

October 17, 2022

VIA E-MAIL

Daniel T. Keester-O'Mills, AICP, Principal Planner
City of Pompano Beach – Development Services
100 W. Atlantic Avenue
Pompano Beach, FL 33060

**Re: Zoning Interpretation for South Florida Jeeps
2151 Hammondville Road (Martin Luther King Blvd) (the “Property”)**

Dear Mr. Keester-O'Mills,

This Firm represents JG Auto Finance, Inc. (dba South Florida Jeeps) in connection with the land use and zoning matters relating to the Property. On January 14, 2020, the City Commission adopted Ordinance No. 2020-16, which rezoned the Property from B-3 to B-4 to accommodate a 41,520 sf warehouse/distribution center. At the rezoning hearing, the owner agreed to record a Declaration of Restrictions which prohibited certain uses on the Property. The Declaration of Restrictions was executed and recorded as Instrument Number 116411133 of the Public Records of Broward County, Florida (“Declaration”).

The building is now constructed and my client, South Florida Jeeps, is under contract to purchase the Property to use as their new manufacturing headquarters. During our discussions with City zoning staff, the operations of South Florida Jeeps most closely resembles “light manufacturing,” which is a permitted use under the B-4 regulations and is not prohibited under the Declaration. However, certain activities will occasionally take place as part of the “light manufacturing” operation, that are currently listed as “prohibited” under the Declaration. The way to resolve this is to amend the Declaration to allow for these uses when they are part of a “light manufacturing” operation. The amendment to the Declaration proposes to change the list of prohibited uses to either eliminate or provide a carve-out for certain uses when they are conducted as part of an overall “light manufacturing” operation. Since the list of prohibited uses will be modified in a manner which assumes South Florida Jeeps qualifies as “light manufacturing” under the City’s Zoning Code, we are requesting a letter from the City’s Planning and Zoning Department confirming that South Florida Jeeps is, in fact, considered by the City to “light manufacturing.” In addition, because of their licensing/dealer arrangement with JEEP and other various auto manufacturers, they are required to hold a license for used auto sales. All activities proposed will be fully contained indoors.

For purposes of issuing the relevant Certificate of Occupancy, Business Tax Receipts and Zoning Use Certificate, below is a description of the South Florida Jeeps’ business operations:

South Florida Jeeps receives new, previously assembled automobiles/vehicles directly from Jeep and converts them through a specialized fabrication and assembly process to later be sold off premises as a "SOFLO JEEP." Please note that not all vehicles will have all of these specifications, but we providing a list to show some of the various customization, fabrication and/or assembly components that may be during the conversion process:

- Re-painting the vehicles with specialized paint treatment
- Exterior fabrication and assembly of fenders, lights, doors, etc.
- Interior fabrication and assembly of seats, flooring, headliner, upholstery, etc.
- Installation of new tires/rims and mounting
- Engine modifications/replacement
- Installation of custom exhaust modification/replacement
- Adding additional axles to the vehicles

All activities will be conducted indoors only. Due to the licensing agreement between JEEP and South Florida Jeeps, JEEP requires that all resold vehicles must be sold as "used" since they have been modified by South Florida Jeep, which is why South Florida Jeeps needs to amend the Declaration to remove "used car sales, indoor only" from the list of prohibited uses.

For your convenience, attached are copies of the "as-built" survey, site plan, recorded Declaration and the proposed list of amendments to the prohibited uses. Should you require any additional information, please do not hesitate to contact me at 954-779-1123.

