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September 19, 2023

Jean Dolan, Principal Planner  
City of Pompano Beach Development Services Dept.  
100 West Atlantic Blvd.  
Pompano Beach, FL 33060

**SUBJECT: "KZ Copans" Land Use Plan Amendment and Rezoning Petitions; 1900 Copans Road**

Dear Mr. Dolan:

As the new legal counsel for the owner of the vacant ≈4.5 acres at 1900 Copans Road, please accept this updated letter of intent regarding the above-captioned applications. We are seeking to be heard at the October 25, 2023 Planning and Zoning Board meeting as a continuation of the petitions for land use plan amendment and rezoning of 1900 Copans Road (City File Nos. LN-172 and LN-167, respectfully) that were placed on hold in late 2021 when a lawsuit was filed in an attempt to invalidate the sale of the vacant subject property to petitioner KZ Copans, LLC.

As of May, 2023, the litigation was resolved in favor of KZ Copans, LLC and the cemetery, thereby upholding the validity of the sale. KZ Copans, LLC has transferred its interests in the subject property to 1800 Copans, LLC, also managed by Jacob Zebede. Mr. Zebede has worked closely with the cemetery to address concerns that were raised during the public hearing process prior to the petitions being placed on hold. The two parties have agreed to make numerous enhancements to the cemetery. The parties have executed the attached agreement, which enumerates each party's responsibilities for the enhancement projects, and requires the cemetery to use the proceeds of the land sale for its share of the commitments to enhance the cemetery grounds. The agreed-upon enhancements include a new memorial garden, new entrance gates, new fencing and walls, a new shared entrance drive from Copans Road, new landscaping, irrigation upgrades, and a computerized database for identification of marked and unmarked graves.

200 S. Andrews Avenue, Suite 601  
Ft. Lauderdale, FL 33301

**P&Z**

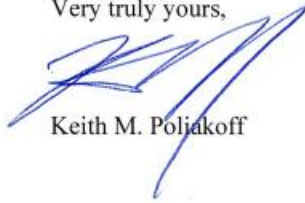
PZ20-13000006

10/25/2023

Jean Dolan, Principal Planner  
City of Pompano Beach Development Services Dept.  
September 19, 2023

We believe that the improvements, which will be made possible by the granting of the requested entitlements will benefit the cemetery for generations to come. We respectfully request favorable consideration from the Board.

Very truly yours,



Keith M. Poliakoff

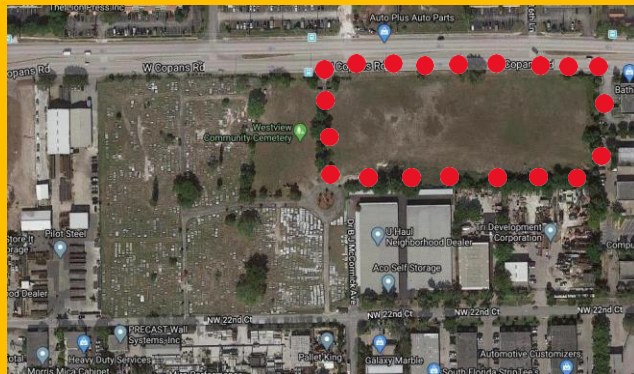
P&Z

PZ20-13000006  
10/25/2023

**KZ COPANS, LLC**  
**Rezoning Application**  
**Digital Submission**  
**September 18, 2023**

**City of Pompano Beach**

Proposed Rezoning  
From Public Utilities (Pu)  
To Industrial (I-1)



● 1900 West Copans Road –Rezoning Site

**P&Z**

PZ20-13000006  
10/25/2023

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## REQUEST - WRITTEN NARRATIVE

This application is a request to rezone approximately **4.4979 acres in size** located west of Interstate 95, immediately south of and adjacent to West Copans Road, north of NE 22 Court and east of Powerline Road.

### Part 1 - Existing Land Use

1. The subject property is **4.4979 acres in size** and is contained within the boundary of the Westview Community Cemetery located on West Copans Road in the City of Pompano Beach.
2. The property is vacant land and does not contain any burials or other cemetery related facilities or buildings.
3. With the exception of the cemetery property, all other properties adjacent to the subject site are used primarily for industrial and heavy commercial uses.

### Part 2 - Explanation of Need

The proposed use of the subject property is “general industrial”, which would allow the property to be developed for light industrial uses, such as manufacturing, assembly, fabrication, processing, distribution, warehousing, research and development, and other industrial uses, but not heavy or hazardous manufacturing processes, consistent with the I-1 General Industrial zoning of the surrounding area, as reflected in Table 1 of this application.

The change in land use and zoning of the subject property will allow the site to be sold for development as an industrial use, the proceeds from which will allow the remaining portion of the cemetery to be improved.

### Part 3 -Future Land Use

1. The existing designation of the subject property under the City of Pompano Beach adopted and certified municipal land use plan is Community Facility (CF). It is designated PR (Parks and Recreation) on the County Land Use Plan.
2. A small-scale future land use map amendment has been filed with the City and the County, proposing a change in land use as follows:

- a. The City of Pompano Beach adopted Future Land Use Map designation for the property is CF (Community Facility). It is designated Recreation and Open Space on the County Land Use Plan.
- b. The proposed land use designation for the City's Plan is Industrial (I) and Commerce (C) for the County's Plan consistent with the surrounding land uses.
- c. The County Plan permits Industrial uses if it is determined by the local government that such use is compatible with surrounding planned land uses such as manufacturing wholesaling, and storage, warehouse, as is being proposed for the subject property.

