



DEVELOPMENT SERVICES

David L. Recor, ICMA-CM, Development Services Director
E: david.recor@copbfl.com | P: 954.786.4664 | F: 954.786.4504

December 13, 2021

Zoning Letter Number: 21-02000247

PlanW3st, LLC
Attn: Paola A. West
10152 Indiantown Road, Unit 159
Jupiter, FL 33478
Sent via email only: pwest@planw3st.com

Re: NW 16 Ave & W Atlantic Blvd | Folio Numbers: 484234030970, 484234030960, 484234000580

Paola West,

The City of Pompano Beach Development Services Department has received your zoning letter request dated 12/2/2021 which requests the following information on the above referenced property:

1. Confirm that the south lot line of these combined parcels is the front lot line (see attached).

The above referenced property is currently zoned RS-4 – Single-Family (484234030970 and 484234030960) and I-1 – General Industrial (484234000580). Our Zoning Code is available online at www.pompanobeachfl.gov. Please refer to section §155.3205 for a list of the RS-4 regulations & §155.3402 for a list of the I-1 regulations. For your convenience, staff has enclosed the intensity and dimensional standards for both of these zoning districts.

As defined in Article 9 Part 5 of the Zoning Code, the front yard setback for a corner lot shall be the shorter of the lot lines abutting a street, unless indicated differently on a previously approved site plan. Based on the existing layout of the property, and assuming that the three lots will be combined under unified ownership, the FRONT YARD (the southern property line) abutting West Atlantic Blvd. The STREET SIDE YARDS (western property lines) abutting NW 16th Avenue. The REAR YARD is the northern property line, opposite the front yard. Lastly, the INTERIOR SIDE YARD is the eastern property line, opposite the street side yard, and the western property lines (not abutting right-of-way). A map has been attached to this zoning letter to illustrate and supplement the letter.

Please be advised that a zoning verification letter is not considered an official zoning approval for a business use or development approval. To obtain approval for a business use, please submit a [Zoning Use Certificate](#) to the City's [Business Tax Receipt Division](#). Zoning Use Certificates are reviewed by a Planner within 5 to 7 business days. Please contact the Business Tax Receipt Division at 954.786.4668 or businesstaxreceipt@copbfl.com. Depending on the scope of work, a site plan or other Zoning approval may also be required. Please contact the [Zoning Department](#) at 954.786.4679 or zoning@copbfl.com. For questions regarding building permits, please contact the [Building Division](#) at 954.786.4670.

Should you need further assistance, please contact our office 954.786.4679.

Yours truly,

THE CITY OF POMPANO BEACH

David L. Recor, ICMA-CM
Director of Development Services
Enclosure

DR/dkom
\\cityhall\groups\Zoning 2009\Zoning Letters\2021 Zoning Letters\12. December\21-02000247\21-02000247 - NW 16 Ave (PlanW3st LLC).docx

pompanobeachfl.gov

100 West Atlantic Boulevard | Pompano Beach, FL 33060 | Phone: 954-786-4600

DRC

PZ24-12000026

04.02.2025

CITY OF POMPANO BEACH
AERIAL MAP



1 in = 125 ft

12/13/2021

KeeDan


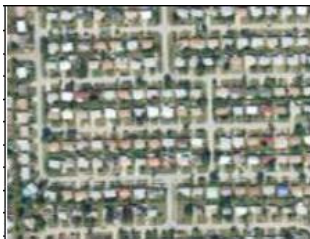
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PREPARED BY:
DEPARTMENT OF
DRC
DEVELOPMENT SERVICES

