



## Staff Report

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**File #:** LN-167

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DEVELOPMENT REVIEW COMMITTEE

Meeting Date: AUGUST 4, 2021

### **KZ COPANS REZONING**

**Request:** Rezoning  
**P&Z#** 20-13000006  
**Owner:** Westview Community Cemetary of Pompano Beach FL, Inc.  
**Project Location:** 1900 W. Copans Road  
**Folio Number:** 484227000160  
**Land Use Designation:** Community Facilities  
**Zoning District:** Public Utilities  
**Commission District:** 4  
**Agent:** Heidi Davis Knapik (954-468-1391)  
**Project Planner:** Jean Dolan (954-786-4045 / Jean.Dolan@copbfl.com)

### **Summary:**

The applicant, Westview Community Cemetary of Pompano Beach FL, Inc. is requesting approval of a REZONING in order to amend the City Zoning map to change the parcel designation from Public Utilities to General Industrial (I-1). The property includes 4.494 acres and is located at 1900 W. Copans Road.

**Staff Conditions:**

**BUILDING DIVISION**

Plan Reviewer: carpelo.jeoboam@copbfl.com

Status: Authorized

Comments:

**ZONING**

Plan Reviewer: Matthew.Edge@copbfl.com

Status: Authorized

Comments:

No plans were submitted. Development must comply with the standards of the Zoning Code, Planning Code, and the Sign Code. Comments will be presented at the time of Site Plan submission.

**UTILITIES**

Plan Reviewer:

Status:

Comments:

**LANDSCAPE REVIEW**

Plan Reviewer: wade.collum@copbfl.com

Status: Authorized With Conditions

Comments:

1. Comments will be rendered at time of site plan submittal.
2. Provide landscape plans in accordance with 155.5203 for the entire site.
3. Verify if there will be new ingress or egress off of Copan's or NW 23 rd. Make every effort to preserve large existing trees along drive aisle.
4. Is there any landscape upgrade to perimeter buffers to shield the Cemetery from new development planned?

**ENGINEERING DEPARTMENT**

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Plan Reviewer: david.mcgirr@copbfl.com

Status: Authorized With Conditions

Comments:

7-8-21

## PLANNING

Plan Reviewer: Jean.Dolan@copbfl.com

Status: Authorized With Conditions

Comments:

1. The Trafficways Plan and Ch. 100 of the City Code require Copans to be 110' between I-95 and the Turnpike. The subject property will need to dedicate any remaining share of their 55' from the centerline of Copans along the entire frontage of the subject property Please confer with the Engineering Department to confirm ROW dedication for Copans Rd..

2. The Applicant has used an old version of the Comprehensive Plan, Future Land Use Element, Goals, Objectives and Policies (GOPs). This section should be updated based on the Comprehensive Plan, Future Land Use Element GOPs adopted in October, 2020 which is available on the Development Services/Planning and Zoning website (see link below):

[https://cdn.pompanobeachfl.gov/city/pages/planning\\_zoning/Adopted%20GOPs%20for%20Posting%20on%20Website.pdf](https://cdn.pompanobeachfl.gov/city/pages/planning_zoning/Adopted%20GOPs%20for%20Posting%20on%20Website.pdf)

3. This rezoning will be compatible with the Comprehensive Plan when the LUPA is adopted. The rezoning can be approved concurrent with second reading of the LUPA. It is understood that the Applicant intends to have the LUPA and Rezoning on the same agenda Planning and Zoning Board hearing. Assuming it moves forward to Commission, staff will keep the two applications running concurrently through adoption.

BSO

Plan Reviewer:

Status:

Comments:

## WASTE MANAGEMENT

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**File #:** LN-167

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Plan Reviewer: beth.dubow@copbfl.com

Status: Authorized

Comments:

Solid Waste and Recycling Comments

Project Name: KZ Copans Rezoning

Address: 1900 W Copans Road

PZ#: 20-13000006

Review: 07/14/2021

DRC Meeting: 08/04/2021

REVIEW COMPLETE; NO OBJECTIONS

NOTE: As stated in the Pompano Beach Code of Ordinances, Chapter 96, including Section 96.12(D)(1), all construction and demolition debris removal is the responsibility of the owner. All solid waste generated within the geographic boundaries of Pompano Beach shall be collected by the franchise collector (Waste Management at the time of this writing) and disposed of as directed by the city disposal agreement. All materials shall be generated from the property on which the materials are placed for removal. Information regarding container size and hauling costs may be found in Chapter 96, Section 96.13.

NOTE: Additional comments may be necessary based upon revisions, additional plans and/or documents. Contact Beth Dubow at 954-545-7047 or beth.dubow@copbfl.com should you have any questions or concerns regarding this review.

CRA

Plan Reviewer:

Status:

Comments:

FIRE DEPARTMENT

Plan Reviewer: jim.galloway@copbfl.com

Status: Authorized With Conditions

Comments:

This P&Z application is able to meet all of the Fire Department requirements at this time for REZONING ONLY. Site plan approval will be required, maintaining all proper fire department access and water supply

requirements as per chapter 18 of NFPA 1 as amended from time to time.

\*Additional comments may follow throughout the remainder of the permitting process. The buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval.