



# 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](mailto: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](http://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](mailto: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](mailto: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.

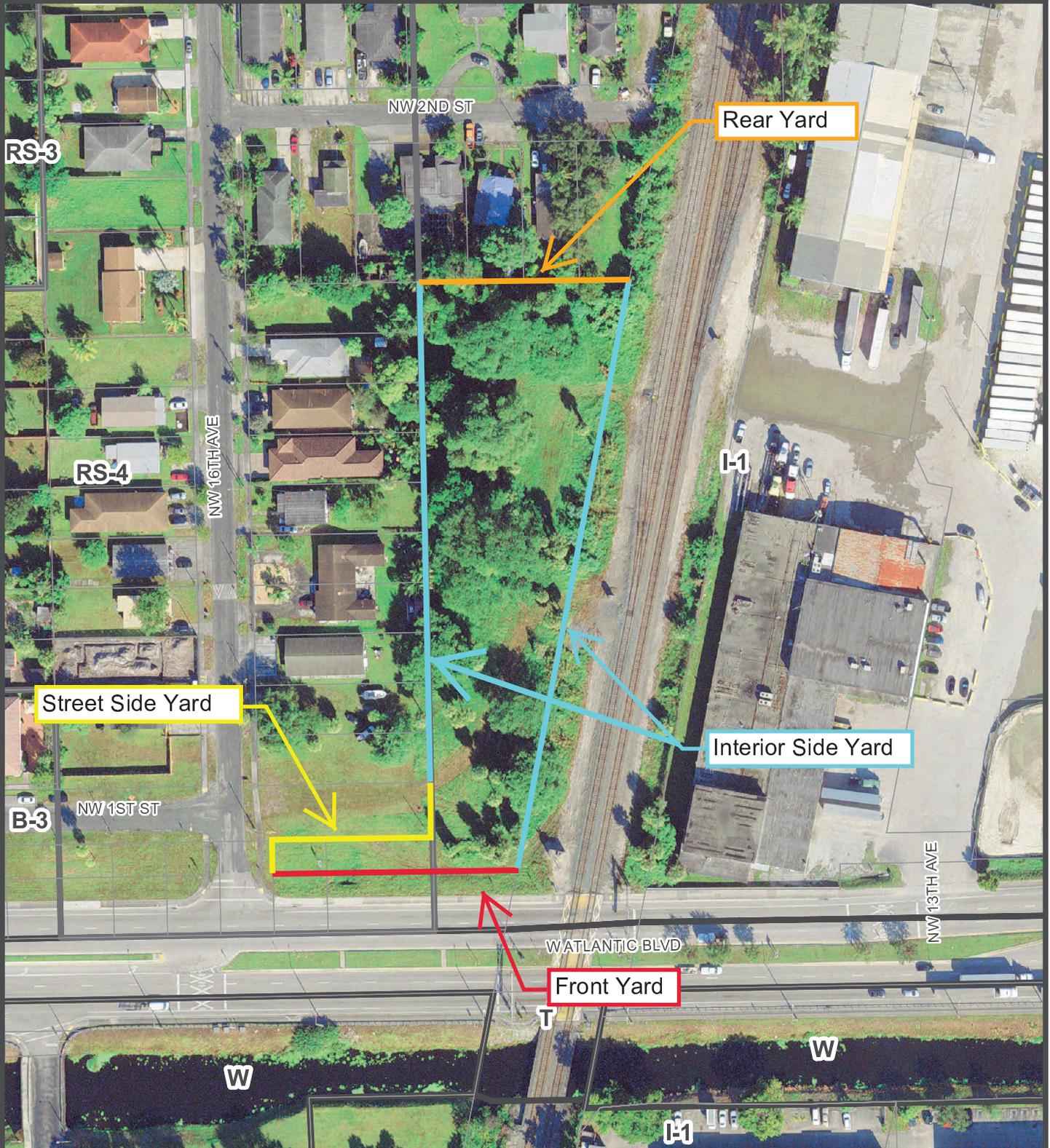
Yours truly,

**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

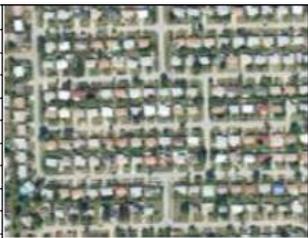
# CITY OF POMPANO BEACH AERIAL MAP



1 in = 125 ft

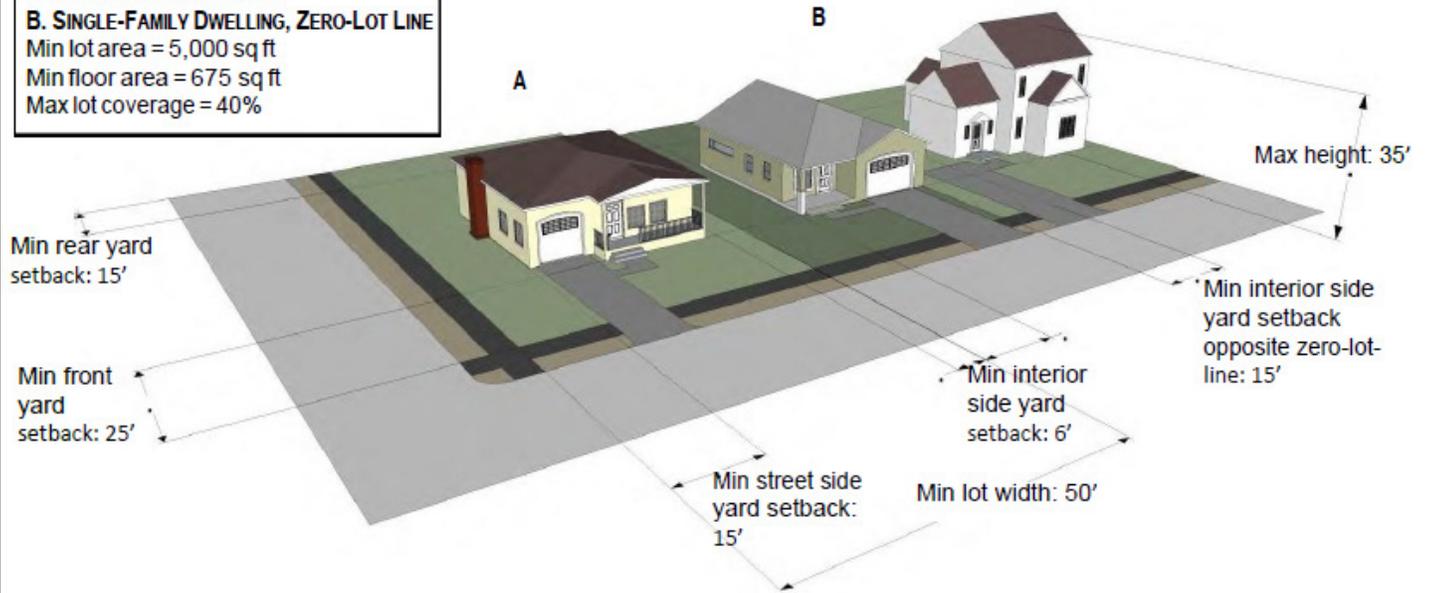
PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

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

| A. Purpose   |   | Typical Building Type  |
|--|---|--|
| A. Purpose   |   | Typical Building Type  |
| <p>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.</p> |   |                               |
| B. Use Standards   |   |  |
| See Appendix A : Consolidated Use Table, and use-specific standards in Article 4: Use Standards.   |   |  |
| C. Intensity and Dimensional Standards <sup>1</sup>  |   |  |
| Lot area, minimum (sq ft)  | 5,000   | Typical Lot Pattern<br><br> |
| Lot width, minimum (ft)  | 50  |  |
| Density, maximum (du/ac)   | See Comprehensive Plan <sup>2</sup>                         |  |
| 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) <sup>3</sup>  | 25  |  |
| Interior side yard setback, minimum (ft)   | 6 <sup>3</sup>  |  |
| 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.  |   |  |

### Typical Development Configuration

**A SINGLE-FAMILY DWELLING**  
**B. SINGLE-FAMILY DWELLING, ZERO-LOT LINE**  
Min lot area = 5,000 sq ft  
Min floor area = 675 sq ft  
Max lot coverage = 40%



(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-1)**

|   |   |   |
|---|---|---|
| <b>A. Purpose</b>   |   | <b>Typical Building Type</b>  |
| <b>A. Purpose</b>   |   | <b>Typical Building Type</b>  |
| <p>The General Industrial (I-1) 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>B. Use Standards</b>   |   |   |
| See Appendix A : Consolidated Use Table, and use-specific standards in Article 4: Use Standards.  |   |   |
| <b>C. Intensity and Dimensional Standards</b> <sup>1</sup>  |   |   |
| Lot area, minimum (sq ft)   | 10,000  | <b>Typical Lot Pattern</b>  |
| 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 <sup>2</sup>   |   |
| 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. 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)

# ARTICLE 9: DEFINITIONS AND INTERPRETATION

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## 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.