Sincerely,

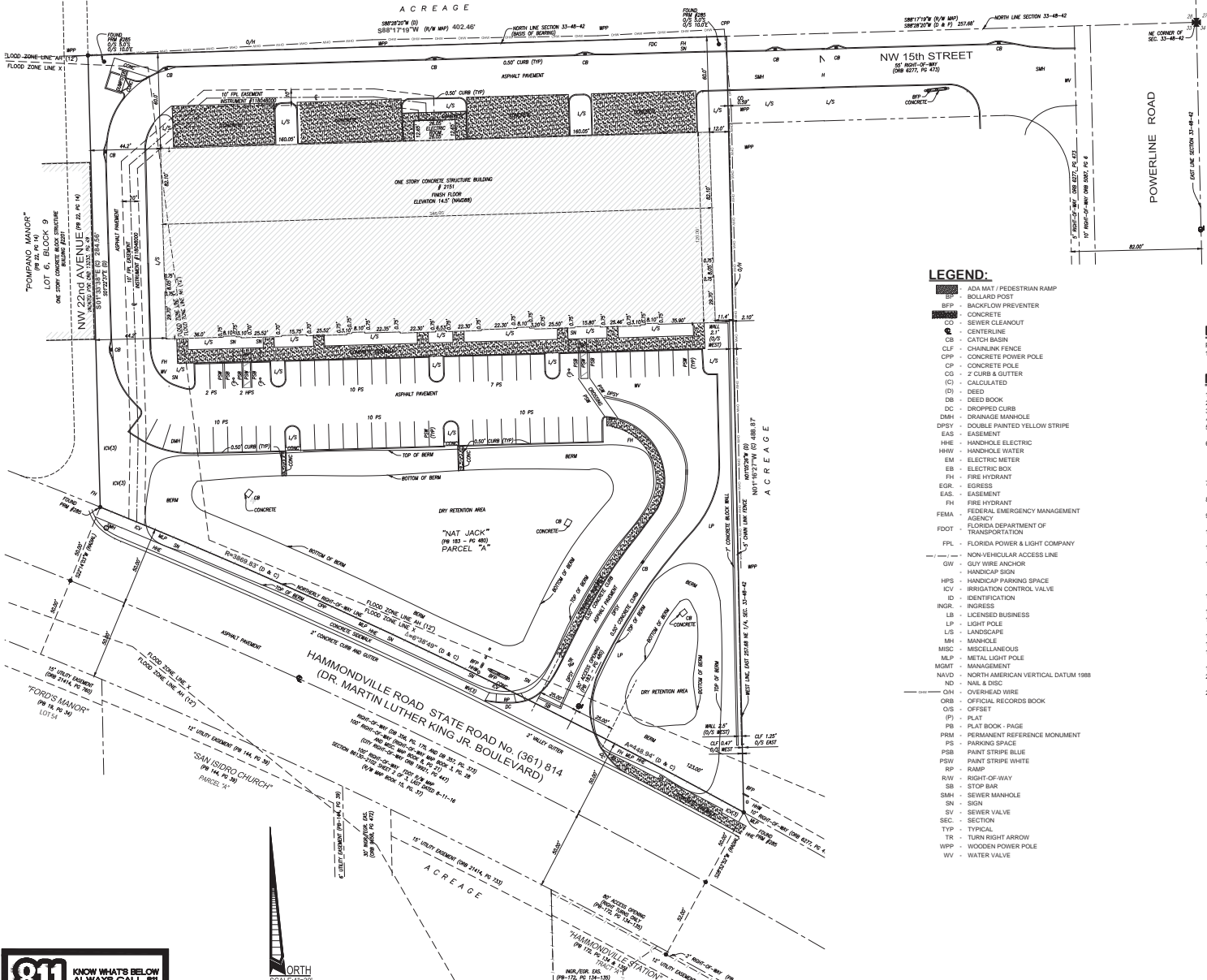


Nectaria M. Chakas, Esq.

NMC
Enclosures

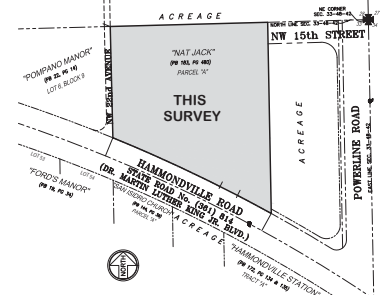
BOUNDARY SURVEY (FINAL SURVEY)

2151 HAMMONDVILLE ROAD, POMPANO BEACH, FLORIDA 33069



LEGEND:

[Symbol]	ADA MAT / PEDESTRIAN RAMP
[Symbol]	BOLLARD POST
[Symbol]	BACKFLOW PREVENTER
[Symbol]	CONCRETE
[Symbol]	SEWER CLEANOUT
[Symbol]	CENTERLINE
[Symbol]	CATCH BASIN
[Symbol]	CHAINLINK FENCE
[Symbol]	CONCRETE POWER POLE
[Symbol]	Z CURB & GUTTER
[Symbol]	(C) CALCULATED
(D)	DEED
DB	DEED BOOK
DC	DROPPED CURB
DMH	DRAINAGE MANHOLE
DPSY	DOUBLE PAINTED YELLOW STRIPE
EAS	EASEMENT
HHE	HANDHOLE ELECTRIC
HW	HANDHOLE WATER
EM	ELECTRIC METER
EB	ELECTRIC BOX
FH	FIRE HYDRANT
EGR	EGRESS
EAS	EASEMENT
FH	FIRE HYDRANT
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FPL	FLORIDA POWER & LIGHT COMPANY
[Symbol]	NONVEHICULAR ACCESS LINE
GW	GUY WIRE ANCHOR
[Symbol]	HANDICAP SIGN
HPS	HANDICAP PARKING SPACE
ICV	IRRIGATION CONTROL VALVE
ID	IDENTIFICATION
INGR	INGRESS
LB	LICENSED BUSINESS
LP	LIGHT POLE
L/S	LANDSCAPE
MH	MANHOLE
MISC	MISCELLANEOUS
M/LP	METAL LIGHT POLE
MGMT	MANAGEMENT
NAVD	NORTH AMERICAN VERTICAL DATUM 1988
ND	NAIL & DISC
OH	OVERHEAD WIRE
ORB	OFFICIAL RECORDS BOOK
OS	OFFSET
(P)	PLAT
PL	PLAT BOOK - PAGE
PRM	PERMANENT REFERENCE MONUMENT
PS	PARKING SPACE
PSB	PAINT STRIPE BLUE
PSW	PAINT STRIPE WHITE
RP	RAMP
R/W	RIGHT-OF-WAY
SB	STOP BAR
SMH	SEWER MANHOLE
SN	SEWER VALVE
SV	SEWER VALVE
SEC.	SECTION
TYP	TYPICAL
TR	TURN RIGHT ARROW
WPP	WOODEN POWER POLE
WV	WATER VALVE



