



# City of Pompano Beach

100 West Atlantic Blvd.  
Pompano Beach, FL 33060

## Staff Report

**File #:** LN-312

Planning and Zoning Board  
Meeting Date: June 22, 2022

### Proposed Text Amendment: Accessory Drive-throughs in B-2 zoning districts

**Request:** Text Amendment  
**P&Z#** N/A  
**Owner:** N/A  
**Project Location:** N/A  
**Folio Number:** N/A  
**Land Use Designation:** N/A  
**Zoning District:** N/A  
**Commission District:** N/A  
**Agent:** N/A  
**Project Planner:** Jennifer Gomez

#### Summary:

The zoning code currently does not allow drive-through facilities in the B-2 Community Business zoning district. The code further restricts drive-through facilities if they are within 100' of a residential district, and/or if they are in the Atlantic Boulevard Overlay district.

There are currently very few B-2 properties within the city. Please refer to the attached zoning map for an illustration of the existing B-2 properties. Many of these properties are located in either the AOD or are within 100' of a residentially zoned area, and therefore, cannot have drive-through facilities. Staff is proposing to allow drive-through services within the B-2 zoning districts. The AOD restrictions and residential distance requirements will still apply. This code change will allow a B-2 zoning district with an existing vacated drive-through to resume services. Given the additional restrictions, this code change will provide a viable business option, while only impacting very few other properties in the city. Those few properties that remain are primarily located along major roadways.

#### I. Drive-Through Service

##### 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
													A	A	A

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

## **2. Definition**

Drive-through service is the provision of products or services to customers who remain in their vehicles, whether through a window or door in a building, a machine in a building or detached structure (e.g., ATM), or via a mechanical device (e.g., a pneumatic tube system). In addition to the pick-up window or door, drive-through service facilities also may include remote menu boards and ordering stations. Use types that commonly have drive-through service include banks or financial institutions, restaurants, specialty eating or drinking establishments, and drug stores or pharmacies.

## **3. Standards**

A use with drive-through service shall comply with the following standards:

- a. The drive-through service facilities shall be located at least 100 feet from any residential zoning district.
- b. The drive-through service facilities shall be designed in accordance with Section [155.5101.G.8](https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-38150) [<https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl\\_zone/0-0-0-38150>](https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-38150), Vehicle Stacking Space.
- c. The drive-through service facilities shall be designed to avoid obstructions to pedestrian movement along sidewalks, through public use areas, or between parking spaces and building entrances.

## **Staff Recommendation:**

Staff recommends approval.

# 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-1PCI - GENERAL INDUSTRIAL PLANNED INDUSTRIAL OVERLAY
- I-1PCD - GENERAL INDUSTRIAL PLANNED COMMERCIAL OVERLAY