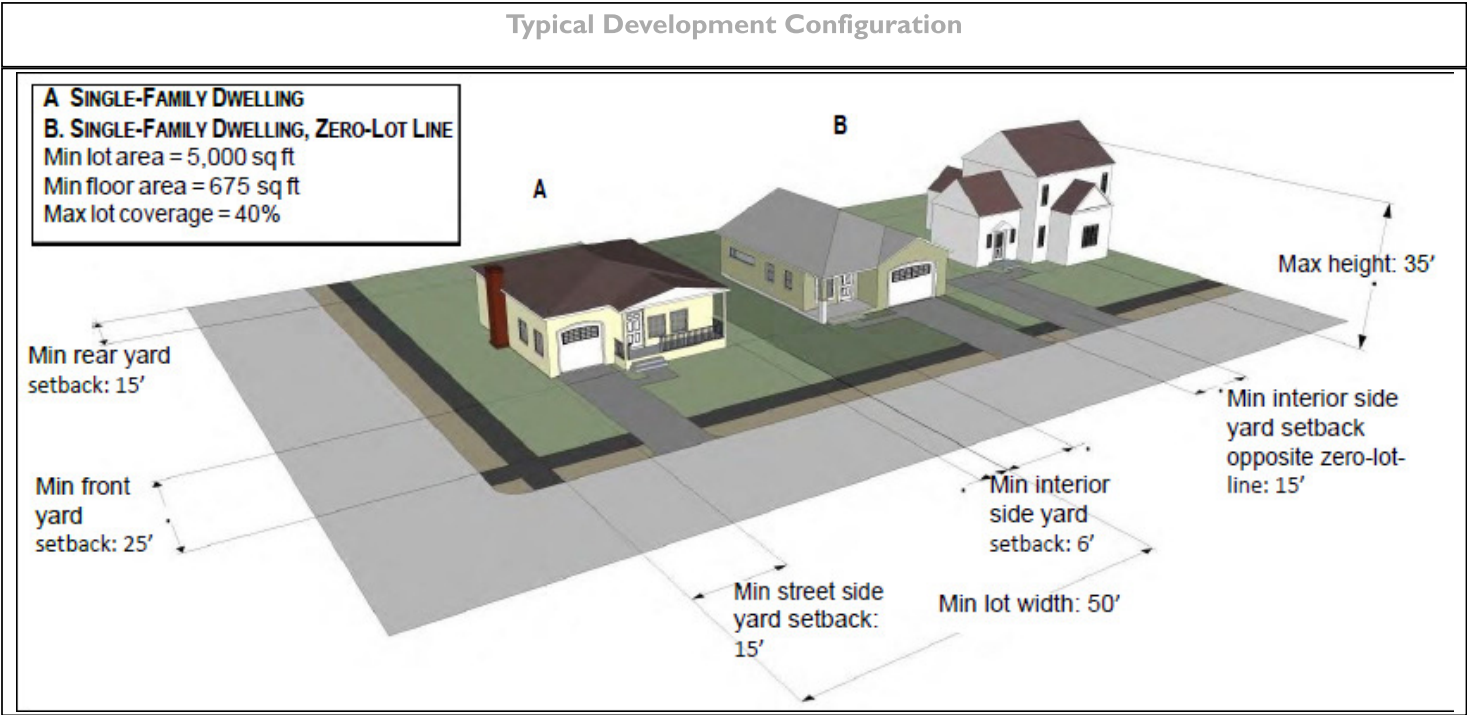
PZ24-12000026

04.02.2025

155.3205. SINGLE-FAMILY RESIDENCE 4 (RS-4)


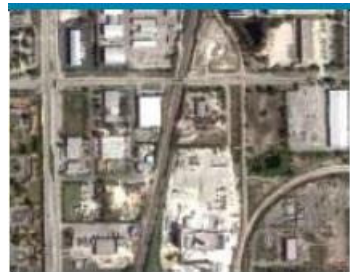
A. Purpose		Typical Building Type
A. Purpose		Typical Building Type
The Single-Family Residence 4 (RS-4) district is established and intended to accommodate primarily single-family dwellings including family community residences at moderate densities on lots greater than 5,000 square feet in area. The district also accommodates accessory dwelling units, transitional community residences, and zero-lot-line development, as well as limited nonresidential uses usually found in urban single-family neighborhoods, generally as Special Exceptions.		
B. Use Standards		
See Appendix A : Consolidated Use Table, and use-specific standards in Article 4: Use Standards.		
C. Intensity and Dimensional Standards ¹		
Lot area, minimum (sq ft)	5,000	
Lot width, minimum (ft)	50	
Density, maximum (du/ac)	See Comprehensive Plan ²	
Floor area per dwelling unit, minimum (sq ft)	675	
Lot coverage, maximum (% of lot area)	40	
Pervious area, minimum (% of lot area)	30	
Height, maximum (ft)	35	
Front yard setback, minimum (ft)	25	
Street side yard setback, minimum (ft)	15	
Setback from a waterway or canal, minimum (ft) ³	25	
Interior side yard setback, minimum (ft)	6 ³	
Rear yard setback, minimum (ft)	15	
Required Front Yard, Pervious Area, minimum (% of Required Front Yard)	50	
Dimensional Standards for Accessory Structures	See Accessory Use -Specific standards in Article 4: Part 3.	
NOTES: [sq ft = square feet; ft = feet; du/ac = dwelling units/acre]		
1. See measurement rules and allowed exceptions/variations in Article 9: Part 4 .		
2. On land classified Residential by the Land Use Plan , maximum gross residential density may not exceed that established for the particular land use classification.		
3. For developments with zero-lot-line single-family dwellings, 0 ft along the zero lot line and 15 ft for the opposite interior side lot line.		

DRC



(Ord. 2012-64, passed 9-11-12; Am. Ord. [2013-37](#), passed 1-22-13; Am. Ord. [2013-73](#), passed 7-23-13; Am. Ord. [2018-48](#), passed 3-13-18; Am. Ord. [2018-60](#), passed 6-12-18)

155.3402. GENERAL INDUSTRIAL (I-I)

A. Purpose		Typical Building Type
A. Purpose		Typical Building Type
<p>The General Industrial (I-I) district is established and intended to accommodate a wide range of light and moderate manufacturing, assembly, fabrication, processing, distribution, warehousing, research and development , and other industrial uses—but not heavy or hazardous manufacturing processes. The district may also include some uses that are ancillary to industrial development (e.g., vocational schools, business support services) or provide convenience services to industrial employees (e.g., child care facilities, gasoline filling stations , banks), as well as some uses that may be inappropriate in residential or commercial districts (e.g., animal shelter, kennel, sport shooting range).</p>		
B. Use Standards		
<p>See Appendix A : Consolidated Use Table, and use-specific standards in Article 4: Use Standards.</p>		
C. Intensity and Dimensional Standards ¹		
Lot area, minimum (sq ft)	10,000	<div>Typical Lot Pattern</div> 
Lot width, minimum (ft)	100	
Density, maximum (du/ac)	n/a	
Lot coverage, maximum (% of lot area)	65	
Pervious area, minimum (% of lot area)	20	
Height, maximum (ft)	45	
Front yard setback, minimum (ft)	25	
Street side yard setback, minimum (ft)	10	
Setback from a waterway or canal, minimum (ft)	15	
Interior side yard setback, minimum (ft)	10	
Rear yard setback, minimum (ft)	30 ²	
Dimensional Standards for Accessory Structures	See Accessory Use -Specific standards in Article 4: Part 3.	

DRC

NOTES: [sq ft = square feet; ft = feet; du/ac = dwelling units/acre]

1. See measurement rules and allowed exceptions/exceptions in Article 9: Part 4.

2. If adjacent to a railroad siding, reduced to 8 ft from the centerline of the siding.

Typical Development Configuration



(Ord. 2012-64, passed 9-11-12; Am. Ord. [2013-37](#), passed 1-22-13)

DRC

ARTICLE 9: DEFINITIONS AND INTERPRETATION

...

PART 5 TERMS AND USES DEFINED

...

Lot Line

A line forming a boundary of a lot.