	<b>Table 1- Future Land Use</b>				
	<b>Future Land Use Designation of Subject Property</b>	<b>North</b>	<b>South</b>	<b>East</b>	<b>West</b>
<b>City Future Land Use Designation</b>	<b>Proposed Industrial (I)</b>	Industrial (I)	Industrial (I)	Industrial (I)	Community Facility(CF)
<b>County Future Land Use Designation</b>	<b>Proposed Commerce (C)</b>	Commerce (C)	Commerce (C)	Commerce (C)	Recreation and Open Space (Existing Cemetery)

#### Part 4 - Zoning

1. The property is currently zoned Public Utilities (Pu), which permits utility uses intended to serve the community, including the existing cemetery, which is categorized as institutional open space under the City's zoning code.
2. The proposed zoning is General Industrial (I-1), which is consistent with the area adjacent to the subject property, as reflected in Table 2.

	<b>Proposed Zoning Subject Property</b>	<b>Table 2 – Proposed Zoning Consistent with Zoning of Surrounding Area</b>				
		<b>North</b>	<b>South</b>	<b>East</b>	<b>West</b>	<b>West of Existing Cemetery</b>
<b>City Zoning</b>	I-1 General Industrial	I-1 General Industrial  B-3/B-4 Heavy Commercial  O-1P Office Industrial Park	I-IX Special Industrial  I-1 General Industrial	I-1 General Industrial  O-IP – Office Industrial Park  B-4 Heavy Commercial Zoning	Pu - Public Utilities	I-1 General Industrial

## Part 5 - Compatibility with Surrounding Uses

1. The proposed use of subject property for general industrial use is compatible with the surrounding uses, which include self-storage and warehouse related uses, in addition to light industrial manufacturing and retail/ wholesale businesses, as reflected in **Table 2**.

Table 2 – Compatible with Existing Surrounding Industrial Uses						
	Subject Property	North	South	East	West	West of Remaining Portion of Cemetery
Uses	Proposed  Warehouse/ Distribution/ Storage/	Existing Light Industrial/ Heavy Commercial Uses: <input type="checkbox"/> GC Supply <input type="checkbox"/> Lehman Pipe and Plumbing Supply <input type="checkbox"/> America Billiards <input type="checkbox"/> Crate and Barrel Warehouse <input type="checkbox"/> Auto Plus Auto Parts <input type="checkbox"/> Kitchen and Home Improvements <input type="checkbox"/> Sink Outlet	Existing Light Industrial/ Heavy Commercial Uses: <input type="checkbox"/> Décor Modern Metals  <input type="checkbox"/> Ace Self Storage <input type="checkbox"/> Galaxy Marble Countertop store	Existing Light Industrial/ Heavy Commercial Uses: <input type="checkbox"/> Bathroom Place <input type="checkbox"/> Discount Computer Surplus	Existing Westview Community Cemetery	Existing Light Industrial/ Heavy Commercial Uses: <input type="checkbox"/> Value Store it – Self Storage <input type="checkbox"/> Pilot Steel

## Part 6 - Proposed Development

### **Maximum allowable development:**

The proposed use of the subject property is “general industrial”, which would allow for light industrial uses, such as manufacturing, assembly, fabrication, processing, distribution, warehousing, research and development, and other industrial uses, but not heavy or hazardous manufacturing processes, consistent with the I-1 General Industrial zoning of the surrounding area.

As specified under the City’s general industrial zoning provisions, the subject property would be limited to a maximum 65% lot coverage, which would permit a maximum of 509,414 SF of general industrial development on the subject property, with a maximum height of 45 ft.

For the purposes of determining changes in intensity of use, the updated application has applied the existing vested rights under the Community Facility Land Use category, which allows up to 293,893 SF of community facility use on the site based on a 25% maximum lot coverage and 60 ft height limit = 1.5 Floor Area Ratio (FAR):

The net difference as a result of the proposed land use change from community facility use to a general industrial is an additional +215,521 SF of development that would be permitted on the subject property.

## Part 7 - Applicability of City Industrial Design Standards

1. The proposed development of the site is for similar light industrial/special industrial uses and will be subject to the regulations contained in the ***City's Zoning Code, Section 155.5603 Industrial Design Standards.***

## Part 8 - Consistent with the City Plans

1. The rezoning request is consistent with the City of Pompano Beach Comprehensive Plan, as reflected in ***Exhibit G.***
2. **Consistent with the City of Pompano Beach Northwest Community Redevelopment (NWCRA) Plan:** The subject property is located in the Northwest Community Redevelopment Area, and is consistent with the NWCRA Plan, as reflected in ***Exhibit H.***

## EXHIBITS



The North half and SW 1/4 of the northwest one-quarter (N.W. 1/4) of the northeast one-quarter (N.E. 1/4) of the northwest one-quarter (N.W. 1/4) of Section 27, Township 38 South, Range 12 East, **LEBON** is North 40 feet, more or less, of Right-of-Way as indicated in Official Records Book 3475, Page 170, of the Public Records of Broward County, Florida.