#### AMENDMENTS

Ord No	Date	Ord No	Date	Ord No	Date	Ord No	Date	Ord No	Date
00-12	10/26/1999	06-39	6/14/2005	07-64	9/25/2007	2012-34	3/27/2012	2017-04	10/26/2016
00-17	12/13/2001	06-40	6/14/2005	07-65	9/25/2007	2012-35	3/27/2012	2017-05	10/26/2016
00-39	3/12/2002	06-41	10/13/2005	08-01	10/26/2007	2012-36	5/22/2012	2017-06	10/26/2016
00-44	6/14/2005	06-42	10/13/2005	08-02	10/26/2007	2012-37	5/22/2012	2017-07	10/26/2016
00-48	9/24/2002	06-43	10/13/2005	08-03	10/26/2007	2012-38	5/22/2012	2017-08	10/26/2016
00-51	10/26/2002	06-44	10/13/2005	08-04	10/26/2007	2012-39	5/22/2012	2017-09	10/26/2016
00-56	10/26/2002	06-45	10/13/2005	08-05	10/26/2007	2012-40	5/22/2012	2017-10	10/26/2016
00-57	11/12/2002	06-46	10/13/2005	08-06	10/26/2007	2012-41	5/22/2012	2017-11	10/26/2016
00-58	11/12/2002	06-47	10/13/2005	08-07	10/26/2007	2012-42	5/22/2012	2017-12	10/26/2016
00-59	11/12/2002	06-48	10/13/2005	08-08	10/26/2007	2012-43	5/22/2012	2017-13	10/26/2016
00-60	11/12/2002	06-49	10/13/2005	08-09	10/26/2007	2012-44	5/22/2012	2017-14	10/26/2016
00-61	11/12/2002	06-50	10/13/2005	08-10	10/26/2007	2012-45	5/22/2012	2017-15	10/26/2016
00-62	11/12/2002	06-51	10/13/2005	08-11	10/26/2007	2012-46	5/22/2012	2017-16	10/26/2016
00-63	11/12/2002	06-52	10/13/2005	08-12	10/26/2007	2012-47	5/22/2012	2017-17	10/26/2016
00-64	11/12/2002	06-53	10/13/2005	08-13	10/26/2007	2012-48	5/22/2012	2017-18	10/26/2016
00-65	11/12/2002	06-54	10/13/2005	08-14	10/26/2007	2012-49	5/22/2012	2017-19	10/26/2016
00-66	11/12/2002	06-55	10/13/2005	08-15	10/26/2007	2012-50	5/22/2012	2017-20	10/26/2016
00-67	11/12/2002	06-56	10/13/2005	08-16	10/26/2007	2012-51	5/22/2012	2017-21	10/26/2016
00-68	11/12/2002	06-57	10/13/2005	08-17	10/26/2007	2012-52	5/22/2012	2017-22	10/26/2016
00-69	11/12/2002	06-58	10/13/2005	08-18	10/26/2007	2012-53	5/22/2012	2017-23	10/26/2016
00-70	11/12/2002	06-59	10/13/2005	08-19	10/26/2007	2012-54	5/22/2012	2017-24	10/26/2016
00-71	11/12/2002	06-60	10/13/2005	08-20	10/26/2007	2012-55	5/22/2012	2017-25	10/26/2016
00-72	11/12/2002	06-61	10/13/2005	08-21	10/26/2007	2012-56	5/22/2012	2017-26	10/26/2016
00-73	11/12/2002	06-62	10/13/2005	08-22	10/26/2007	2012-57	5/22/2012	2017-27	10/26/2016
00-74	11/12/2002	06-63	10/13/2005	08-23	10/26/2007	2012-58	5/22/2012	2017-28	10/26/2016
00-75	11/12/2002	06-64	10/13/2005	08-24	10/26/2007	2012-59	5/22/2012	2017-29	10/26/2016
00-76	11/12/2002	06-65	10/13/2005	08-25	10/26/2007	2012-60	5/22/2012	2017-30	10/26/2016
00-77	11/12/2002	06-66	10/13/2005	08-26	10/26/2007	2012-61	5/22/2012	2017-31	10/26/2016
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00-79	11/12/2002	06-68	10/13/2005	08-28	10/26/2007	2012-63	5/22/2012	2017-33	10/26/2016
00-80	11/12/2002	06-69	10/13/2005	08-29	10/26/2007	2012-64	5/22/2012	2017-34	10/26/2016
00-81	11/12/2002	06-70	10/13/2005	08-30	10/26/2007	2012-65	5/22/2012	2017-35	10/26/2016
00-82	11/12/2002	06-71	10/13/2005	08-31	10/26/2007	2012-66	5/22/2012	2017-36	10/26/2016
00-83	11/12/2002	06-72	10/13/2005	08-32	10/26/2007	2012-67	5/22/2012	2017-37	10/26/2016
00-84	11/12/2002	06-73	10/13/2005	08-33	10/26/2007	2012-68	5/22/2012	2017-38	10/26/2016
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00-87	11/12/2002	06-76	10/13/2005	08-36	10/26/2007	2012-71	5/22/2012	2017-41	10/26/2016
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00-133	11/12/2002	07-22	10/13/2005	08-82	10/26/2007	2013-17	5/22/2013	2017-87	10/26/2016
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00-141	11/12/2002	07-30	10/13/2005	08-90	10/26/2007	2013-25	5/22/2013	2017-95	10/26/2016
00-142	11/12/2002	07-31	10/13/2005	08-91	10/26/2007	2013-26	5/22/2013	2017-96	10/26/2016
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