



# City of Pompano Beach Planning & Zoning Board

Commission Chambers  
100 West Atlantic Blvd.  
Pompano Beach, FL  
33060

## DRAFT MINUTES

Wednesday, March 27, 2024

6:00 PM

(00:12)

**A. CALL TO ORDER**

The meeting was called to order by Vice Chair Coleman (Acting Chair) at 6:05 PM.

(00:15)

**B. ROLL CALL**

Tundra King  
Richard Klosiewicz  
Derek Lewis  
Darlene Smith  
Keriann Worley  
Carla Coleman

*Also in Attendance:*  
James Saunders, Assistant City Attorney  
Bobby Adkins  
Jean Dolan  
Lauren Gratzer  
Max Wemyss

(0:44)

**C. MOMENT OF SILENCE**

The Board observed a brief moment of silence.

(01:20)

**D. APPROVAL OF THE MINUTES**

**MOTION** by Derek Lewis and seconded by Tundra King to approve the minutes of the February 28, 2024, meeting, as amended. All voted in favor.

(2:02)

**E. INDIVIDUALS TESTIFYING PLACED UNDER OATH**

Individuals testifying in front of the Board were placed under oath by Bobby Adkins, Planning Aide and Notary Public in the State of Florida.

**F. NEW BUSINESS**

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5. [LN-585](#)

**TEXT AMENDMENT - SECTION 155.4501. SEPARATION  
REQUIREMENTS FOR ALCOHOLIC BEVERAGE ESTABLISHMENTS**

**Request:** Text Amendment - Section 155.4501. Separation  
Requirements for Alcoholic Beverage Establishments

<b>P&amp;Z#</b>	N/A
<b>Owner:</b>	N/A
<b>Project Location:</b>	N/A
<b>Folio Number:</b>	N/A
<b>Land Use Designation:</b>	N/A
<b>Zoning District:</b>	N/A
<b>Commission District:</b>	N/A
<b>Agent:</b>	N/A
<b>Project Planner:</b>	Max Wemyss

Mr. Max Wemyss, Principal Planner, introduced himself to the Board and noted this is a staff-initiated text amendment. He noted Section 155.4501 of the Zoning Code provides the separation requirements for alcoholic beverage establishments. Prior to obtaining an Alcohol Beverage License from the State, applicants must obtain approval from the City for satisfaction of the separation requirements from certain existing uses. Many types of businesses or licenses are exempt from the separation requirement. This exemption is consistent with the State’s Classification of a 4COP/Specialty (SFS) License. Florida alcohol beverage laws generally allow restaurants meeting certain criteria to qualify for 4COP-SFS liquor licenses, which allow for the sale of beer, wine, and spirits (hard liquor) for on-premise consumption. Whereas a restaurant in Pompano used to have to be at least 2,500 square feet and capable of serving 150 at one time, restaurants can now qualify for full liquor licenses if they have only 2,000 square feet and 120 seats.

To be consistent with our approach and separation rationale as established, Staff is recommending amending the separation requirement to match the State classification criteria. For general information, the new qualification requirements for a type 4COP-SFS liquor license are that the applicant must:

- Have a minimum of 2,000 square feet of service area;
- Be equipped to serve meals to 120 people at one time;
- Have at least 120 physical seats available for patrons to use during operating hours;
- Hold itself out as a restaurant; and
- At least 51% of the restaurant’s gross food and beverage revenue must come from the sale of food and nonalcoholic beverages during the first 120-day operating period and the first 12-month operating period thereafter.

Given the information provided to the Board, the Development Services Department provides the following alternative motion options, which may be revised or modified at the Board’s discretion:

**Alternative Motion I**

The Board recommends approval of the code amendment as it finds the proposed revision to the Separation Requirements for Alcoholic Beverage Establishments consistent with the Comprehensive Plan and meets the review standards for a zoning code text amendment.

**Alternative Motion II**

The Board recommends the item be tabled to give Staff time to address issues raised by the Board, Staff, or the general public.

Staff recommends Alternative Motion I.

Vice Chair Coleman asked the Board if there were any questions for staff.

Vice Chair Coleman asked if there was a reason they would want to remain more restrictive. Mr. Wemyss said it makes sense to be consistent. He confirmed the change took effect last summer and clarified there are no current applications dependent on this amendment.

Vice Chair Coleman opened the public hearing.

Ms. Shante Brown, a member of the public, asked for additional clarification. Mr. Wemyss further explained the proposed amendment.

Vice Chair Coleman closed the public hearing.

**MOTION** by Derek Lewis and seconded by Darlene Smith to recommend approval of the Text Amendment. All voted in favor. The motion was approved.

(1:16:52)

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DRAFT