Said lands should, lying and being in the City of Pompano Beach, Broward County, Florida.

**SYMBOLS USED**  
 (None or always representative)

- [illegible]

**KEY TO ABBREVIATIONS**  
(Given in official scoring format)

- [illegible]

## FLOOD INSURANCE RATE MAP INFORMATION

Map No. 1001120794  
 Community Name: City of Palapane South  
 Community No. 100006  
 Parcel No. 1170  
 Address  
 Parcel Zone A  
 Base Parcel Elevation: 444.4 (about 1.2% annual chance flood)  
 Effective Date of Map: August 18, 2014

## SURVEYOR'S NOTES:

- [illegible]

## SURVEYOR'S CERTIFICATE

The map and the Survey of 1992 is a closed water body in accordance with Surface Water Pollution Control Act, Chapter 10, Section 10, 10A, 10B, 10C, 10D, 10E, 10F, 10G, 10H, 10I, 10J, 10K, 10L, 10M, 10N, 10O, 10P, 10Q, 10R, 10S, 10T, 10U, 10V, 10W, 10X, 10Y, 10Z, 10AA, 10AB, 10AC, 10AD, 10AE, 10AF, 10AG, 10AH, 10AI, 10AJ, 10AK, 10AL, 10AM, 10AN, 10AO, 10AP, 10AQ, 10AR, 10AS, 10AT, 10AU, 10AV, 10AW, 10AX, 10AY, 10AZ, 10BA, 10BB, 10BC, 10BD, 10BE, 10BF, 10BG, 10BH, 10BI, 10BJ, 10BK, 10BL, 10BM, 10BN, 10BO, 10BP, 10BQ, 10BR, 10BS, 10BT, 10BU, 10BV, 10BW, 10BX, 10BY, 10BZ, 10CA, 10CB, 10CC, 10CD, 10CE, 10CF, 10CG, 10CH, 10CI, 10CJ, 10CK, 10CL, 10CM, 10CN, 10CO, 10CP, 10CQ, 10CR, 10CS, 10CT, 10CU, 10CV, 10CW, 10CX, 10CY, 10CZ, 10DA, 10DB, 10DC, 10DD, 10DE, 10DF, 10DG, 10DH, 10DI, 10DJ, 10DK, 10DL, 10DM, 10DN, 10DO, 10DP, 10DQ, 10DR, 10DS, 10DT, 10DU, 10DV, 10DW, 10DX, 10DY, 10DZ, 10EA, 10EB, 10EC, 10ED, 10EE, 10EF, 10EG, 10EH, 10EI, 10EJ, 10EK, 10EL, 10EM, 10EN, 10EO, 10EP, 10EQ, 10ER, 10ES, 10ET, 10EU, 10EV, 10EW, 10EX, 10EY, 10EZ, 10FA, 10FB, 10FC, 10FD, 10FE, 10FF, 10FG, 10FH, 10FI, 10FJ, 10FK, 10FL, 10FM, 10FN, 10FO, 10FP, 10FQ, 10FR, 10FS, 10FT, 10FU, 10FV, 10FW, 10FX, 10FY, 10FZ, 10GA, 10GB, 10GC, 10GD, 10GE, 10GF, 10GG, 10GH, 10GI, 10GJ, 10GK, 10GL, 10GM, 10GN, 10GO, 10GP, 10GQ, 10GR, 10GS, 10GT, 10GU, 10GV, 10GW, 10GX, 10GY, 10GZ, 10HA, 10HB, 10HC, 10HD, 10HE, 10HF, 10HG, 10HH, 10HI, 10HJ, 10HK, 10HL, 10HM, 10HN, 10HO, 10HP, 10HQ, 10HR, 10HS, 10HT, 10HU, 10HV, 10HW, 10HX, 10HY, 10HZ, 10IA, 10IB, 10IC, 10ID, 10IE, 10IF, 10IG, 10IH, 10IJ, 10IK, 10IL, 10IM, 10IN, 10IO, 10IP, 10IQ, 10IR, 10IS, 10IT, 10IU, 10IV, 10IW, 10IX, 10IY, 10IZ, 10JA, 10JB, 10JC, 10JD, 10JE, 10JF, 10JG, 10JH, 10JI, 10JJ, 10JK, 10JL, 10JM, 10JN, 10JO, 10JP, 10JQ, 10JR, 10JS, 10JT, 10JU, 10JV, 10JW, 10JX, 10JY, 10JZ, 10KA, 10KB, 10KC, 10KD, 10KE, 10KF, 10KG, 10KH, 10KI, 10KJ, 10KK, 10KL, 10KM, 10KN, 10KO, 10KP, 10KQ, 10KR, 10KS, 10KT, 10KU, 10KV, 10KW, 10KX, 10KY, 10KZ, 10LA, 10LB, 10LC, 10LD, 10LE, 10LF, 10LG, 10LH, 10LI, 10LJ, 10LK, 10LL, 10LM, 10LN, 10LO, 10LP, 10LQ, 10LR, 10LS, 10LT, 10LU, 10LV, 10LW, 10LX, 10LY, 10LZ, 10MA, 10MB, 10MC, 10MD, 10ME, 10MF, 10MG, 10MH, 10MI, 10MJ, 10MK, 10ML, 10MM, 10MN, 10MO, 10MP, 10MQ, 10MR, 10MS, 10MT, 10MU, 10MV, 10MW, 10MX, 10MY, 10MZ, 10NA, 10NB, 10NC, 10ND, 10NE, 10NF, 10NG, 10NH, 10NI, 10NJ, 10NK, 10NL, 10NM, 10NN, 10NO, 10NP, 10NQ, 10NR, 10NS, 10NT, 10NU, 10NV, 10NW, 10NX, 10NY, 10NZ, 10OA, 10OB, 10OC, 10OD, 10OE, 10OF, 10OG, 10OH, 10OI, 10OJ, 10OK, 10OL, 10OM, 10ON, 10OO, 10OP, 10OQ, 10OR, 10OS, 10OT, 10OU, 10OV, 10OW, 10OX, 10OY, 10OZ, 10PA, 10PB, 10PC, 10PD, 10PE, 10PF, 10PG, 10PH, 10PI, 10PJ, 10PK, 10PL, 10PM, 10PN, 10PO, 10PP, 10PQ, 10PR, 10PS, 10PT, 10PU, 10PV, 10PW, 10PX, 10PY, 10PZ, 10QA, 10QB, 10QC, 10QD, 10QE, 10QF, 10QG, 10QH, 10QI, 10QJ, 10QK, 10QL, 10QM, 10QN, 10QO, 10QP, 10QQ, 10QR, 10QS, 10QT, 10QU, 10QV, 10QW, 10QX, 10QY, 10QZ, 10RA, 10RB, 10RC, 10RD, 10RE, 10RF, 10RG, 10RH, 10RI, 10RJ, 10RK, 10RL, 10RM, 10RN, 10RO, 10RP, 10RQ, 10RR, 10RS, 10RT, 10RU, 10RV, 10RW, 10RX, 10RY, 10RZ, 10SA, 10SB, 10SC, 10SD, 10SE, 10SF, 10SG, 10SH, 10SI, 10SJ, 10SK, 10SL, 10SM, 10SN, 10SO, 10SP, 10SQ, 10SR, 10SS, 10ST, 10SU, 10SV, 10SW, 10SX, 10SY, 10SZ, 10TA, 10TB, 10TC, 10TD, 10TE, 10TF, 10TG, 10TH, 10TI, 10TJ, 10TK, 10TL, 10TM, 10TN, 10TO, 10TP, 10TQ, 10TR, 10TS, 10TT, 10TU, 10TV, 10TW, 10TX, 10TY, 10TZ, 10UA, 10UB, 10UC, 10UD, 10UE, 10UF, 10UG, 10UH, 10UI, 10UJ, 10UK, 10UL, 10UM, 10UN, 10UO, 10UP, 10UQ, 10UR, 10US, 10UT, 10UU, 10UV, 10UW, 10UX, 10UY, 10UZ, 10VA, 10VB, 10VC, 10VD, 10VE, 10VF, 10VG, 10VH, 10VI, 10VJ, 10VK, 10VL, 10VM, 10VN, 10VO, 10VP, 10VQ, 10VR, 10VS, 10VT, 10VU, 10VV, 10VW, 10VX, 10VY, 10VZ, 10WA, 10WB, 10WC, 10WD, 10WE, 10WF, 10WG, 10WH, 10WI, 10WJ, 10WK, 10WL, 10WM, 10WN, 10WO, 10WP, 10WQ, 10WR, 10WS, 10WT, 10WU, 10WV, 10WW, 10WX, 10WY, 10WZ, 10XA, 10XB, 10XC, 10XD, 10XE, 10XF, 10XG, 10XH, 10XI, 10XJ, 10XK, 10XL, 10XM, 10XN, 10XO, 10XP, 10XQ, 10XR, 10XS, 10XT, 10XU, 10XV, 10XW, 10XX, 10XY, 10XZ, 10YA, 10YB, 10YC, 10YD, 10YE, 10YF, 10YG, 10YH, 10YI, 10YJ, 10YK, 10YL, 10YM, 10YN, 10YO, 10YP, 10YQ, 10YR, 10YS, 10YT, 10YU, 10YV, 10YW, 10YX, 10YY, 10YZ, 10ZA, 10ZB, 10ZC, 10ZD, 10ZE, 10ZF, 10ZG, 10ZH, 10ZI, 10ZJ, 10ZK, 10ZL, 10ZM, 10ZN, 10ZO, 10ZP, 10ZQ, 10ZR, 10ZS, 10ZT, 10ZU, 10ZV, 10ZW, 10ZX, 10ZY, 10ZZ.