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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 12 / 2 / 2021
Agent Name Date

PlanW3st LLC 954-529-9417
Company Name Phone Number

10152 Indiantown Road, Unit 159 pwest@planw3st.com
\*Mailing Address (Street Address) 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 484234030970, 484234030960, 484234000580
Property of Address being researched Folio Number

SECTION 34 together with SEABOARD HIGHLANDS ADDITION NA 1-3
Subdivision (If Acreage, attach legal description) Block Lot(s)

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

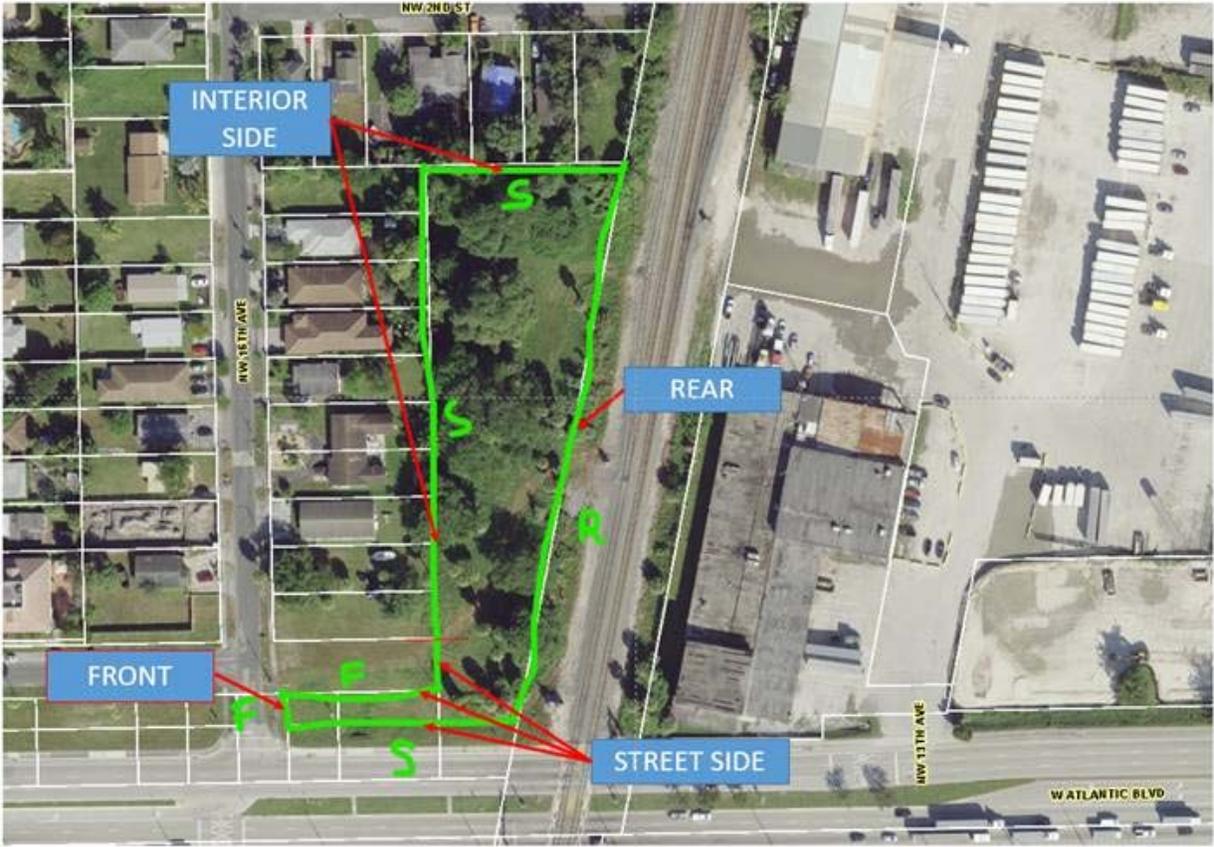
- What is the current zoning designation for the property?
What are the permitted uses?
What is the future land use designation for the property?
Confirm that there are no outstanding zoning code violations issued to the property.
Confirm if the Zoning Division has an approved site plan on file.
Confirm 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

Question 1: Per our email and telephone request to both Daniel Keester-O'Mills and Jenfer 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.