LOCATION MAP
IN SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST
POMPANO BEACH, BROWARD COUNTY, FLORIDA
SCALE: 1" = 150'

LEGAL DESCRIPTION:

PARCEL 'A' OF "NAT JACK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGE 480 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTES:

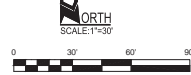
- PROPERTY ADDRESS: 2151 HAMMONDVILLE ROAD, POMPANO BEACH, FL 33069.
- PARCEL ID # 482 33 72 3018.
- LEGAL DESCRIPTION SHOWN HEREON PROVIDED BY OUR CLIENT.
- CLIENT: MILLER CONSTRUCTION COMPANY.
- THIS SITE LIES IN SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (D011 ADJUSTMENT) FLORIDA, EAST STATE PLANE COORDINATE SYSTEM WITH A MEASURED BEARING OF S88°17'19"W ALONG THE NORTH LINE SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA SHOWN HEREON.
- THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY AND/OR PARTIES INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
- GPS BASE STATION PROVIDED BY THE FDOT FLORIDA PERMANENT REFERENCE NETWORK USING SURVEY GRADE KINEMATICS GPS PROCEDURES.
- ALL MEASUREMENTS ALONG PROPERTY LINES ARE RECORD AND MEASURED UNLESS STATED OTHERWISE.
- TOTAL AREA OF THE SUBJECT PROPERTY CONTAINS 153.341 ACRES OR 3,5202 SQUARE FEET, MORE OR LESS.
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVVD).
- REFERENCE BENCHMARK #2390 FROM BROWARD COUNTY ENGINEERING DEPARTMENT, NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD 1929), ELEVATION 12.482 FEET; CONVERTED TO NATIONAL AMERICAN VERTICAL DATUM 1988 (NAVVD 88) ELEVATION 10.892 FEET.
- OWNER INFORMATION OBTAINED FROM THE BROWARD COUNTY PROPERTY APPRAISER'S WEB-SITE.
- RIGHT-OF-WAY LINES DO NOT REPRESENT AN OPINION OF OWNERSHIP BY THIS FIRM.
- NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION, NOR OBSERVED CHANGES IN RIGHT-OF-WAY.
- TREE AND LANDSCAPING INFORMATION WERE NOT COLLECTED FOR THIS SURVEY.
- IF SHOWN, FENCE AND WALL OWNERSHIP IS NOT DETERMINED FOR THIS SURVEY.
- LANDS SHOWN HEREON HAD NOT BEEN ABSTRACTED BY THIS FIRM FOR EASEMENTS, RIGHTS-OF-WAY OR ANY OTHER MATTERS OF RECORD.
- THIS IS A BOUNDARY SURVEY.
- ALL DOCUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
- LAST DATE OF FIELD WORK PERFORMED ON 7-12-2022.

FEMA FLOOD ZONE

Community No.:	120055
Community Name:	Pompano Beach
Parcel No.:	0252
Suffix:	H
Map Number:	12011C0357H
Flood Zone:	AH / X
Base Flood Elevation:	12' (NAVD 1988) / NONE
Date of Map Panel:	8/18/2014
Date of Firm Edition:	8/18/2014

This form has been digitally signed and sealed by Geoffrey Letzer, P.E.S.M., No. 6395 State of Florida, on 7/13/2022 using a Digital Signature.
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Tel: 954.881.7000
www.millerperez.com

NO.	DATE	BY	DESCRIPTION	FILE NO.	REVISED
1	7/13/2022	[Signature]	FINAL SURVEY	B-279	
2	7/13/2022	[Signature]	REVISED PER FIELD NOTES	B-279	
3	7/13/2022	[Signature]	REVISED PER FIELD NOTES	B-279	

