



Staff Report

File #: LN-172

PLANNING AND ZONING BOARD

Meeting Date: JANUARY 26, 2022

KZ COPANS LUPA

Request: KZ Copans Land Use Plan Amendment
P&Z# 20-92000004
Owner: Westview Community Cemetery of Pompano Beach, Inc.
Project Location: 1900 NW 24th Street (Copans Road)
Folio Number: Portion of 484227000160
Land Use Designation: Community Facility (CF)
Zoning District: Public Utility (PU)
Commission District: District 4 (Beverly Perkins)
Agent: TBD
Project Planner: Jean Dolan (954-786-4045/ Jean.Dolan@copbfl.com)

A. Request

The Applicant is requesting to change the entitlements for a 4.5-acre site previously part of the Westview Community Cemetery property located at 1900 NW 24th Street (Copans Road). The eastern portion of the cemetery is vacant and contains no internments.

B. Proposed Development and Net Change in Entitlements

The Applicant is proposing to change the Land Use entitlements to allow industrial warehouse, distribution and storage uses similar to the uses surrounding the site.

NET CHANGE IN ENTITLEMENTS BY LAND USE CATEGORY

Current Entitlements Per City Plan (CF land use designation)	Proposed Entitlements for Industrial Land Use	Net Change
293,893 SF	509,414 SF	+215,521 SF
<ul style="list-style-type: none"> Community Facility land use allows 25% lot coverage and 60' height (FAR of 1.5) Industrial land use allows 65% lot coverage and 45' height (FAR of 2.6) 		

C. Applicant's Rationale for the Proposed Amendment

The subject property is currently vacant land that is contained within the boundaries of the Westview Community Cemetery located at 1900 NW 24 Street (Copans Road). The eastern most portion of the property that is the subject of this amendment request is vacant and does not contain any internments. The cemetery is owned and run by the Westview Community Cemetery of Pompano Beach, Inc., a Florida non-profit corporation located in Pompano Beach.

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The subject property is surrounded by industrial development. The use of the vacant land for industrial warehouse, distribution and storage is compatible with the surrounding uses, which include self-storage and warehouse related uses, in addition to light industrial manufacturing and retail/ wholesale businesses.

This land use plan amendment is one part of an overall project focused on making major improvements to the Westview Community Cemetery. Specifically, parceling off this ±4.49 acres of unused land for light industrial development and retaining ±9.81 acres of cemetery land will provide the means for the cemetery to be greatly improved. The key objectives to be achieved by this overall project are as follows:

- Greatly improve conditions with new structures, gating, landscaping, and paint;
- Maintain affordable burial options;
- Maintain plentiful future burial grounds;
- Install a new wall around the entire cemetery to maintain its sense of place.

Surrounding Land Uses

The future land use designations and existing uses of the properties immediately surrounding the subject property are summarized as follows:

EXISTING AND PLANNED USE OF ADJACENT AREAS

Land Use	Site	North	South	East	West
City (County) Future Land Use Map Designation	Community Facility (Recreation & Open Space)	Industrial (Commerce)	Industrial (Commerce)	Industrial (Commerce)	Community Facility (Recreation & Open Space)
Existing Uses	Vacant	Warehouse / Heavy Business	Warehouse/ Heavy Business	Warehouse/ Heavy Business	Westview Cemetery

D. Impact Analysis

The impact analysis for land use plan amendments analyze what the maximum demand the current property could generate given its current land use designation (not its current use) compared to the maximum demand it could generate based on the proposed land use designation. In this case, the current land use designation of the site is Community Facility which allows for a wide range of uses which include: schools, churches, hospitals, governmental administration, police and fire stations, libraries, civic centers, nursing homes, cemeteries, utilities, parks and recreation facilities, special residential facilities, communication facilities, agricultural facilities, and uses ancillary to these civic and utility uses. Since the infrastructure demands of these uses vary widely, it was determined that the maximum impact profile would most-likely be similar to that of a general office use and thus the multipliers used for an office use were applied to measure the infrastructure demand this property is vested to generate by right under the CF land use designation.

The results of the impact analyses are provided below:

Sanitary Sewer

The net impact on sanitary sewer treatment demand from the change in entitlements is a slight decrease, 7,800 gallons per day (0.0078 MGD). The City of Pompano Beach City Utilities has provided a letter verifying that there is adequate wastewater treatment plant capacity to serve the proposed increase in sanitary sewer treatment demand generated by this amendment.

Potable Water

The net impact on potable water demand from the proposed amendment is a slight decrease of 7,800 gallons per day (0.0078MGD MGD). The City of Pompano Beach Utilities Department has provided a letter verifying that there is adequate water supply and

water treatment plant capacity to serve the proposed amendment.

Drainage

The City of Pompano Beach completed a Citywide Stormwater Management Master Plan (SMMP) in 2013, which includes a list of recommended stormwater capital improvement projects throughout the City. The subject property was not identified as having any existing drainage issues and no capital improvements are proposed for the associated drainage basin in the SMMP.