## Paola West

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**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**

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**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**

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**From:** Paola West  
**Sent:** Thursday, November 18, 2021 10:14 AM  
**To:** Jennifer Gomez <[Jennifer.Gomez@copbfl.com](mailto: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**

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**From:** Daniel Keester <[Daniel.Keester@copbfl.com](mailto:Daniel.Keester@copbfl.com)>  
**Sent:** Monday, November 8, 2021 11:57 AM  
**To:** Paola West <[pwest@planw3st.com](mailto: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.



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](mailto:pwest@planw3st.com)>  
**Sent:** Friday, November 5, 2021 10:15 AM  
**To:** Daniel Keester <[Daniel.Keester@copbfl.com](mailto: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**

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**From:** Paola West  
**Sent:** Thursday, November 4, 2021 10:16 AM  
**To:** Daniel Keester <[Daniel.Keester@copbfl.com](mailto: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**

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**From:** Daniel Keester <[Daniel.Keester@copbfl.com](mailto:Daniel.Keester@copbfl.com)>  
**Sent:** Thursday, November 4, 2021 10:13 AM  
**To:** Paola West <[pwest@planw3st.com](mailto: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.

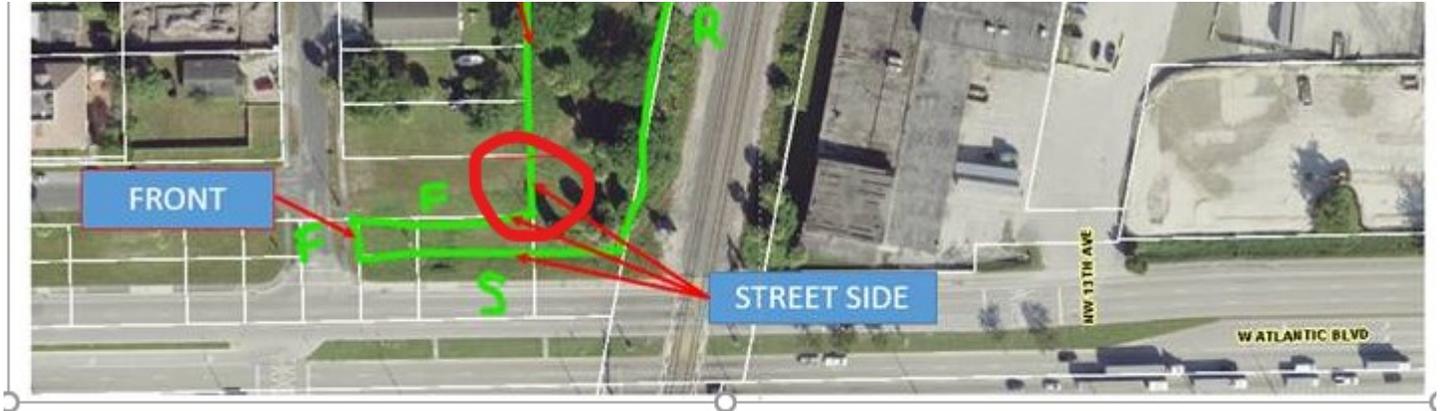


Please be advised the hours of operation for City Hall is: Monday – Thursday, 7 AM – 6 PM.

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**From:** Paola West <[pwest@planw3st.com](mailto:pwest@planw3st.com)>  
**Sent:** Thursday, November 4, 2021 10:11 AM  
**To:** Daniel Keester <[Daniel.Keester@copbfl.com](mailto: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?