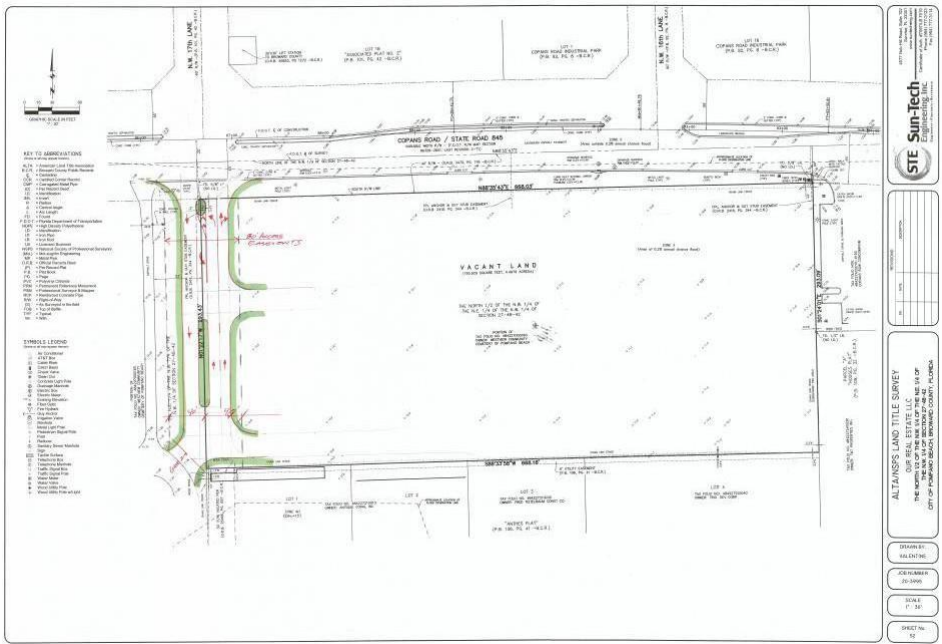
## ALTA/NSPS LAND TITLE SURVEY

DRAWN BY:  
VALENTINE

JOB NUMBER:  
20-3995

SCALE:  
AS SHOWN

SHEET NO.:  
11



**ATTACHMENT 1 KZ COPANS**

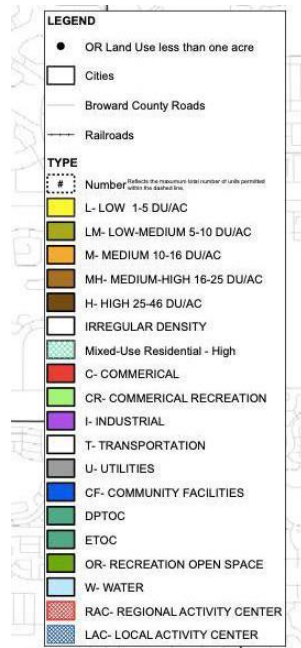
**LLC**

**Rezoning Application – Legal Description**

The North one-half (N. 1/2) of the northwest one-quarter (N.W. 1/4) of the northeast one-quarter (N.E. 1/4) of the northwest one-quarter (N.W. 1/4) of Section 27, Township 48 South, Range 42 East, LESS the North 40 feet thereof for Right-of-Way as described in Official Records Book 3475, Page 176, of the Public Records of Broward County, Florida, being more particularly described as follows:

**COMMENCE** at the northwest corner of the northwest one-quarter (N.W. 1/4), of the northeast one-quarter (N.E. 1/4), of the northwest one-quarter (N.W. 1/4) of said Section 27; thence along the West line of the northwest one-quarter (N.W. 1/4) of the northeast one-quarter (N.E. 1/4) of the northwest one-quarter (N.W. 1/4) of Section 27, South 1°22'17" East, 40.00 feet to the **POINT OF BEGINNING**, said point being on the South Right-of-Way line of Copans Road as described in Official Records Book 3475, Page 76, of the Public Records of Broward County, Florida; thence along said line, North 88°35'43" East, 668.03 feet to the East line of the northwest one-quarter (N.W. 1/4) of the northeast one-quarter (N.E. 1/4) of the northwest one-quarter (N.W. 1/4) of Section 27; thence along said line, South 1°24'01" East, 293.09 feet to the South line of the North one-half (N. 1/2) of the northwest one-quarter (N.W. 1/4) of the northeast one-quarter (N.E. 1/4) of the northwest one-quarter (N.W. 1/4) of Section 27; thence along said line, South 88°33'58" West, 668.18 feet to the West line of the northwest one-quarter (N.W. 1/4) of the northeast one-quarter (N.E. 1/4) of the northwest one-quarter (N.W. 1/4) of Section 27; thence along said line, North 1°22'17" West, 293.43 feet to the Point of Beginning. Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida, and containing 195,929 square feet, 4.4979 acres, more or less.