Lot Line, Front

A lot line separating the lot from the public street right-of-way or private street easement. On a corner lot , the front lot line shall be the shorter of the lot lines abutting a street, unless indicated differently on a previously approved site plan. For a vacant corner lot where the lengths of the street-fronting lot lines are within 20 percent of each other, the front lot line shall be the lot line the lot owner elects to identify as the front lot line.

Lot Line, Interior Side

A lot line not abutting a street and connecting the lot's front and rear lot lines.

Lot Line, Rear

A lot line connecting the lot's interior side lot lines , or an interior side lot line and a street side lot line , along the edge of the lot opposite its front lot line.

Lot Line, Street Side

A lot line, other than a front lot line, separating the lot from an abutting public street right-of-way or private street easement. Generally, the street side lot line is the longer of the lot lines abutting a street.

...



City of Pompano Beach
Department of Development Services
Planning & Zoning Division

100 W. Atlantic Blvd Pompano Beach, FL 33060

Phone: 954.786.4679 Fax: 954.786.4666

Zoning Letter Request

Zoning Letter Fee: The first two questions are free of charge and \$70.00 per additional question (single- family exempt).

Paola A. West

Agent Name

12 / 2 / 2021

Date

PlanW3st LLC

Company Name

954-529-9417

Phone Number

10152 Indiantown Road, Unit 159

*Mailing Address (Street Address)

pwest@planw3st.com

Email Address

Jupiter, FL 33478

*Mailing Address (City/ State/ Zip)

*Provide an address, where the original letter will be sent.

To Whom it May Concern:

Please accept this as a request for property information on the below- mentioned property.

NW 16 AV, W ATLANTIC BL, & 1528 W ATLANTIC BL

Property of Address being researched

484234030970, 484234030960, 484234000580

Folio Number

SECTION 34 together with SEABOARD HIGHLANDS ADDITION

Subdivision (If Acreage, attach legal description)

NA

Block

1-3

Lot(s)

Please provide us with a zoning letter which answers the following questions: (Check all that apply)

☐

What is the current zoning designation for the property?

☐

What are the permitted uses?

☐

What is the future land use designation for the property?

☐

Confirm that there are no outstanding zoning code violations issued to the property.

☐

Confirm if the Zoning Division has an approved site plan on file.

☐

Confirm the general parking requirements for a particular use (select one): (Use for Parking)

☐

Is the property located in any special, restrictive or overlay district?

☒

Other: Confirm that the south lot line of these combined parcels is the front lot line (see attached explanation).

I acknowledge that the fee for this letter is assessed by the number of questions & the cost of staff time. I have included with this letter the applicable fee & will be notified if there will be additional costs.

Digitally signed by Paola A. West
DN: cn=Paola A. West, o=PlanW3st LLC,
ou=Owner, email=pwest@planw3st.com,
c=US
Date: 2021.12.02 09:35:10 -05'00'

Signature

Paola A. West

Print Name

DRC

Question 1: Per our email and telephone request to both Daniel Keester-O'Mills and Jennifer Gomez, please confirm in writing that the south lot line of these combined parcels—facing Atlantic Boulevard—is the front lot line, rather than the interior side lot line as shown on the below aerial.



The new development will consist of a warehousing building that is best designed with the east property line as an interior side, rather than the rear. It is understood that the CSX corridor is not considered as, or comparable to, a railroad siding. Please refer to emails to Daniel Keester and Jennifer Gomez attached.

DRC

PZ24-12000026

04.02.2025

Paola West

From: Paola West
Sent: Monday, November 29, 2021 9:36 AM
To: Jennifer Gomez
Subject: RE: Front/Rear Determination

Good morning, Jen. Hope you had a fabulous Thanksgiving.

Following up on our conversation from last week, I wanted to check to see if we would be receiving an email from you guys on the frontage issue or if we need to submit a zoning letter/interpretation request for response? Let me know. Thank you for your attention to this matter. I appreciate your time.

Paola A. West, ISA CA, CFM, ASLA
Senior Land Planner
954-529-9417
PlanW3st, LLC

From: Paola West
Sent: Monday, November 22, 2021 5:56 PM
To: Jennifer Gomez <Jennifer.Gomez@copbfl.com>
Subject: RE: Front/Rear Determination

See attached site plan.