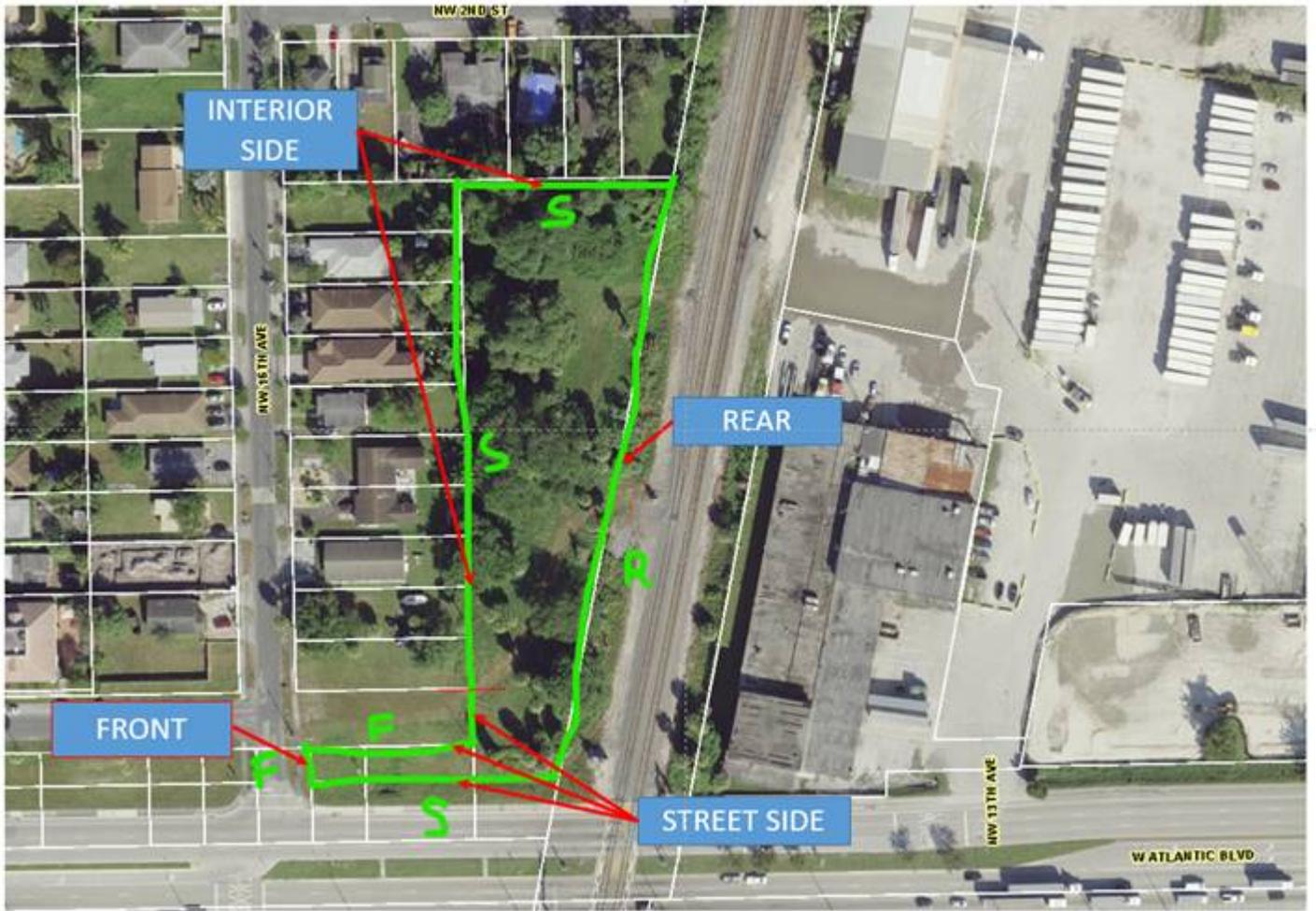
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Paola A. West, ISA CA, CFM, ASLA  
Senior Land Planner  
954-529-9417  
**PlanW3st, LLC**

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**From:** Daniel Keester <[Daniel.Keester@copbfl.com](mailto:Daniel.Keester@copbfl.com)>  
**Sent:** Thursday, November 4, 2021 9:37 AM  
**To:** Paola West <[pwest@planw3st.com](mailto: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.