## Exhibit B – City Future Land Use– Application in Process



### Proposed City of Pompano Beach Future Land Use



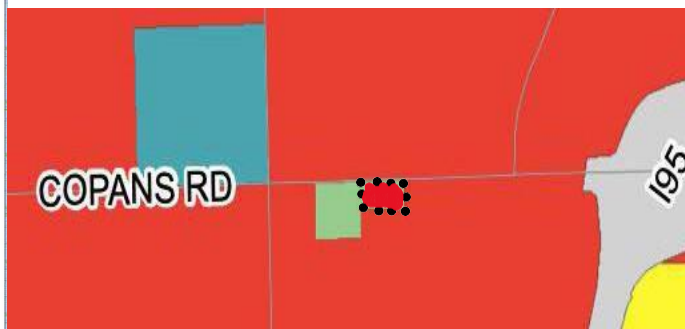
● Proposed Industrial Land Use

## Exhibit C –County Future Land Use– Application in Process

### BROWARD COUNTY LAND USE PLAN

Adopted: February 11, 2020

#### LEGEND

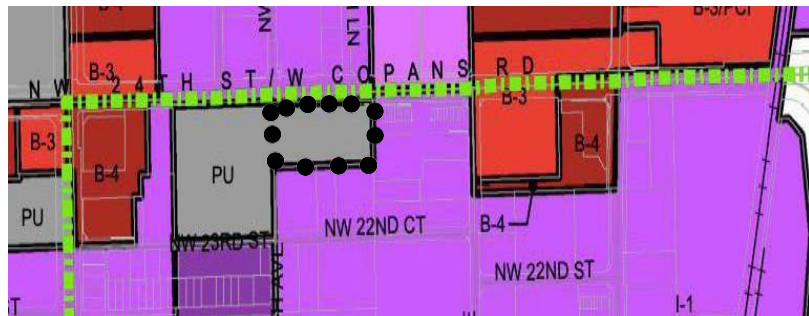


● Proposed Commerce Land Use

## Exhibit D Existing Zoning Map

ZONING DISTRICTS	
RESIDENTIAL ZONING DISTRICTS	
	RS-1 - SINGLE-FAMILY RESIDENCE
	RS-2 - SINGLE-FAMILY RESIDENCE
	RS-3 - SINGLE-FAMILY RESIDENCE
	RS-4 - SINGLE-FAMILY RESIDENCE
	RS-L - SPECIAL SINGLE-FAMILY RESIDENCE
	RD-1 - TWO-FAMILY RESIDENCE
	RM-7 - MULTIPLE-FAMILY RESIDENCE
	RM-12 - MULTIPLE-FAMILY RESIDENCE
	RM-20 - MULTIPLE-FAMILY RESIDENCE
	RM-30 - MULTIPLE-FAMILY RESIDENCE
	RM-45 - MULTIPLE-FAMILY RESIDENCE
	MH-12 - MOBILE HOME PARK
COMMERCIAL ZONING DISTRICTS	
	B-1 - LIMITED BUSINESS
	B-2 - COMMUNITY BUSINESS
	B-3 - GENERAL BUSINESS
	B-4 - HEAVY BUSINESS
	M-1 - MARINA COMMERCIAL
	CR - COMMERCIAL RECREATION
INDUSTRIAL ZONING DISTRICTS	
	I-1 - GENERAL INDUSTRIAL
	I-1X - SPECIAL INDUSTRIAL
	O-IP - OFFICE INDUSTRIAL PARK
	M-2 - MARINA INDUSTRIAL
SPECIAL ZONING DISTRICTS	
	TO - TRANSIT ORIENTED
	PR - PARKS AND RECREATION
	CF - COMMUNITY FACILITIES
	PU - PUBLIC UTILITIES
	T - TRANSPORTATION
	BP - BUSINESS PARKING
	LAC - LOCAL ACTIVITY CENTER
	W - WATER

Official City of Pompano Zoning Map –  
Updated April 2, 2020

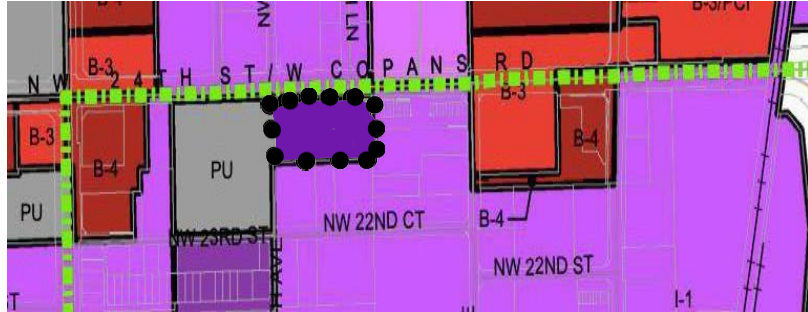


● Existing PU Zoning

## Exhibit E Proposed Zoning Map

ZONING DISTRICTS	
RESIDENTIAL ZONING DISTRICTS	
	RS-1 - SINGLE-FAMILY RESIDENCE
	RS-2 - SINGLE-FAMILY RESIDENCE
	RS-3 - SINGLE-FAMILY RESIDENCE
	RS-4 - SINGLE-FAMILY RESIDENCE
	RS-L - SPECIAL SINGLE-FAMILY RESIDENCE
	RD-1 - TWO-FAMILY RESIDENCE
	RM-7 - MULTIPLE-FAMILY RESIDENCE
	RM-12 - MULTIPLE-FAMILY RESIDENCE
	RM-20 - MULTIPLE-FAMILY RESIDENCE
	RM-30 - MULTIPLE-FAMILY RESIDENCE
	RM-45 - MULTIPLE-FAMILY RESIDENCE
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COMMERCIAL ZONING DISTRICTS	
	B-1 - LIMITED BUSINESS
	B-2 - COMMUNITY BUSINESS
	B-3 - GENERAL BUSINESS
	B-4 - HEAVY BUSINESS
	M-1 - MARINA COMMERCIAL
	CR - COMMERCIAL RECREATION
INDUSTRIAL ZONING DISTRICTS	
	I-1 - GENERAL INDUSTRIAL
	I-1X - SPECIAL INDUSTRIAL
	O-IP - OFFICE INDUSTRIAL PARK
	M-2 - MARINA INDUSTRIAL
SPECIAL ZONING DISTRICTS	
	TO - TRANSIT ORIENTED
	PR - PARKS AND RECREATION
	CF - COMMUNITY FACILITIES
	PU - PUBLIC UTILITIES
	T - TRANSPORTATION
	BP - BUSINESS PARKING
	LAC - LOCAL ACTIVITY CENTER
	W - WATER