Paola A. West, ISA CA, CFM, ASLA
Senior Land Planner
954-529-9417
PlanW3st, LLC

From: Paola West
Sent: Thursday, November 18, 2021 10:14 AM
To: Jennifer Gomez <Jennifer.Gomez@copbfl.com>
Subject: FW: Front/Rear Determination

Hey Jen, I am putting on my applicant hat.

Do you have time to chat about Daniel's interpretation below? It can be later this evening.

Paola A. West, ISA CA, CFM, ASLA
Senior Land Planner
954-529-9417
PlanW3st, LLC

From: Daniel Keester <Daniel.Keester@copbfl.com>
Sent: Monday, November 8, 2021 11:57 AM
To: Paola West <pwest@planw3st.com>
Subject: RE: Front/Rear Determination

Sorry, Paola, but as you noted this is not railroad siding so the setback is 30 feet, as measured from the property line.

DRC



Please be advised the hours of operation for City Hall is: Monday – Thursday, 7 AM – 6 PM.

From: Paola West <pwest@planw3st.com>
Sent: Friday, November 5, 2021 10:15 AM
To: Daniel Keester <Daniel.Keester@copbfl.com>
Subject: RE: Front/Rear Determination

Daniel, please confirm our rear setback. Note 2 under I-1 rear setback states "2. If adjacent to a railroad siding, reduced to 8 ft from the centerline of the siding." Although I feel this applies to our property, the tracks in this area are not a siding—they are a main running track. It wouldn't make sense to apply the 30' to a train track rear if a siding can be reduced to 8'. Just wanted to confirm.

Paola A. West, ISA CA, CFM, ASLA
Senior Land Planner
954-529-9417
PlanW3st, LLC

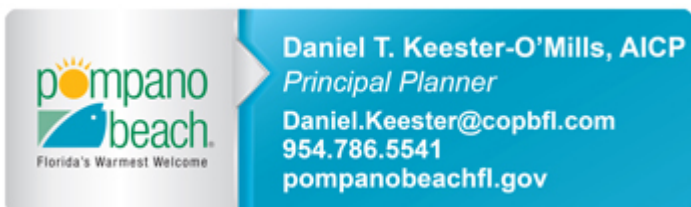
From: Paola West
Sent: Thursday, November 4, 2021 10:16 AM
To: Daniel Keester <Daniel.Keester@copbfl.com>
Subject: RE: Front/Rear Determination

Ok, thank you!

Paola A. West, ISA CA, CFM, ASLA
Senior Land Planner
954-529-9417
PlanW3st, LLC

From: Daniel Keester <Daniel.Keester@copbfl.com>
Sent: Thursday, November 4, 2021 10:13 AM
To: Paola West <pwest@planw3st.com>
Subject: RE: Front/Rear Determination

I don't believe that's how the code reads... just because that lot line runs parallel to the front lot line, doesn't make it a front.

