



City of Pompano Beach

100 West Atlantic Blvd.
Pompano Beach, FL 33060

Staff Report

File #: LN-131

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY

Meeting Date: MAY 26, 2021

POMPANOREALTY USA TEXT AMENDMENT

Request: Text Amendment
P&Z# 21-81000002
Owner: Pompano Realty USA, LLC
Project Location: 277 S. Pompano Parkway
Folio Number: 494204370050
Land Use Designation: C (Commercial)
Zoning District: B-2 (Community Business)
Commission District: 5
Agent: Nick Limner (954-415-5560)
Project Planner: Lauren Gratzner (954-545-7792 / lauren.gratzner@copbfl.com)

Summary:

The Applicant, Nick Limner, is requesting to amend the zoning districts where a “Laundromat,” is permitted to include the B-2 zoning district. Concurrently, the Consolidated Use Table of the City’s Zoning Code (also known as Appendix A) will be updated to reflect the use as permitted in the B-2 zoning district.

The Applicant is representing Pompano Realty USA, LLC.

CODE AMENDMENT, AS SUBMITTED BY THE APPLICANT

155.4221. COMMERCIAL: RETAIL SALES AND SERVICE USES - PERSONAL SERVICES

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H. Laundromat

1. Districts Where Permitted

RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4
													P	P	P

M-1	CR	I1	I-IX	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO	LAC	PD-1
P					P							P	P	P	P	P

2. Definition

A laundromat is a facility where patrons wash, dry, or dry clean clothing or other fabrics in machines operated by the patron.

APPENDIX A: CONSOLIDATED USE TABLE

P = PERMITTED PRINCIPAL USE S = USE ALLOWED AS A SPECIAL EXCEPTION A = PERMITTED ACCESSORY USE

T = TEMPORARY USE ALLOWED WITH A MAJOR TEMPORARY USE PERMIT t = TEMPORARY USE ALLOWED WITH A MINOR TEMPORARY USE PERMIT

√ = TEMPORARY USE ALLOWED WITHOUT TEMPORARY USE PERMIT I = INTERIM USE ALLOWED WITH AN INTERIM USE PERMIT BLANK CELL = PROHIBITED USE

USE CATEGORY (PRINCIPAL USES) AND/OR USE TYPE	RESIDENTIAL DISTRICTS										COMMERCIAL DISTRICTS					INDUSTRIAL DISTRICTS				SPECIAL DISTRICTS				PLANNED DEVELOPMENT DISTRICTS				USE-SPECIFIC STANDARDS									
	RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-IX	OIP	M-2	TO	PR	CF	PU	T		BP	RPUD	PCD	PD-TO	LAC	PD-1			
PRINCIPAL USES																																					
COMMERCIAL USES																																					
Retail Sales and Service Uses - Personal Services	Bank or financial institution									S	S	S		P	P	P	P								P				P		P	P	P	P	155.4221.C		
	Check cashing or payday loan store													S	S	P	P														P		P		155.4221.M		
	Crematory																P			P												P			155.4221.D		
	Dry cleaning or laundry drop-off establishment													P	P	P	P	P						P							P	P	P	P	155.4221.E		
	Fortune-telling establishment															P	P				P			P								P	P	P	155.4221.F		
	Funeral home or mortuary															P	P							P								P	P	P	P	155.4221.G	
	Laundromat															P	P	P	P					P							P	P	P	P	155.4221.H		
	Lawn care, pool, or pest control service																P			P	P			S								P	P	P	P	155.4221.I	
	Personal and household goods repair establishment														P	P	P	P						P							P	P	P	P	155.4221.J		
	Personal services establishment														P	P	P	P						P						P		P	P	P	P	155.4221.K	
Tattoo or body piercing establishment															P	P							P								P	P	P	P	155.4221.L		

P Proposed Text Amendment Modification to Appendix A, Laundromat as a permitted use in the B-2 Zoning District

STAFF ANALYSIS

The Zoning Code currently permits by right a Laundromat in B-3 (General Business), B-4 (Heavy Business), and M-1 (Marine Business). Similar uses such as “Dry-Cleaning or Laundry Drop-Off Establishments” are currently permitted in the B-2 zoning districts. Permitting laundromats in the B-2 zoning district will be consistent with other uses permitted in this district. Additionally, laundromats are a compatible use to be located adjacent to residential areas. A map of the city’s zoning districts, highlighting the B-2 zoning districts, illustrates that areas zoned “B-2 - Community Business,” are generally between commercial and residential zoning districts.

