



DEVELOPMENT SERVICES

David L. Recor, ICMA-CM, Development Services Director

E: david.recor@copbfl.com | P: 954.786.4664 | F: 954.786.4504

June 6, 2023

Zoning Letter Number: 23-02000107

Paola A. West
PLANW3ST LLC
10152 INDIANTOWN RD #159
JUPITER, FL 33478
Sent via email only: pwest@planw3st.com

Re: 1820 NW 21 St. | Folio Number: [484227130010](#)

Dear Paola West,

The City of Pompano Beach Development Services Department has received your Zoning Letter request dated 5/22/2023, which requests the following information on the above referenced property:

1. Confirm what use listed in Article 4 of the Zoning Code the proposed use (described in detail on the attached letter) would be classified or considered by Staff.

The proposed use described would be most closely related to an Industrial Waste-Related Service Uses pursuant to [Section 155.4229](#). Waste-Related Service Uses are solid waste management facilities usually regulated and permitted by the Florida Department of Environmental Protection's Bureau of Solid & Hazardous Waste (or other state agency). These uses are recognized as having potential negative impacts on the quality of air, water, soil, and other natural resources. It is further recognized that improper disposal and management of solid waste results in or contributes to air and water pollution, land blight, and nuisance conditions.

2. Confirm if the proposed use is permitted in the I-1 and I-1X Zoning Districts.

Waste-Related Service Uses are permitted in I-1 and I-1X Zoning Districts by Special Exception, and are subject to compliance with Section 155.4229.D, General Standards for All Waste-Related Service Uses, and if the use will be an outdoor use, compliance with Section 155.4229.E, Additional Standards for Outdoor Waste-Related Service Uses is required.

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 application to the City's Business Tax Receipt Division. Zoning Use Certificate applications 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. 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. 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

Daniel T. Keester-O'Mills, AICP
Principal Planner



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

05/22/2023

Agent Name

Date

PLANW3ST LLC

954-529-9417

Company Name

Phone Number

10152 INDIANTOWN RD #159

pwest@planw3st.com

*Mailing Address (Street Address)

Email Address

JUPITER, FL 33478

*Mailing Address (City/ State/ Zip)

**The address provided, is the location where the letter be addressed.*

To Whom it May Concern:

Please accept this as a request for property information on the below- mentioned property.

1820 NW 21 ST Pompano Beach, FL 33069

484227130010

Property of Address being researched

Folio Number

See attached.

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):

☐ Is the property located in any special, restrictive or overlay district?

☒ Other: See attached.

☒ Other: See attached.

☐ Other:

☐ Other:

Legal Description: Parcel 1: Track A, also known as Lot A of Sun Graphics Plat according to the plat thereof, as recorded in Plat Book 100, Page 47 of the Public Records of Broward County, Florida. Also Parcel 2: Lot 24, Block 3, Rambler Park, 2nd Section, according to the plat thereof, recorded in Plat Book 52 at Page 50 of the Public Records of Broward County, Florida.

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Question 1: Confirm what use listed in Article 4 of the zoning code the proposed use is classified as or considered.

Question 2: Confirm if the proposed use is permitted in the I-1 and I-1X zoning districts.

**PROPOSED USE:**

The proposed use is an industrial outdoor use. The applicant would like to obtain clean concrete from various sources to process and crush for the purposes of recycling into Limerock Bearing Ratio (LBR) material. This material will be repurposed and transported to jobsites as needed for multiple end users. The use involves using large trucks to bring the concrete loads into the site, machinery for crushing, and the LBR material will sit on piles onsite. Once a request is made for the material to be used at a jobsite, trucks will transport the material to the end-user/customer.