit (124 NW 12 ST, folio 484235310081)

Dear members of the Development Review Committee (DRC),

PlanW3st is representing applicant MEIR PROPERTIES INC in pursuit of a Major Distribution of Flexibility & Redevelopment for one (1) dwelling unit for the above-referenced property. The property, owned by the applicant, is located at the northwest corner of NW 12th Street and Dixie Highway in Pompano Beach (refer to **Exhibit "A"** included with this narrative). The property is zoned B-3, and located within the C Commercial land use category as well as the Northwest CRA district. Additionally, the property is located within the Dixie Highway Corridor Study, which assigns this property to a primarily residential character area in the Kendall Crossings section of North Dixie Highway. Currently, the building sits vacant. The applicant intends to use a portion of the building as a single-family residence in conjunction with a business (defined in the City of Pompano Beach Code of Ordinances as a "Live/Work" Unit).

We believe that we meet all review standards as specified in code section 154.61 [REDEVELOPMENT AND FLEXIBILITY UNITS] and understand that an application for Distribution of Flexibility Units must comply with the following standards:

1. The property must be located within the city's Flexibility Zone and flexibility, redevelopment units and/or nonresidential flexibility (based on 5% rule) must be available;

The subject property is located within one of the City's Flexibility Zone receiving areas.

2. To be eligible for the allocation of flexibility and redevelopment units the applicant must agree to provide affordable housing units on the application site of any one type or combination of types or pay an in lieu of fee as specified in Code Section 154.80. The following types of development are exempt from the affordable housing requirements (infill properties that are one acre or less are exempt):

The subject property is 0.47 acres, and thus exempt from this requirement.

We further understand that an application for flexibility or redevelopment units shall be approved upon applicant establishing by competent and substantial evidence, the following:

DRC

1. The proposed development is consistent with applicable goals, objectives and policies of the City's Comprehensive Plan.

Our request supports the following Goals, Objectives, and Policies of the City's Comprehensive Plan:

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 01.03.01

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

Policy 01.03.02

Require residential densities of zoning districts to be consistent with the densities on the Future Land Use Map.

Policy 01.03.06

Consider density and intensity revisions with an emphasis on minimal negative impacts to existing residential areas, particularly single-family areas.

Policy 01.09.02

Adhere to the City's Unified Flex Zone which does not contain a receiving area located east of the Intracoastal Waterway.

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 property abuts RD-1 zoning to the west, B-3 to the south, B-3 to the north, and Dixie Highway to the east. The use of the property to the west is currently single-family, to the south is vacant on several lots leading to NW 11th Street, and to the north is NW 12th Street with multifamily north of that. If the applicant maintains the residential unit to the rear (west) and the work use to the front (east), the use will be maintaining a good transition between the existing residential uses to the west and the business uses to the east. There is also no incompatibility as the property abuts streets on two sides, vacant lots on one side, and a single-family residence on the other side.

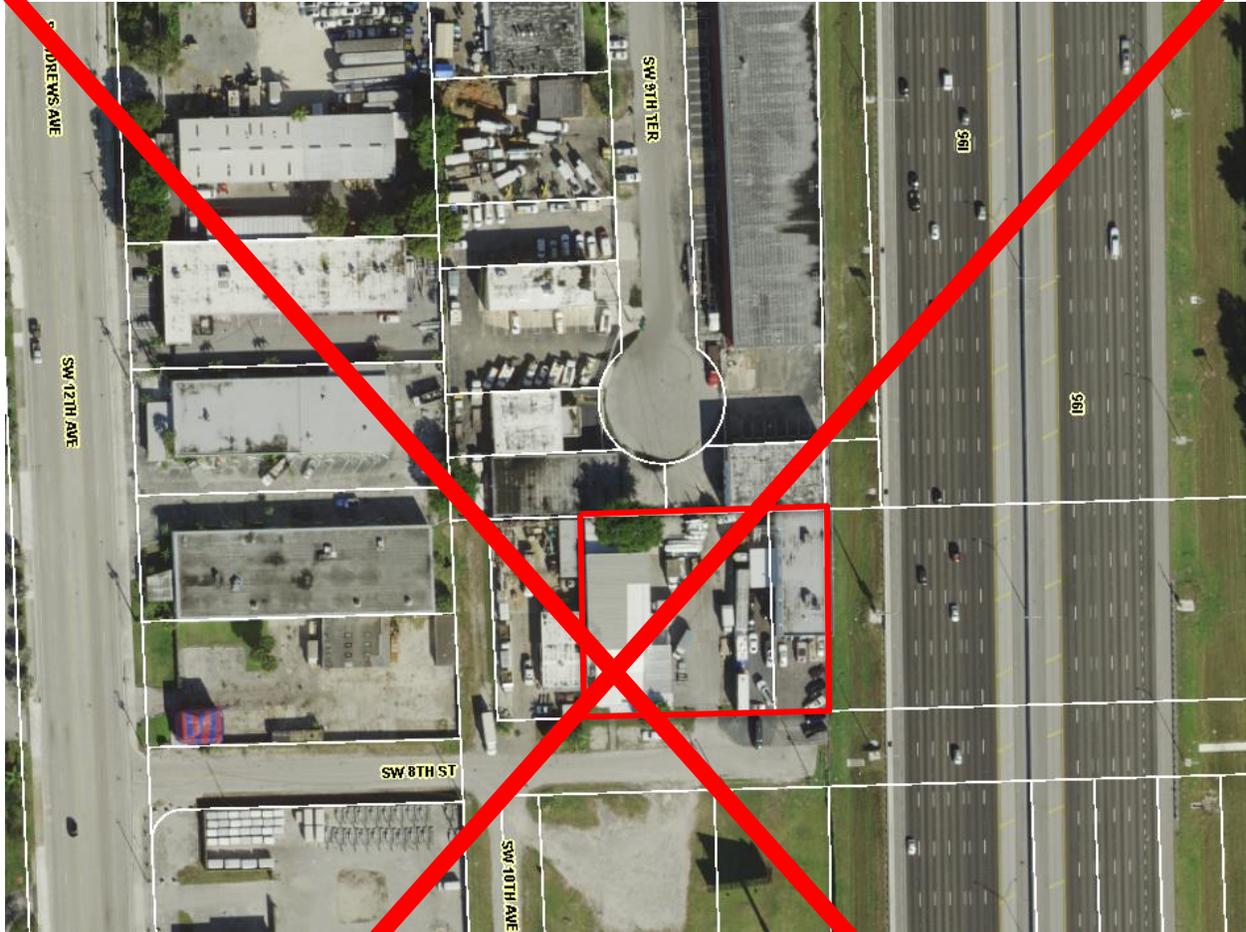
Thank you for your consideration. We respectfully request you grant the property a Minor Distribution of Flexibility & Redevelopment for one (1) dwelling unit.

Please do not hesitate to contact me with any questions.



Paola A. West, ISA-CA, CFM
Land Planner

Exhibit "A"



Folio Number: [494202030570](#)
Owner: JPM INVESTMENT CO LTD
Situs Address: 921 SW 8 ST POMPANO BEACH
FL 33069
Legal: FAIRVIEW AMENDED PLAT 10-25
B LOT 8 LESS POR DESC AS
BEG AT SE COR OF LOT 8,N
160.03 TO NE COR, W 5.77,S
160.08,E 9.35 TO POB BLK 11

Folio Number: [494202030880](#)
Owner: JPM INVESTMENT CO LTD
Situs Address: 941 SW 8 ST POMPANO BEACH
FL 330694501
Legal: FAIRVIEW AMENDED PLAT 10-25
B LOTS 9 THRU 11, BLK 11