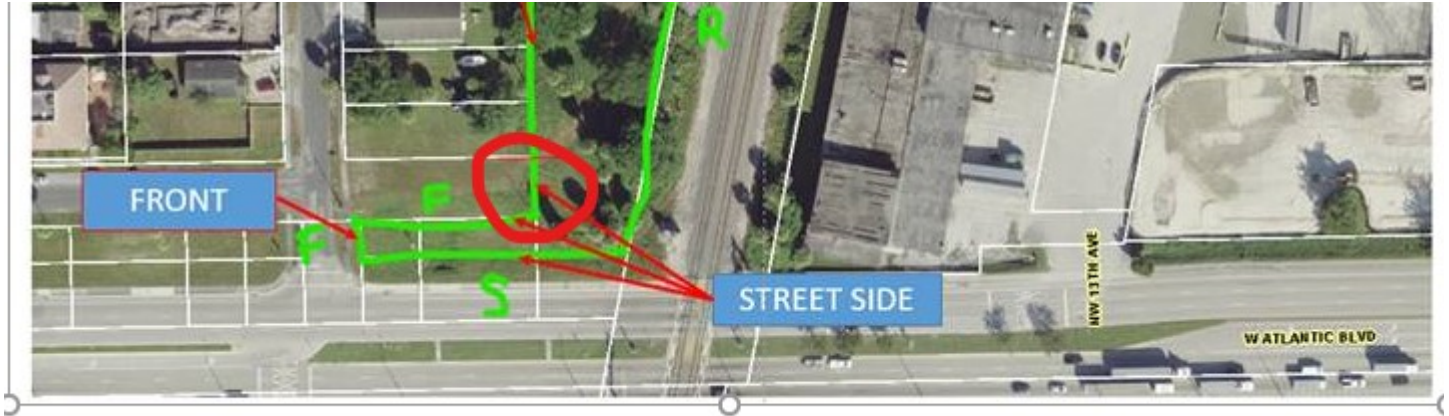


Please be advised the hours of operation for City Hall is: Monday – Thursday, 7 AM – 6 PM.

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From: Paola West <pwest@planw3st.com>
Sent: Thursday, November 4, 2021 10:11 AM
To: Daniel Keester <Daniel.Keester@copbfl.com>
Subject: RE: Front/Rear Determination

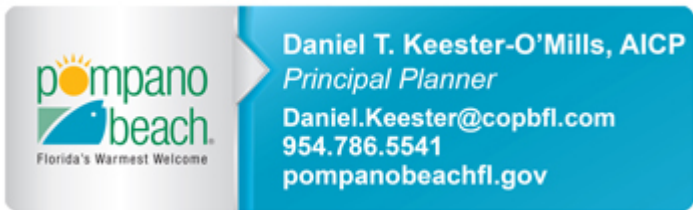
They need to start drafting plans ASAP but I will mention this to the crew. Since we are getting access from the circled area below. Would that not also be a front lot line—at least to the portion that touches the adjacent lot?



Paola A. West, ISA CA, CFM, ASLA
Senior Land Planner
954-529-9417
PlanW3st, LLC

From: Daniel Keester <Daniel.Keester@copbfl.com>
Sent: Thursday, November 4, 2021 9:37 AM
To: Paola West <pwest@planw3st.com>
Subject: RE: Front/Rear Determination

Paola, you could write a zoning letter to get confirmation (or if/when you submit for plat it can be confirmed in the staff reports), but generally I agree with this assessment.



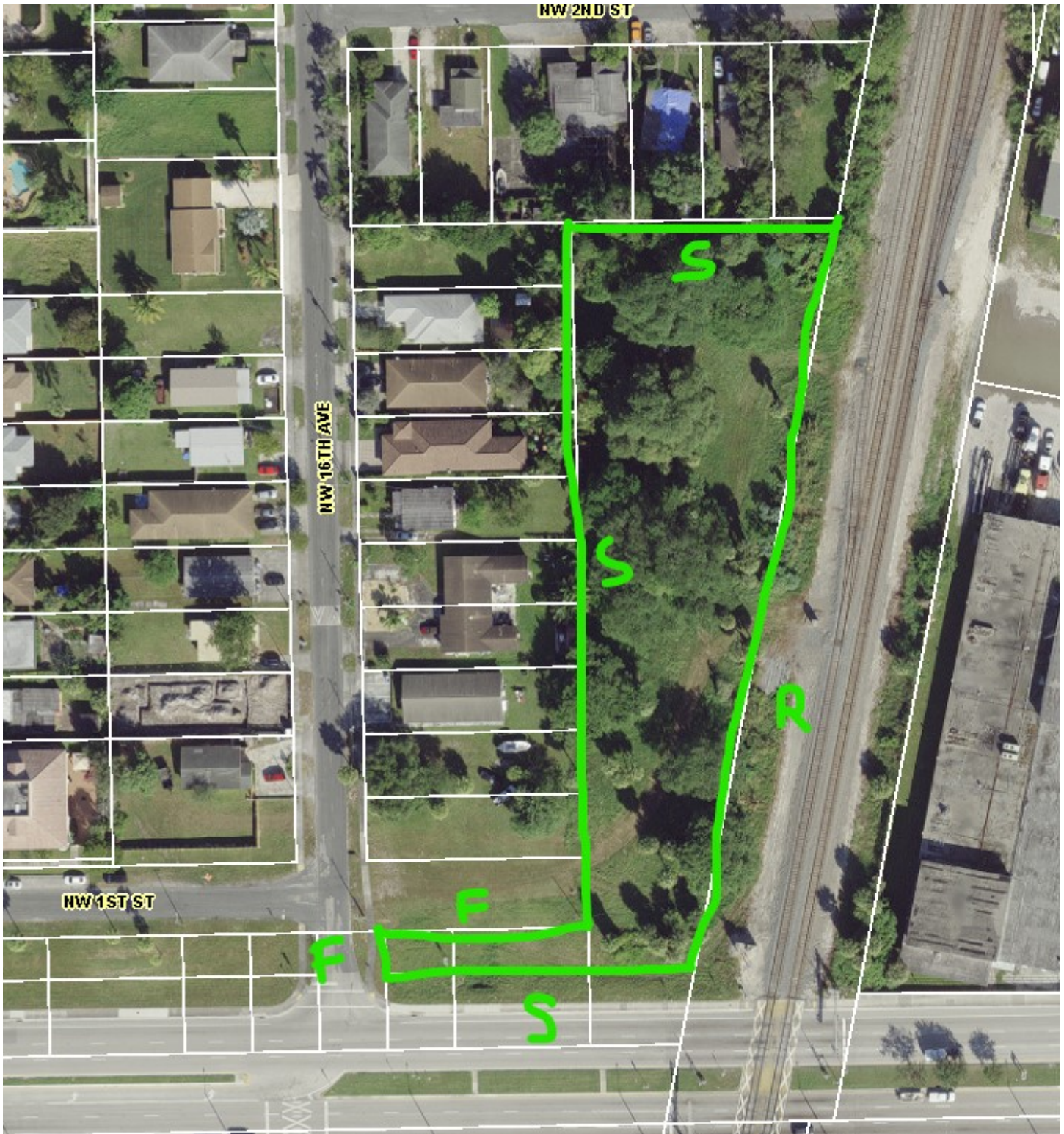
Please be advised the hours of operation for City Hall is: Monday – Thursday, 7 AM – 6 PM.

From: Paola West <pwest@planw3st.com>
Sent: Thursday, November 4, 2021 9:30 AM
To: Daniel Keester <Daniel.Keester@copbfl.com>
Subject: RE: Front/Rear Determination

EXTERNAL Email: Do not reply, click links, or open attachments unless you recognize the sender's **EMAIL ADDRESS** as legitimate and know the contents are safe.

Sorry, since we get our access from 1st Street, I changed my assumption but let me know your thoughts.