Staff does not object to the text amendment as presented.

CODE AMENDMENT REVIEW STANDARDS

The Planning & Zoning Board must make a recommendation to the City Commission on applications for code amendments based on the competent substantial evidence in the record that the amendment addresses the following standards:

155.2402. TEXT AMENDMENT

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C. Text Amendment Review Standards

The advisability of amending the text of this Code is a matter committed to the legislative discretion of the City Commission and is not controlled by any one factor. In determining whether to adopt or deny the proposed amendment, the City Commission shall weigh the relevance of and consider whether and the extent to which the proposed amendment:

1. Is consistent with the comprehensive plan;
2. Does not conflict with any provision of this Code or the Code of Ordinances ;
3. Is required by changed conditions;
4. Addresses a demonstrated community need;
5. Is consistent with the purpose and intent of the zoning districts in this Code, or would improve compatibility among uses and would ensure efficient development within the city;
6. Would result in a logical and orderly development pattern; and
7. Would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

DEPARTMENT RECOMMENDATION

Given the information provided to the Board, as the finder of fact, the Development Services Department provides the following recommendation, and alternative motions, which may be revised or modified at the Board's discretion.

Alternative Motion I

Recommend approval of the text amendment to the City Commission for their consideration.

Alternative Motion II

Table this application for additional information as requested by the Board.

Alternative Motion III

Recommend denial as the Board finds that the request is not consistent with the Future Land Use Goals, Objectives and Policies, or addressed the review standards for a code amendment as listed in this report.

Staff recommends alternative motion #1.

CITY OF POMPANO BEACH, FLORIDA

Official Zoning Map

Map Updated: April 14, 2021



- LEGEND**
- CRA Boundaries
 - ATLANTIC BOULEVARD
 - EAST ATLANTIC OVERLAY DISTRICT
 - DOWNTOWN POMPANO BEACH OVERLAY DISTRICT

pompano_gls.DBO.ZoningDistrict

RESIDENTIAL ZONING DISTRICTS

- RS-1 - SINGLE-FAMILY RESIDENCE
- RS-2 - SINGLE-FAMILY RESIDENCE
- RS-3 - SINGLE-FAMILY RESIDENCE
- RS-4 - SINGLE-FAMILY RESIDENCE
- RS-L - SPECIAL SINGLE-FAMILY RESIDENCE
- RD-1 - TWO-FAMILY RESIDENCE
- RM-12 - MULTIPLE-FAMILY RESIDENCE
- RM-20 - MULTIPLE-FAMILY RESIDENCE
- RM-30 - MULTIPLE-FAMILY RESIDENCE
- RM-45 - MULTIPLE-FAMILY RESIDENCE
- MH-12 - MOBILE HOME PARK

COMMERCIAL ZONING DISTRICTS

- B-1 - LIMITED BUSINESS
- B-2 - COMMUNITY BUSINESS
- B-3 - GENERAL BUSINESS
- B-4 - HEAVY BUSINESS
- M-1 - MARINA COMMERCIAL
- CR - COMMERCIAL RECREATION

INDUSTRIAL ZONING DISTRICTS

- I-1 - GENERAL INDUSTRIAL
- I-1X - SPECIAL INDUSTRIAL
- O-IP - OFFICE INDUSTRIAL PARK
- M-2 - MARINA INDUSTRIAL

SPECIAL ZONING DISTRICTS

- TO - TRANSIT ORIENTED
- PR - PARKS AND RECREATION
- CF - COMMUNITY FACILITIES
- PU - PUBLIC UTILITIES
- T - TRANSPORTATION
- BP - BUSINESS PARKING
- LAC - LOCAL ACTIVITY CENTER
- W - WATER

PLANNED DEVELOPMENT DISTRICTS

- RM-45HR - MULTIPLE-FAMILY RESIDENCE / HIGH-RISE OVERLAY
- RM-45PCI - MULTIPLE-FAMILY RESIDENCE PLANNED INDUSTRIAL DEVELOPMENT
- RPUD - RESIDENTIAL PLANNED UNIT DEVELOPMENT
- RPUD-6 - RESIDENTIAL PLANNED UNIT DEVELOPMENT
- B-3PCD - GENERAL BUSINESS PLANNED COMMERCIAL OVERLAY
- B-3PCI - GENERAL BUSINESS PLANNED INDUSTRIAL OVERLAY
- B-4PCD - HEAVY BUSINESS PLANNED COMMERCIAL OVERLAY
- PD-I - PLANNED DEVELOPMENT - INFILL
- PCD - PLANNED COMMERCIAL/INDUSTRIAL DISTRICT
- O-IPPCI - OFFICE INDUSTRIAL PARK PLANNED INDUSTRIAL OVERLAY
- O-IPPCD - OFFICE INDUSTRIAL PARK PLANNED COMMERCIAL DEVELOPMENT
- I-1IPCI - GENERAL INDUSTRIAL PLANNED INDUSTRIAL OVERLAY
- I-1IPCD - GENERAL INDUSTRIAL PLANNED COMMERCIAL OVERLAY