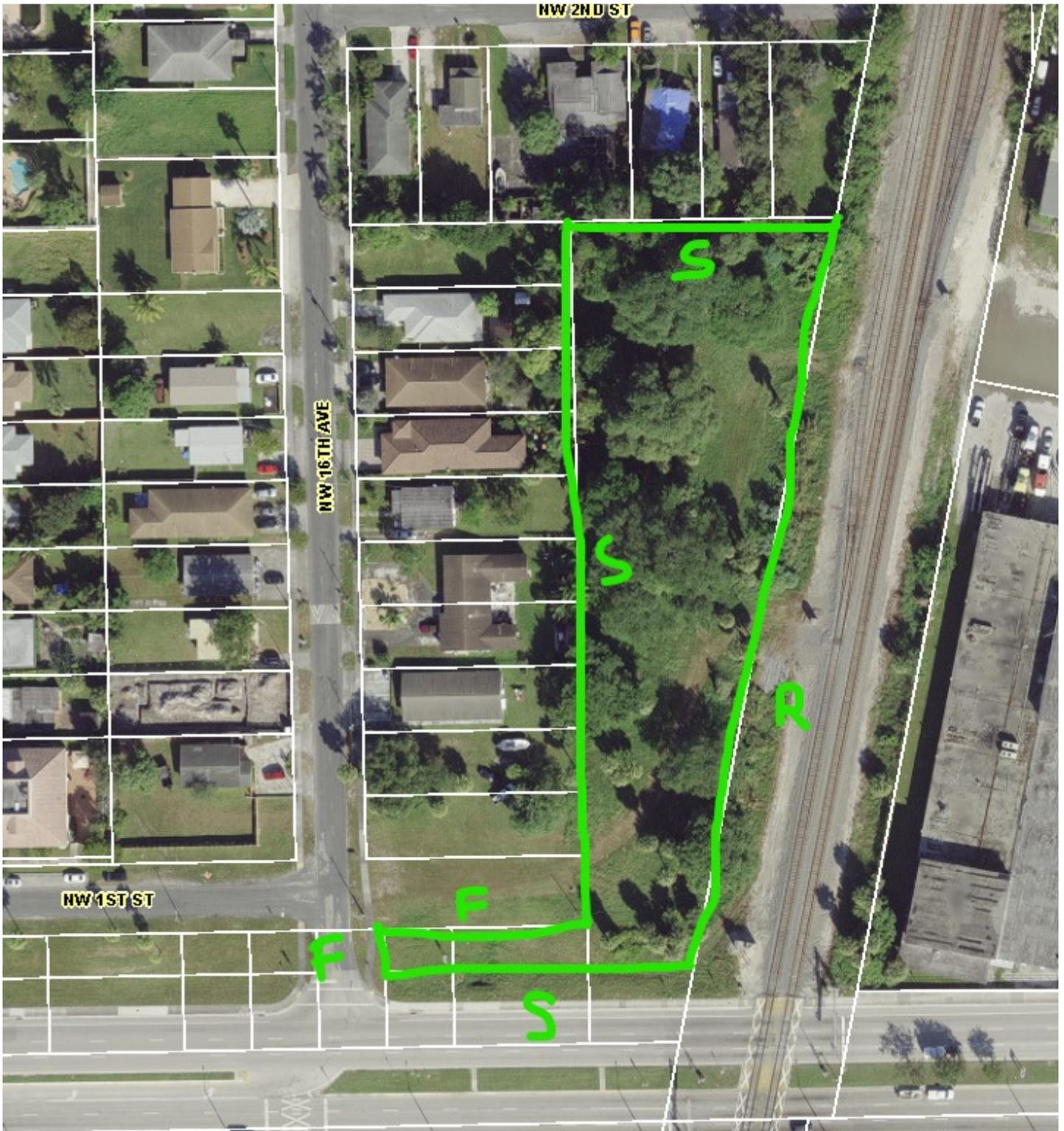
 **Daniel T. Keester-O'Mills, AICP**  
Principal Planner  
Daniel.Keester@copbfl.com  
954.786.5541  
pompanobeachfl.gov

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

**From:** Paola West <[pwest@planw3st.com](mailto:pwest@planw3st.com)>  
**Sent:** Thursday, November 4, 2021 9:30 AM  
**To:** Daniel Keester <[Daniel.Keester@copbfl.com](mailto: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 1<sup>st</sup> Street, I changed my assumption but let me know your thoughts.



