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November 21, 2023

Scott Reale, AICP
Senior Planner
City of Pompano Beach
100 W. Atlantic Blvd., 3rd floor
Pompano Beach, FL 33060

Re: 1661 North Dixie Highway, Pompano Beach
Requested amendment Table A containing the “uses voluntary or prohibited by applicant” from the rezoning effort from B-3 to B-4, in the Declaration of Voluntary Restrictive Covenants
Instrument #118920676 – recorded June 14, 2023

Dear Mr. Reale:

As I discussed with you at our meeting at City Hall on November 20, 2023, and at earlier discussions we had on this topic, on behalf of Dixie Properties & Investments, LLC, and Upper Pompano Properties & Investments, LLC, our clients and owners of the property located at 1661 N. Dixie Highway.

I present the following: we are formally requesting the City Commission act favorably upon our client’s request to amend or modify the Declaration of Voluntary Restrictive Covenants, Exhibit B, Table A: remove from Table A the following:

- 1) Laundry, Dry Cleaning, Carpet Cleaning & Dying Facility;
- 2) Tool Repair Shop;
- 3) Manufacturing, Assembly or Fabrication, Light;
- 4) Warehouse Distribution & Storage.

What would remain and still be restricted would be:

- 1) Sports Shooting;
- 2) Auto Paint & Body Shop;

- 3) Auto Wrecker Service;
- 4) Self-Storage & Mini-Warehouse Facility;
- 5) Pawn Shop.

Kindly prepare the necessary documents and notices to allow this matter to be presented at an upcoming Commission meeting, so the Mayor and Commissioners may consider this request for the applicant to be relieved of 4 of the 9 restrictions.

Thank you for your patience and consideration of this matter. Please let me know if there is anything further you need. Thank you.

Very truly yours,

Johnston & Metevia, P.A.



Thomas W. Johnston

TWJ/mjj

File No. 14-08

Cc: William Murphy
Gina Yehuda
Enclosure: recorded Declaration of Voluntary Restrictive Covenants