AMENDMENTS

Ord No.	Date	Ord No.	Date	Ord No.	Date	Ord No.	Date	Ord No.	Date	Ord No.	Date
00-12	10/26/1999	06-59	6/14/2005	07-64	9/25/2007	2013-34	3/27/2012	2017-04	10/29/2016	2021-48	3/23/2021
02-37	12/13/2001	06-65	12/13/2006	07-68	9/25/2007	2013-48	6/26/2012	2015-35	4/25/2017		
03-39	3/12/2002	06-66	12/13/2006	08-01	10/9/2007	2012-52	7/10/2012	2017-52	6/27/2017		
03-48	6/10/2002	06-67	1/10/2006	08-02	10/9/2007	2013-53	7/10/2012	2017-59	7/25/2017		
02-88	9/24/2002	06-13	1/10/2006	08-12	12/11/2007	2012-57	7/24/2012	2018-03	10/10/2017		
03-03	10/9/2002	06-18	2/14/2006	08-13	12/11/2007	2013-08	11/13/2012	2018-04	10/10/2017		
03-08	10/22/2002	06-20	2/14/2006	08-13	12/11/2007	2013-18	11/27/2012	2018-08	11/14/2017		
03-13	11/12/2002	06-21	4/25/2006	08-14	2/26/2008	2013-47	3/26/2012	2018-20	1/30/2018		
03-15	11/12/2002	06-32	4/25/2006	08-25	2/26/2008	2013-54	5/14/2013	2018-34	3/13/2018		
03-36	3/25/2003	06-37	5/9/2006	08-32	4/22/2008	2013-53	5/14/2013	2018-40	2/27/2018		
03-39	3/25/2003	06-38	5/9/2006	08-45	6/14/2008	2013-57	5/26/2013	2018-42	3/27/2018		
03-48	9/27/2003	06-39	5/9/2006	08-46	9/23/2008	2013-71	7/9/2013	2018-52	4/10/2018		
03-54	6/10/2003	06-43	6/13/2006	08-48	9/23/2008	2013-76	9/24/2013	2018-54	4/10/2018		
03-57	6/10/2003	06-44	6/13/2006	08-49	9/23/2008	2013-83	10/22/2013	2018-64	5/28/2018		
03-62	7/29/2003	06-45	6/13/2006	08-55	10/28/2008	2014-17	2/13/2014	2018-65	5/28/2018		
03-64	8/9/2003	06-46	7/11/2006	08-59	4/14/2009	2014-26	3/25/2014	2019-72	6/25/2019		
04-01	1/4/2004	06-47	7/11/2006	08-62	4/15/2009	2014-32	4/9/2014	2019-74	7/25/2019		
04-13	1/29/2004	06-48	7/25/2006	08-63	7/26/2009	2014-34	5/13/2014	2019-81	7/25/2019		
04-48	7/15/2004	06-49	7/26/2006	08-64	7/26/2009	2014-36	4/9/2014	2019-82	7/25/2019		
04-52	7/27/2004	06-50	9/26/2006	08-65	9/23/2009	2014-62	6/10/2014	2019-107	8/24/2019		
04-57	9/14/2004	06-53	9/26/2006	10-25	4/13/2010	2014-48	7/22/2014	2020-01	10/7/2019		
04-59	9/14/2004	07-06	11/14/2006	11-13	12/14/2010	2015-02	10/14/2014	2020-04	10/22/2019		
05-01	10/26/2004	07-12	1/28/2006	11-14	12/14/2010	2015-14	1/13/2015	2020-18	1/14/2020		
05-06	1/18/2004	07-13	1/28/2006	11-18	1/25/2011	2015-05	1/13/2015	2020-26	1/14/2020		
05-08	1/18/2004	07-16	1/21/2006	11-62	7/26/2011	2015-80	5/13/2015	2020-28	1/28/2020		
05-07	1/18/2004	07-17	1/21/2006	201-48	7/26/2011	2015-84	5/26/2015	2020-38	1/28/2020		
05-12	1/23/2004	07-30	2/13/2007	201-72	9/27/2011	2015-85	5/26/2015	2020-40	3/10/2020		
05-18	1/11/2005	07-31	2/13/2007	201-67	10/11/2011	2015-83	7/14/2015	2020-57	6/23/2020		
05-27	1/25/2005	07-32	2/13/2007	201-58	10/25/2011	2015-84	7/14/2015	2020-58	6/23/2020		
05-31	5/24/2005	07-41	3/27/2007	201-15	11/23/2011	2016-54	11/10/2016	2021-02	10/27/2020		
05-58	6/14/2006	07-49	9/25/2007	201-33	3/27/2012	2016-38	1/30/2016	2021-38	2/23/2021		

