



Government
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September 19, 2023

Jean Dolan, Principal Planner
City of Pompano Beach Development Services Dept.
100 West Atlantic Blvd.
Pompano Beach, FL 33060

SUBJECT: "KZ Copans" Land Use Plan Amendment and Rezoning Petitions; 1900 Copans Road

Dear Mr. Dolan:

As the new legal counsel for the owner of the vacant ≈ 4.5 acres at 1900 Copans Road, please accept this updated letter of intent regarding the above-captioned applications. We are seeking to be heard at the October 25, 2023 Planning and Zoning Board meeting as a continuation of the petitions for land use plan amendment and rezoning of 1900 Copans Road (City File Nos. LN-172 and LN-167, respectfully) that were placed on hold in late 2021 when a lawsuit was filed in an attempt to invalidate the sale of the vacant subject property to petitioner KZ Copans, LLC.

As of May, 2023, the litigation was resolved in favor of KZ Copans, LLC and the cemetery, thereby upholding the validity of the sale. KZ Copans, LLC has transferred its interests in the subject property to 1800 Copans, LLC, also managed by Jacob Zebede. Mr. Zebede has worked closely with the cemetery to address concerns that were raised during the public hearing process prior to the petitions being placed on hold. The two parties have agreed to make numerous enhancements to the cemetery. The parties have executed the attached agreement, which enumerates each party's responsibilities for the enhancement projects, and requires the cemetery to use the proceeds of the land sale for its share of the commitments to enhance the cemetery grounds. The agreed-upon enhancements include a new memorial garden, new entrance gates, new fencing and walls, a new shared entrance drive from Copans Road, new landscaping, irrigation upgrades, and a computerized database for identification of marked and unmarked graves.

P&Z

200 S. Andrews Avenue, Suite 601
Ft. Lauderdale, FL 33301

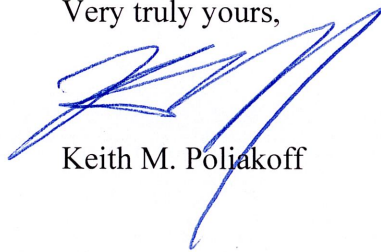
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11/15/2023

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We believe that the improvements, which will be made possible by the granting of the requested entitlements will benefit the cemetery for generations to come. We respectfully request favorable consideration from the Board.

Very truly yours,



Keith M. Poliakoff