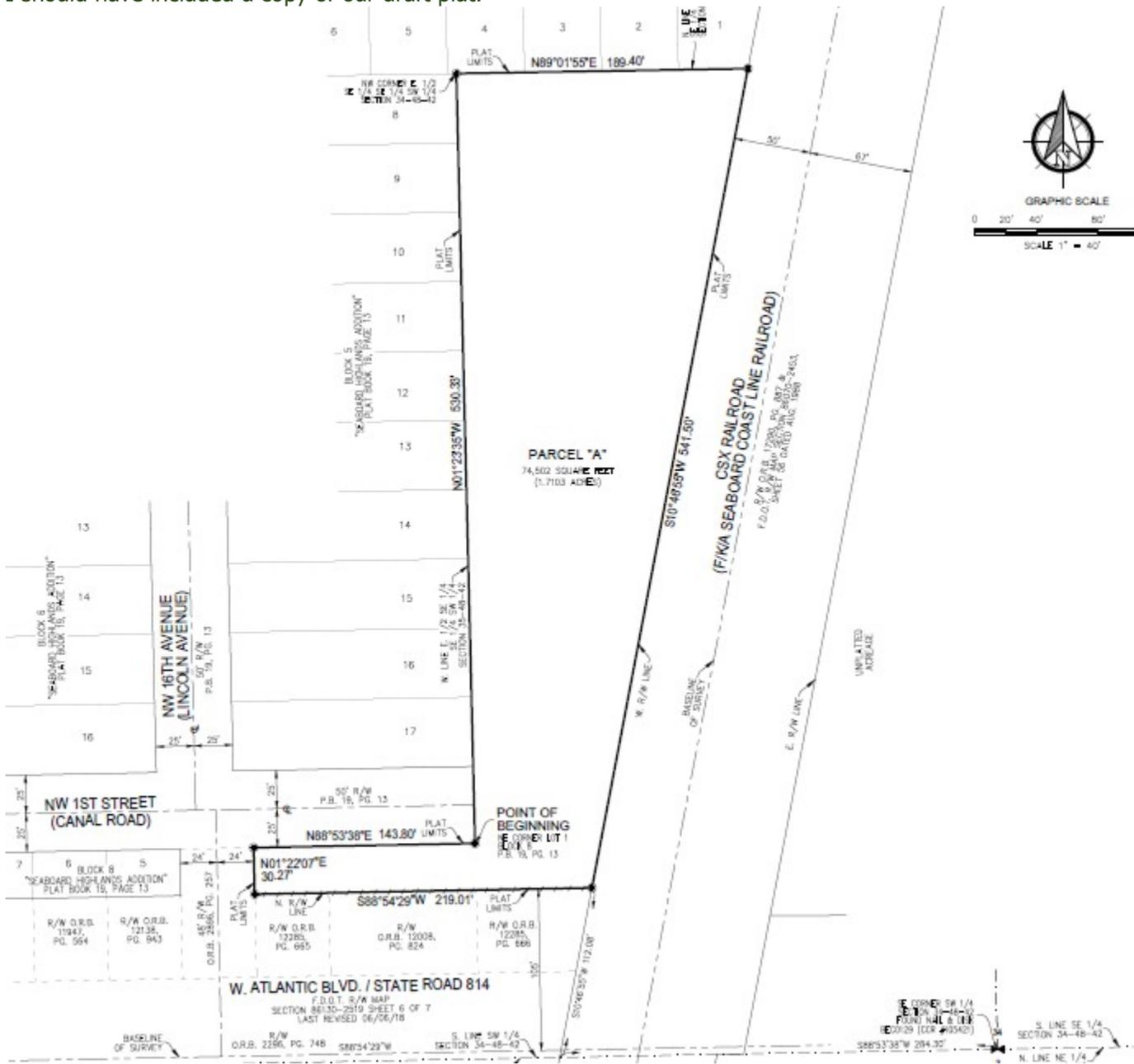
Paola A. West, ISA CA, CFM, ASLA  
Senior Land Planner  
954-529-9417  
**PlanW3st, LLC**

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

To: Daniel Keester <[Daniel.Keester@copbfl.com](mailto:Daniel.Keester@copbfl.com)>

Subject: RE: Front/Rear Determination

I should have included a copy of our draft plat.