COUNTY
REGIONAL
FACILITY

DEERFIELD BEACH

LIGHTHOUSE
POINT

2005

HILLSBORO BEACH

COCONUT CREEK

LAUDERDALE
BY THE SEA

NORTH
LAUDERDALE

FORT LAUDERDALE

OAKLAND PARK

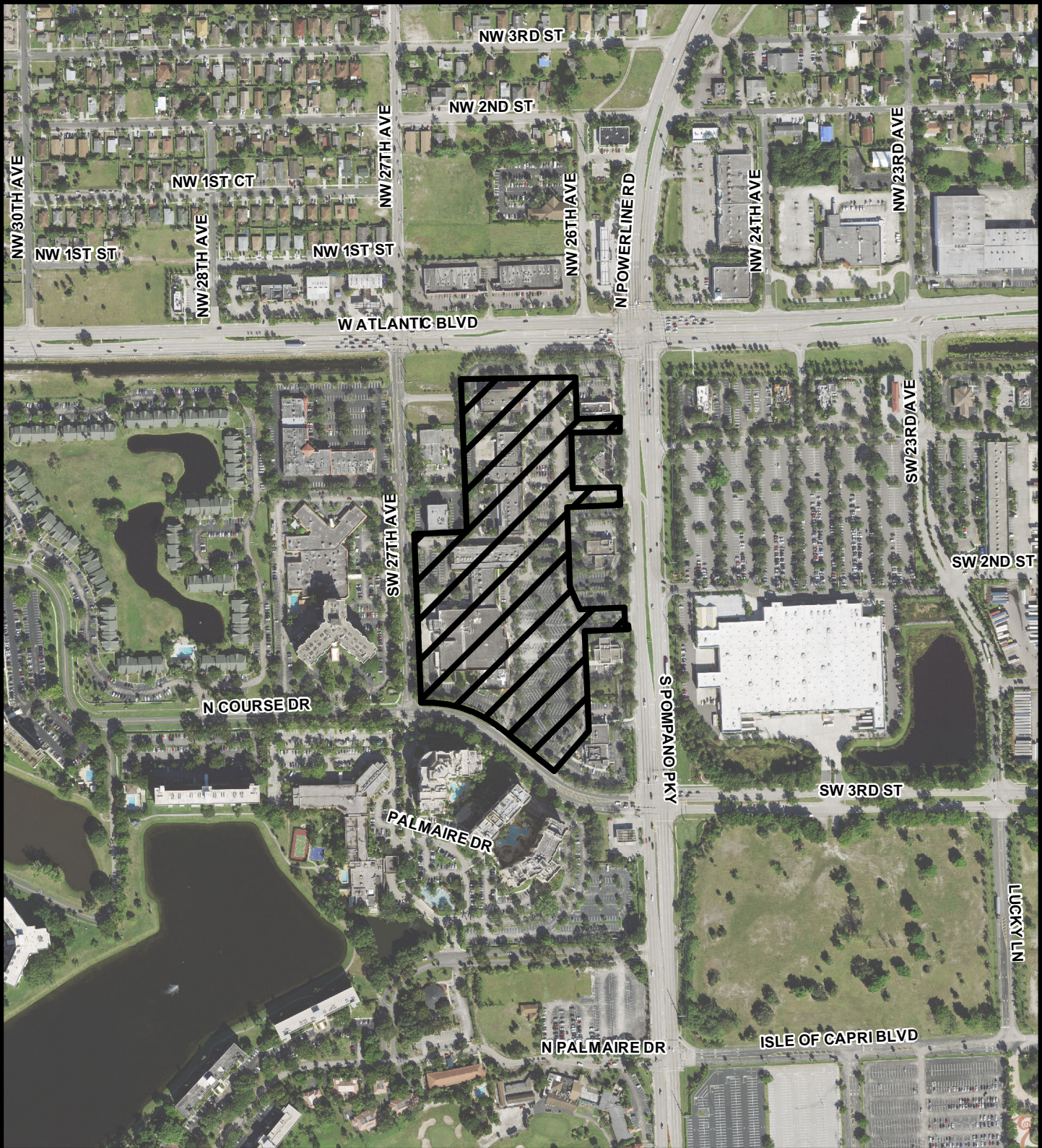
FORT LAUDERDALE

P&Z