Solid Waste

The net impact on solid waste demand from a maximum build-out of the proposed entitlements is an increase of 7,249 pounds per day. A letter from the solid waste provider (Waste Management, Inc., of Florida) has been provided to verify the information provided in the application.

Recreation and Open Space

The change in the KZ Copans entitlements will not result in any additional residential units and thus there is no increase in the demand for park land.

Mass Transit

The subject property is serviced by both the Pompano Beach Community Bus System and Broward County Transit (BCT) routes.

Traffic Impact

The traffic generation resulting from the amendment results in a net decrease of 204 PM peak hour trips. This is due to the fact that the office trip generation rate was used as the assumed level of traffic that could be expected from the various CF uses that can currently be located on the site by right.

Natural and Historic Resources

The Department of State, Department of Historic Resources noted that given the proximity to the Westview Cemetery, great precautions will need to be taken during construction in case any unmarked burials are discovered.

Affordable Housing

The proposed amendment does not create any new residential entitlements, therefore, there are no affordable housing requirements associated with this amendment.

Land Use Compatibility

This proposed land use plan amendment is compatible with existing adjacent land use designations and existing land uses. The western edge of the property that abuts the cemetery will be sensitively designed to be compatible with the cemetery use.

Hurricane Evacuation

The subject property is not within a hurricane evacuation area.

Redevelopment Analysis

The subject property is located within Northwest Community Redevelopment Area. The CRA staff is in support of the amendment.

Intergovernmental Coordination

The subject property is not adjacent to any other local governments.

Public Education

Industrial development has no impact on the public school system.

E. Consistency with Goals, Objectives and Policies of the City's Land Use Plan

Policy 01.03.04

Consider the preservation of established single family neighborhoods in all rezonings, land use plan amendments and site plan approvals.

Policy 01.03.09

Discourage Future Land Use Map amendments, rezonings or other methods that would place residential units into or adjoining industrial land use designations.

Policy 01.03.11

Consider the compatibility of adjacent land uses in all Land Use Plan amendments and rezonings.

Policy 01.03.12

The following criteria may be used in evaluating rezoning requests:

- A. Density;
- B. Design;
- C. Distance to similar development;
- D. Existing adjoining uses;
- E. Proposed adjoining uses;
- F. Readiness for redevelopment of surrounding uses; and.
- G. Proximity to mass transit.

Policy 01.03.13

Future industrial land uses shall be located with access to major transportation facilities including highways, airports, railroads, and seaports.

Policy 01.06.01

Consider and minimize the impacts that land use amendments, rezonings or site plan approvals have on natural resources, including wetlands, and culturally, historically, archaeologically and paleontologically significant resources.

Policy 01.06.12

Review all land use plan map amendments, rezonings and site plan applications to ensure that there is sufficient wastewater collection and treatment facilities, potable water resources available and if reuse water is available, require it be used, and that they pose no noxious impacts to the Biscayne Aquifer.

Policy 01.08.01

Follow the recommendation of the Community Redevelopment Plans in all Land Use Plan amendments and rezonings.

Policy 01.14.01

The City shall emphasize re-development and infill, which concentrates the growth and intensifies the land uses consistent with the availability of existing urban services and infrastructure in order to conserve natural and man- made resources.

Objective 01.23.00 - Economic Development

Expand the economic based by attracting Class A office space and higher education institutional uses, continuing to support the industrial and manufacturing sectors while protecting tourism as well as the quality of life and delivery of services to local residents.

Policy 01.23.05

Discourage rezonings that permit additional self-storage and warehouse uses along the City's gateway corridors which include Atlantic Boulevard, Dr. Martin Luther King, Jr. Boulevard and NW 31st Avenue.

Policy 06.01.04

The City shall require that all new residential, commercial and industrial development be serviced by centralized wastewater systems.

Policy 06.03.03

Broward County Water and Wastewater Services should require that all new residential, commercial and industrial development be serviced by centralized wastewater systems where financially feasible.

Policy 07A.08.07

Review all land use plan map and text amendments, rezonings and site plan applications to ensure that there is sufficient potable water resources available to serve the proposed development and the land uses are consistent with the wellfield protection zone regulations.

F. Alternative Motions

- (1) Motion to recommend approval of the proposed KZ Copans Future Land Use Map Amendment** as the Board finds the proposed map change compatible with the Goals, Objectives and Policies in the Comprehensive Plan.
- (2) Motion to table** the proposed Future Land Use Map Amendment to allow further analysis of any issues raised by the Board, Staff, Applicant or the general public.
- (3) Motion to recommend denial** of the proposed Future Land Use Map Amendment as the Board finds it to be incompatible with the Goals, Objectives and Policies in the Comprehensive Plan as provided in the staff report.

Staff recommends motion number (1).