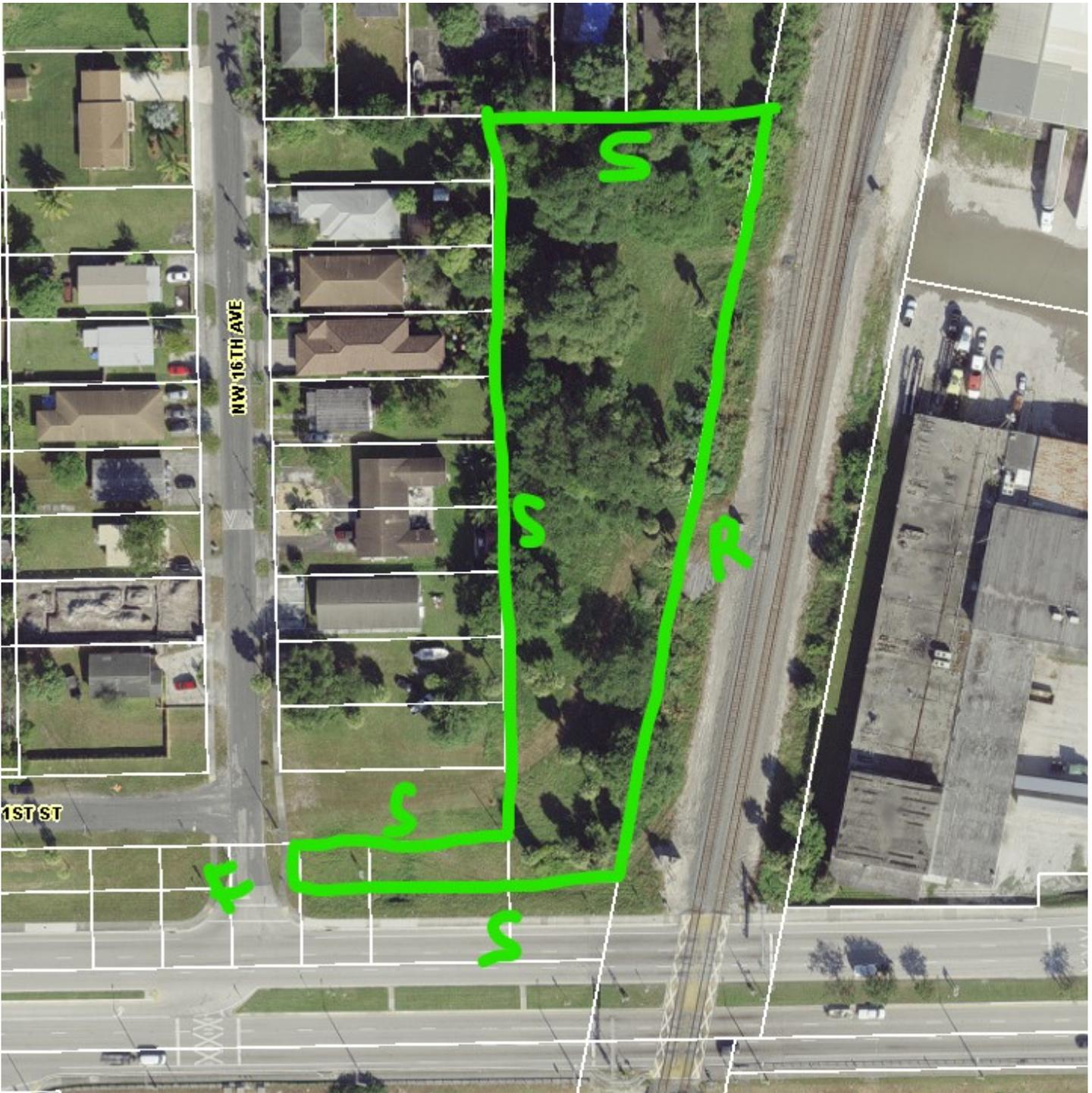


Paola A. West, ISA CA, CFM, ASLA  
Senior Land Planner  
954-529-9417  
**PlanW3st, LLC**

From: Paola West  
Sent: Thursday, November 4, 2021 9:25 AM  
To: Daniel Keester <[Daniel.Keester@copbfl.com](mailto:Daniel.Keester@copbfl.com)>  
Subject: Front/Rear Determination

Hi Daniel,

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



[www.planw3st.com](http://www.planw3st.com)

954-529-9417