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PZ21-81000002

CITY OF POMPANO BEACH AERIAL MAP



1 in = 500 ft

5/12/2021

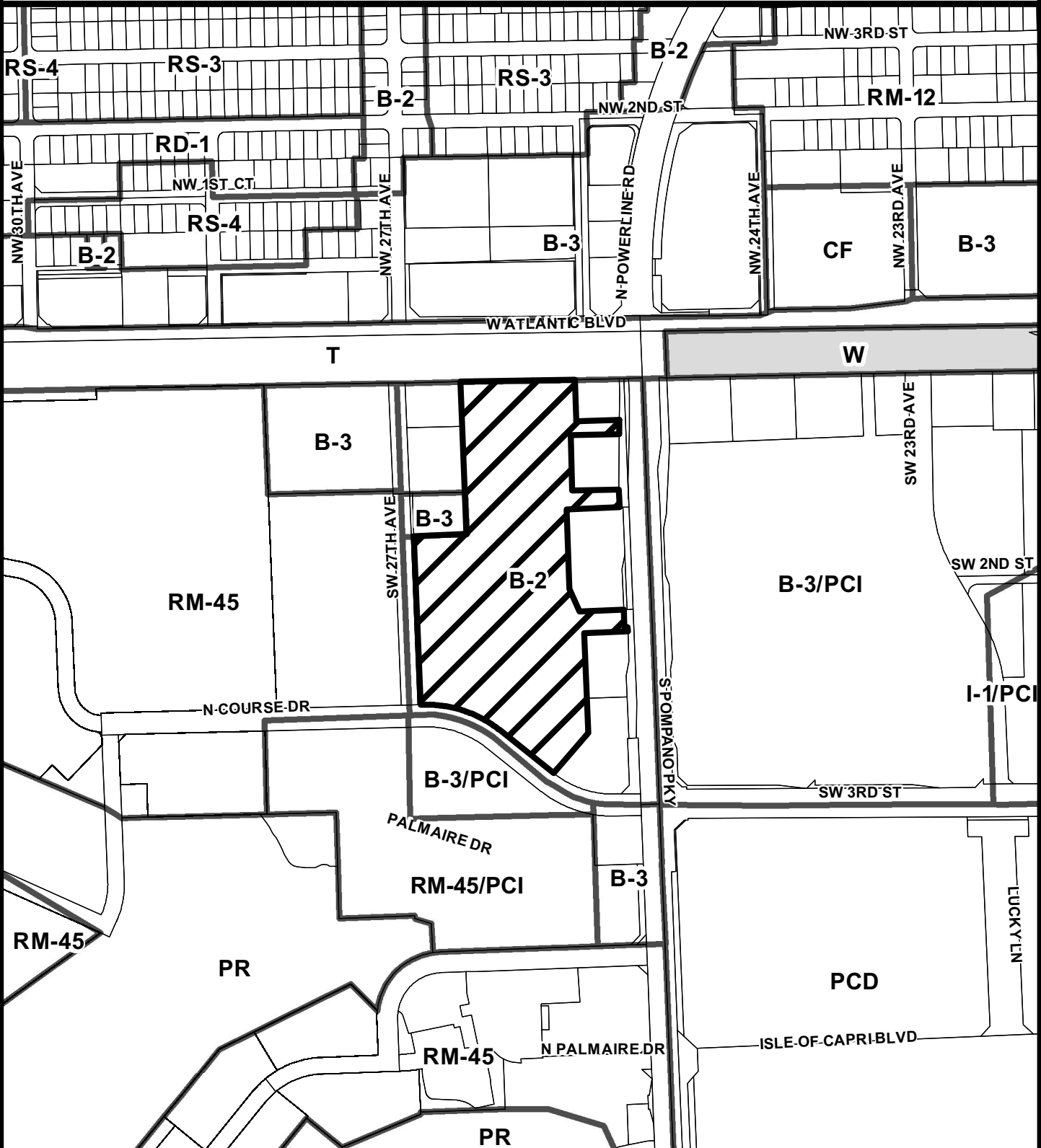
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PZ21-81000002
5/26/21

CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 500 ft

5/12/2021

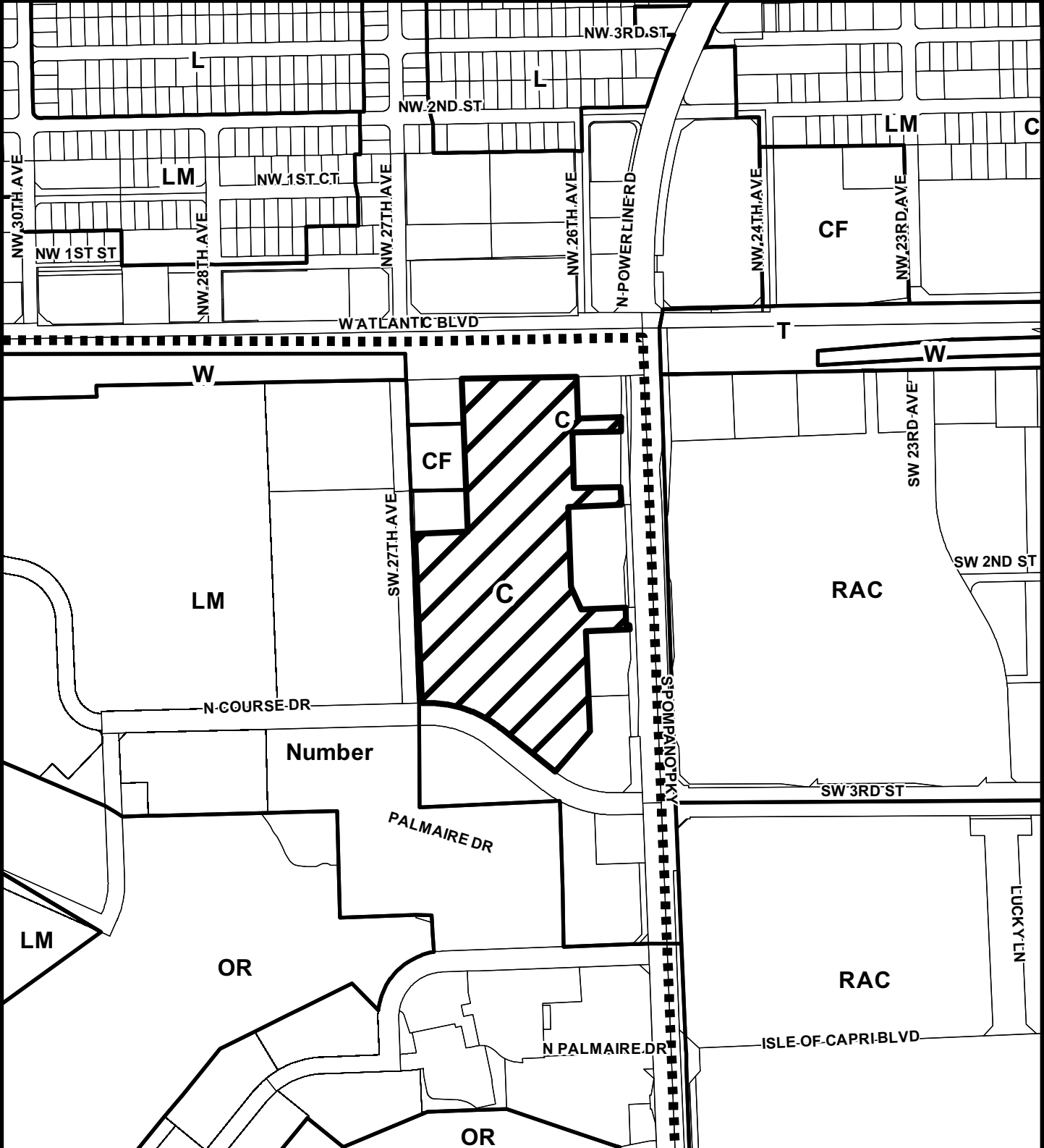
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PZ21-81000002
5/26/21

CITY OF POMPANO BEACH
OFFICIAL LAND USE MAP



1 in = 500 ft

5/12/2021

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