### Official City of Pompano Zoning Map – Proposed Zoning Map



**Proposed General Industrial  
I-1 Zoning**

Exhibit F – Consistent with City of Pompano Beach Comprehensive Plan  
*City of Pompano Beach Comprehensive Plan 2020*

**01. FUTURE LAND USE ELEMENT**

**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.

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

Maintain the City's Future Land Use Map consistent with the 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 impacts of sea level rise and climate change

**Policy 01.01.02**

Review all proposals for development or redevelopment and base the approval of same on the continued maintenance of all adopted Level of Service Standards which may be adjusted over time to address the impacts of sea level rise and climate change.

**Policy 01.01.05**

Review proposals for new development, including future land use plan amendments, to identify the cumulative impacts of the proposed development on public services and facilities

**Policy 01.01.10**

The City shall utilize the highway capacity methodology endorsed by the Broward County Metropolitan Planning Organization and approved by the Broward County Board of County Commissioners to determine the capacities and levels of service on the regional roadway network.

**Policy 01.01.11**

Require that all future land use map amendments ensure the availability of potable water supplies and water supply facilities, and reuse where available.

**Objective 01.03.00 Inconsistent Land Uses**

Annually review and periodically update adopted land development regulations and established procedures that encourage the elimination or reduction of uses inconsistent with the City's character and Future Land Use Plan.

**Policy 01.03.09**

Discourage Land Use Plan Map amendments, rezonings or other methods that would place residential units into or adjoining industrial land use designations.

**Policy 01.03.11**

Consider the compatibility of adjacent land uses in all Land Use Plan amendments and rezonings.

**Policy 01.03.13** Future industrial land uses shall be located with access to major transportation facilities including highways, airports, railroads, and seaports.

**Objective 01.06.00 Natural Resources & Historic/Cultural Preservation**

Protect natural resources and historic/cultural properties in all land use considerations.

**Policy 01.06.01**

Consider and minimize the impacts that land use amendments, rezoning or site plan approvals have on natural resources, including wetlands, and culturally, historically, archaeologically, and paleontologically significant resources.

**Policy 01.06.08**

Review all proposals for development with consideration to the Natural Resource Map Series and discourage activities which would have a detrimental impact on significant natural resource areas which may or may not be designated by Broward County as Local Areas of Particular Concern.

**Policy 01.06.12**

Review all land use plan map amendments, rezonings and site plan applications to ensure that there is sufficient wastewater collection and treatment facilities, potable water resources available and if reuse water is available, require it be used, that they pose no noxious impacts to the Biscayne Aquifer.

**Objective 01.07.00 New Land Use Regulations**

Encourage the adoption of innovative land development regulations. Adopt new land use designations as strategies continue to evolve to implement for Residential, Mixed Use, Transportation Oriented Districts, Transportation Oriented Corridors and amend the land development regulations, including the creation of new zoning districts for these land use designations to facilitate sustainable and resilient redevelopment and support adaptation strategies in the build environment that accommodate the adopted sea level rise projections

**Policy 01.07.17**

The maximum intensity of development within the following nonresidential land use categories will be determined as follows:

Category		Maximum Lot Coverage	Maximum Building Height
C	Commercial	60%	105 feet
		100% Lot Coverage permitted in Downtown Historic Core Area and Downtown Historic Transitional Overlay Districts.	
		Additional lot coverage and building height permitted in Atlantic Boulevard Overlay District provided special Zoning Code requirements are met	
		Additional building height and lot coverage may be permitted in Planned Development Zoning Districts.	
CF	Community Facility	25%	60 feet
		105 Feet Building Height is permitted for properties located in the Atlantic Boulevard Overlay District.	
		Additional lot coverage permitted in Atlantic Boulevard Overlay District provided special Zoning Code requirements are met	
CR	Commercial Recreation	50%	105 feet
		Additional lot coverage permitted in Atlantic Boulevard Overlay District provided special Zoning Code requirements are met	
I	Industrial	65%	45 feet
OR	Recreation and Open Space**	N/A	Determined at Rezoning
		105 Feet Building Height is permitted for properties located in the Atlantic Boulevard Overlay District.	
U	Utilities**	N/A	Determined at Rezoning
RAC	Regional Activity Center	N/A	Determined at Rezoning
LAC	Local Activity Center	N/A	Determined at Rezoning
T	Transportation**	N/A	Determined at Rezoning

\*\* No lot coverage and height specified for these public use districts.

### Objective 01.09.00 Hurricane Preparedness

Continue City-wide emergency management, mitigation, preparedness and responsive actions to protect residences and businesses from hurricanes and other weather-related events.

#### Policy 01.09.01

Continue to reject future land use plan amendments for increased density in the coastal area unless a consistency determination can be made with the Broward County Hurricane Evacuation Plan, or unless a finding can be made that the amendment will not increase current evacuation times.

### Objective 01.14.00 Smart Growth Initiative

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 transmission systems in an effort to discourage urban sprawl and reduce 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.

## LAND USE IMPLEMENTATION

### Section 3. Zoning as to Permitted Uses and Densities

3.01 City zoning as to permitted uses and densities must be in compliance with or be more restrictive than the requirements of the Land Use Plan. For purposes of this section “more restrictive” means zoning which permits less than all of the uses permitted by the Land Use Plan on a parcel of land, or, for a parcel of land designated residential by the Land Use Plan Map, a lower residential density than permitted by the Land Use Plan.

3.02 City zoning as to permitted uses and densities shall be in compliance with the City’s Land Use Plan if the following requirements are met:

**P&Z**

APPLICATION FOR REZONING- KZ Copans, LLC

## F. Industrial

Each parcel of land within an area designated in an Industrial land use category by the City's Land Use Plan Map must be zoned in an industrial zoning district which excludes electrical power plants but permits one or more of the following uses, but no other uses:

1. Light and heavy industrial uses.
2. Heavy commercial uses including new and used automobile, truck, motorcycle, boat and trailer display, sales, and service; newspaper, magazine, and printing plants; bakeries, carpentry, cabinet shops and other trade shops; motion picture studios; ice houses; propane gas sales and repair; and salvage yards.
3. Educational, scientific and industrial research facilities, research laboratories. And medical or dental laboratories.
4. Office uses.
5. Transportation and communication facilities.
6. Recreation and open space, cemeteries, and commercial recreation uses, as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for industry.
7. Community facilities and utilities.
8. Ancillary commercial uses within buildings devoted to primary industrial uses.
9. Wholesaling uses.

10. The following uses may also be permitted if certified by the Broward County Planning Council in the City land use plan as long as the total area of these uses does not consume more than 20 percent of the industrial Land designated on the Future Broward County Land Use Plan Map (Series) within a flexibility zone, and as long as the location of these uses do not preclude or adversely affect the future use of surrounding areas for industrial uses:

- a. Commercial and retail business uses.
  - b. Hotel, motel and similar lodging.
11. Vocational Schools
  12. Residential units within the same structure as industrial uses for the owner, manager or caretaker of the industrial uses are permitted.

## Section 6. Amendments

### 6.01 Future Land Use Map.

A. The City shall submit to the Planning Council for certification all proposed amendments to City's Future Land Use Map. A proposed amendment to the Land Use Plan must be certified by the Planning Council prior to it becoming effective.

B. All amendments to the Future Land Use Map shall be adopted in the manner prescribed by the applicable sections of Chapter 163 F.S. and other applicable provisions of law.

6.02 County Land Use Plan. Any person may request the City to submit to the Planning Council a proposal for an amendment to the County Land Use Plan. The City shall submit such a proposal in writing to the Planning Council and shall include the City's recommendation regarding the proposal and the reasons, therefore.

Exhibit G— Consistency with the City of Pompano Beach Northwest CRA Plan  
Adoption Date: November 9, 2010  
Amended Date: September 14, 2021

1. The subject property is located within the Pompano Beach NWCRA Area. The proposed to allow for general industrial use is consistent with the NW CRA Plan, specifically with the uses contained within Sub-Area No. # 3- Northwest Industrial area, as further discussed below:
  - A. As noted in the City’s adopted NWCRA Plan, “Industrial and warehouse uses are the predominant uses in the northwest quadrant, generally west of I-95 and north of NW 15 Street. This industrial area is enhanced by the access to I-95 and the Florida Turnpike, as well as to the CSX and FEC railroad lines.”
  - B. The NWCRA Plan includes seven geographic sub-areas that are described in general by their major characteristics. The subject property is located in **Sub-Area No. 3 – Northwest Industrial**. This sub-area is predominantly industrial, and according to the NWCRA Plan, this sub-area is “...a busy and active area that contributes many jobs to the local economy. It owes its success to an advantageous location with access to two major rail corridors and I-95. The recent extension of Andrews Avenue through the heart of this area will only serve to improve its connectivity to the region.”
  - C. The NWCRA Plan also notes that the major zoning designation in the NWCRA is the General Industrial District, I-1. According to the Plan, I-1 is the district in the northwest corner of the CRA Area. Bounded on all sides by major arterial streets, it provides easy access to heavy traffic.
2. The proposed amendment to provide for general industrial uses also supports the following General Industrial Project Objectives of this area of the NWCRA:

**Project Objectives**

- Provide economic stimulation and increase investment in the area.
  - Recruit businesses to relocate in the area.
  - Provide incentives for existing industries and recruited industries.
3. The proposed amendment is also consistent with the following objectives and policies contained within the City’s Comprehensive Plan, as they relate to the NWCRA area:

**Objective Community Redevelopment**

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

**Policies**

01.08.01 Follow the recommendation of the Community Redevelopment Plans in all Land Use Plan amendments and rezonings.

## **Objective Economic Development**

01.23.00 Expand the economic based by attracting Class A office space and higher education institutional uses, continuing to support the industrial and manufacturing sectors while protecting tourism as well as the quality of life and delivery of services to local residents.

### **Policies**

01.23.02 Activities intended to diversify the economy shall not adversely impact the quality of life of the City's permanent, seasonal and tourist populations.