

May 16, 2023

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

RE: **Covent Gardens Flex Allocation Narrative**  
90 NW 27<sup>th</sup> Avenue & 140 NW 27<sup>th</sup> Avenue  
Multifamily Development  
Folio: 4842 33 65 0010 & 4842 33 05 3810

Dear Mr. Recor,

On behalf of ICG CGP 58 LLC (Property Owner), KEITH is pleased to submit the Covent Gardens Project for Flex Allocation approval. The site is located at 90 NW 27 Avenue and 140 NW 27 Avenue, Pompano Beach FL 33069. The applicant is requesting Flex Allocation approval of 40 units on a vacant 2.67-acre commercial property for development of a townhouse project. The property consists of two parcel(s) that include folio numbers 4842 33 65 0010 and 4842 33 05 3810.

This site is currently zoned B-3 General Business with an underlying future land use designation of Commercial. Multi-family residential development is a permitted use under the land use (C) and zoning (B-3), which is subject to allocation of residential flexibility units. In connection with the flex allocation application, the applicant is requesting a major site plan and major building design approval to allow for the development of a townhouse project.

**Comprehensive Plan:** The design team believes the proposed project is consistent and compatible with the Pompano Beach Comprehensive Plan including:

**Goal 01:** The attainment of a living environment which provided the maximum physical, economical, and social well-being for the city and its residence through the thoughtful and planned use and control of the natural and man-made environments that discourage urban sprawl, is energy efficient and reduced greenhouse gas emissions.

**Objective 01.01.00 – Future Land Use Plan and Levels of Service**

Maintain the City's Future Land Use Map consistent with Broward County Land Use Plan to ensure and all development permits issued are consistent with the City and County land use plans and the adopted level of service requirements for the availability of facilities and services can be met. The adopted levels of service standards will be adjusted over time as necessary to address the impact of sea level rise and climate change.

**Policy 01.01.13**

The City shall utilize flexibility units and redevelopment units to increase residential density within the flex receiving area when consistent with the community character; adjacent land use; 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 01.01.01**

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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 used and residential developments.

**Objective 01.08.00 – Community Redevelopment Areas**

Amend the Land Use Plan map and zoning map to support new development and redevelopment in the Community Redevelopment Areas.

**Objective 01.14.01**

The city will promote “Smart Growth” type initiatives providing for energy efficient development and land use patterns which also account for existing and future electrical power generation and transformation systems in an effort to discourage urban sprawl and reduces greenhouse gasses.

**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 man-made resources.

**Policy 03.01.01**

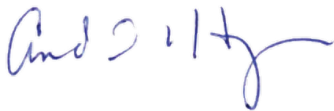
The City’s adopted future land use maps shall provide locations for residentially designated property at a variation of density classifications, the relative location of parcels with different density designations shall be based on sound planning principles.

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 is zoned RS-3 with single family homes and vacant lots and B-2. The adjacent property to the South, East and Southwest is zoned B-3. 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 Project Design Team looks forward to discussing this request with the City of Pompano Beach.

Respectfully Submitted,



Andrea Harper,  
Senior Planner, KEITH

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