DRC



Paola A. West, ISA CA, CFM, ASLA
Senior Land Planner
954-529-9417
PlanW3st, LLC

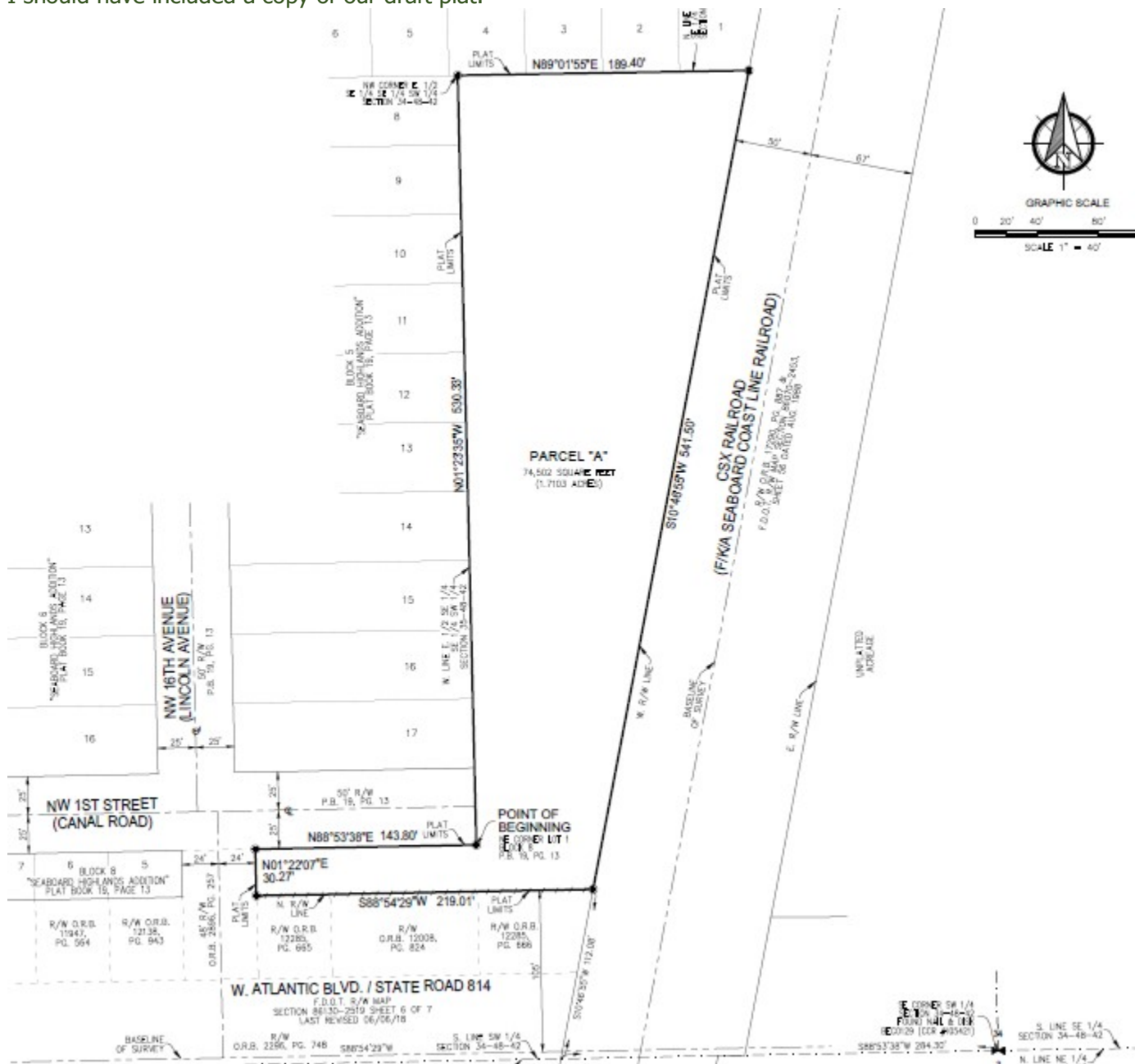
From: Paola West
Sent: Thursday, November 4, 2021 9:27 AM

DRC

To: Daniel Keester <Daniel.Keester@copbfl.com>

Subject: RE: Front/Rear Determination

I should have included a copy of our draft plat.



Paola A. West, ISA CA, CFM, ASLA
Senior Land Planner
954-529-9417
PlanW3st, LLC

From: Paola West

Sent: Thursday, November 4, 2021 9:25 AM

To: Daniel Keester <Daniel.Keester@copbfl.com>

Subject: Front/Rear Determination

Hi Daniel,

DRC

Can you please tell me where our front would be on a development that spans these 3 lots? Also, our rear. I assumed the scenario below but let me know if you agree.



Sincerely,

Paola A. West, ISA CA, CFM, ASLA
Senior Land Planner

DRC



www.planw3st.com

954-529-9417