NOTES
DRAWINGS WHEN SHOWN REFER TO THE NORTH AMERICAN DATUM OF 1983 (D011 ADJUSTMENT) FLORIDA, EAST STATE PLANE COORDINATE SYSTEM WITH A MEASURED BEARING OF S88°17'19"W ALONG THE NORTH LINE SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA SHOWN HEREON.
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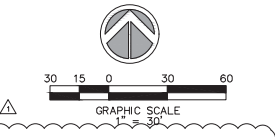
SURVEYOR'S CERTIFICATE:
I, **GEOFFREY LETZER**, a duly qualified and licensed Professional Surveyor and Mapper, No. 6395 State of Florida, do hereby certify that I am the author of the foregoing and that the same were prepared by me or under my direct supervision and that I am a duly qualified and licensed Professional Surveyor and Mapper, No. 6395 State of Florida.
Signature: [Signature]
Date: 7/13/2022

LITZER PEREZ & ASSOCIATES, INC.
By: [Signature]
Professional Surveyor & Mapper, No. 6395 State of Florida.

ZONING I-1
LAND USE: INDUSTRIAL

ZONING B-3
LAND USE: COMMERCIAL

PROP. BLDG.
AREA 41,914 S.F.
0.95 AC
F.F. EL.=14.50' N.A.V.D.

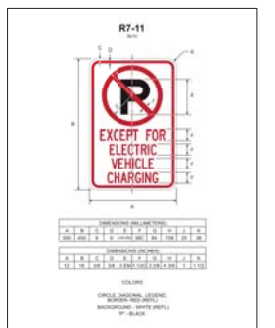
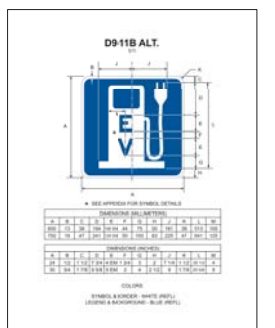


SITE DATA			
	AREA (S.F.)	AREA (ACRES)	PERCENTAGE
OPEN SPACE	63,339	1.45 AC.	41.3%
PAVEMENT AREA	43,904	1.01 AC.	28.6%
CONCRETE AREA	4,194	0.10 AC.	2.7%
BUILDING AREA	41,914	0.96 AC.	27.3%
TOTAL AREA	153,341	3.52 AC.	100.0%

PERVIOUS CALCULATIONS			
	AREA (S.F.)	AREA (ACRES)	PERCENTAGE
PERVIOUS	63,339	1.45 AC.	41.3%
IMPERVIOUS	90,002	2.07 AC.	58.7%

PARKING TABULATION			
SHOWN BUILDING	41,914 S.F.		
1 SPACE @ 750 S.F. FIRST 3,000 S.F. =		4	
1 SPACE @ 2,500 S.F. REMAINDER =		16	
TOTAL REQUIRED PARKING		20	
PARKING PROVIDED:			
TOTAL PARKING SPACES PROVIDED		57	
TOTAL HANDICAP SPACES PROVIDED		3	
TOTAL PARKING PROVIDED		60 **	
V.I.L.A. =	43,904 S.F.		
INTERIOR LANDSCAPE REQUIRED 15% V.I.L.A. =	6,586 S.F.		
INTERIOR LANDSCAPE PROVIDED =	47,916 S.F.		
LAND USE			COMMERCIAL
ZONING			B-3*

- NOTES:
1. WATER AND SEWER PROVIDED BY CITY OF POMPANO BEACH.
 2. WATER AND SEWER DEMAND 41,914 S.F. X 0.15 G.P.D./S.F. = 6,287 G.P.D.
 3. SHOULD BUILDING ALONG WEST PROPERTY LINE EVER BE DEMOLISHED OR WIDEN OF THE PROPERTY LINE, A FULL TYPE "C" BUFFER INCLUDING A WALL WILL BE REQUIRED ALONG THIS PORTION OF THE SITE, IN ACCORDANCE WITH CODE.
- * PROPOSED RE-ZONING TO B-4.
** ALLOW UP TO 16,200 S.F. OF CONTRACTOR'S OFFICES.



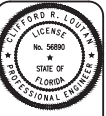
4677 N.W. Hill Road, Suite 102
Pompano Beach, FL 33069
www.sun-tech.com
Consolidated: 954.977.8100
Phone: (954) 777-9123
Fax: (954) 777-9114



NO.	DATE	DESCRIPTION	REV.	BY	AREA
1	1/24/21	REV. BLDG. AREA			

POWERLINE/MLK COMMERCE CENTER
POMPANO BEACH
FLORIDA
SITE PLAN

DATE: 7/20/2020
SCALE: 1"=30'
DESIGNED BY: M.G.
DRAWN BY: M.A.S.
JOB #F: 183927



Date: January 28, 2021
This item has been digitally signed and sealed by CLIFFORD R. LOUTTAN, P.E. on the date adjacent to his name. Printed copies of this document are not considered signed and sealed and the signature must be verified on any non-digital electronic copies.
Clifford R. Louttan
2021.02.01 09:49:31 -05'00'

SHEET No.
SP1