

REQUESTED COMMISSION ACTION: **QUASI-JUDICIAL**

Consent \_\_\_\_\_ X Ordinance \_\_\_\_\_ Resolution \_\_\_\_\_ Consideration/ Discussion \_\_\_\_\_ Presentation \_\_\_\_\_

SHORT TITLE AN ORDINANCE OF THE CITY OF POMPANO BEACH, FLORIDA, REZONING PROPERTY LYING SOUTHEAST OF THE I-95 NORTH-BOUND COPANS ROAD EXIT RAMP AND NORTH OF NW 21<sup>ST</sup> COURT, ADJACENT TO AND PART OF WHAT IS COMMONLY KNOWN AS 350 WEST COPANS ROAD FROM RS-4 (SINGLE-FAMILY RESIDENCE) AND B-2 (COMMUNITY BUSINESS) TO B-3 (GENERAL BUSINESS); PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

**Summary of Purpose and Why:**

This approximate 2.9974 acre property is located south of the Copans Road I-95/ramp and north of NW 21 Ct. The property is owned by AN Imports of Ft. Lauderdale, Inc. and Napleton Investment Partnership, LP. This is a request to rezone the subject property from Community Business (B-2) & Single Family Residential 4 (RS-4) to General Business (B-3). The portion currently zoned B-2 is approximately 2.67 acres and the portion zoned RS-4 is approximately .32 of an acre. The Land Use Designation for the entire parcel is Commercial (C) and therefore this request, if approved, would bring the RS-4 portion of the property into conformance with the Land Use designation. The applicant has a concurrent Plat request proposing to restrict the property to 15,000 square feet of commercial use. The Planning & Zoning Board recommended approval of this request in a 5-2 decision at the November 18, 2015 meeting.

TABLED FROM FEBRUARY 9, 2016 CITY COMMISSION MEETING / TABLED FROM MARCH 8, 2016

- (1) Origin of request for this action: Linda C. Strutt Consulting, Inc. on behalf of AN Imports of Ft. L., Inc.
- (2) Primary staff contact: Robin M. Bird/ Maggie Barszewski Ext. 7921
- (3) Expiration of contract, if applicable: N/A
- (4) Fiscal impact and source of funding: N/A

DEPARTMENTAL COORDINATION	DATE	DEPARTMENTAL RECOMMENDATION	DEPARTMENTAL HEAD SIGNATURE
Dev. Services	9/18/15 9/10/15	Approval	Memo#'s 15-618 & 15-498
City Attorney	01/11/16	See Memo	CAC# 2016-368

X Planning and Zoning Board  
 X City Manager *[Signature]* Approval Memo #15-073 (12/04/15) *[Signature]*

**ACTION TAKEN BY COMMISSION:**

Ordinance Workshop	Resolution	Consideration
1 <sup>st</sup> Reading <u>1/26/16</u> Approved	1 <sup>st</sup> Reading _____	Results: _____
2 <sup>nd</sup> Reading <u>5/10/16</u>	_____	_____
_____	_____	_____





**City Attorney's Communication #2016-368**

January 11, 2016

**TO:** Maggie Barszewski, AICP, Planner  
**FROM:** Mark E. Berman, City Attorney  
**RE:** Ordinance - Copans AMG/Mercedes Rezoning

As requested in your memorandum of December 28, 2015, Department of Development Services Memorandum #15-631, the following form of ordinance, relative to the above-referenced matter, has been prepared and is attached:

**AN ORDINANCE OF THE CITY OF POMPANO BEACH, FLORIDA, REZONING PROPERTY LYING SOUTHEAST OF THE I-95 NORTH-BOUND COPANS ROAD EXIT RAMP AND NORTH OF NW 21<sup>ST</sup> COURT, ADJACENT TO AND PART OF WHAT IS COMMONLY KNOWN AS 350 WEST COPANS ROAD FROM RS-4 (SINGLE-FAMILY RESIDENCE) AND B-2 (COMMUNITY BUSINESS) TO B-3 (GENERAL BUSINESS); PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.**

Please feel free to contact me if I may be of further assistance.

  
MARK E. BERMAN

MEB/jrm  
l:cor/dev-srv/2016-368

Attachment

**CITY OF POMPANO BEACH  
Broward County, Florida**

**AN ORDINANCE OF THE CITY OF POMPANO BEACH, FLORIDA, REZONING PROPERTY LYING SOUTHEAST OF THE I-95 NORTH-BOUND COPANS ROAD EXIT RAMP AND NORTH OF NW 21<sup>ST</sup> COURT, ADJACENT TO AND PART OF WHAT IS COMMONLY KNOWN AS 350 WEST COPANS ROAD FROM RS-4 (SINGLE-FAMILY RESIDENCE) AND B-2 (COMMUNITY BUSINESS) TO B-3 (GENERAL BUSINESS); PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, pursuant to law, ten (10) days' notice has been given by publication in a paper of general circulation in the City, notifying the public of this proposed ordinance and of a public hearing in the City Commission Chambers of the City of Pompano Beach, Florida; and

**WHEREAS**, in accordance with Section 155.2305.C, of the Pompano Beach Code of Ordinances, notice in accordance with said section has been mailed notifying residents within 500 feet of the subject property of two public hearings on this proposed Ordinance; and

**WHEREAS**, a public hearing before the City Commission was held pursuant to the aforesaid notice, at which hearing the parties in interest and all other citizens so desiring, had an opportunity to be, and were, in fact, heard; now, therefore,

**BE IT ENACTED BY THE CITY OF POMPANO BEACH, FLORIDA:**

**SECTION 1.** That the City Commission of the City of Pompano Beach, having considered the evidence and argument presented at the public hearing, finds that the Applicant has provided, as part of the record of the public hearing on the application, competent substantial evidence that the proposed amendment is consistent with the Future Land Use Category and any applicable goals, objectives and policies of the Comprehensive Plan and all other applicable city adopted plans.

**SECTION 2.** That the property more particularly described in Exhibit "A," attached hereto and made a part hereof ("Property), which Property is hereby rezoned from a present zoning classification of RS-4 (Single-Family Residence) and B-2 (Community Business) to B-3 (General Business) as said zoning classification is defined by Chapter 155 of the Code of Ordinances of the City of Pompano Beach, Florida.

**SECTION 3.** That the Development Services Director is hereby directed to mark the zoning provided for in this Ordinance on the Official Zoning Map of the City of Pompano Beach.

**SECTION 4.** If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

**SECTION 5.** This Ordinance shall become effective upon passage.

**PASSED FIRST READING** this \_\_\_\_ day of \_\_\_\_\_, 2016.

**PASSED SECOND READING** this \_\_\_\_ day of \_\_\_\_\_, 2016.

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**LAMAR FISHER, MAYOR**

**ATTEST:**

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**ASCELETA HAMMOND, CITY CLERK**

/jrm  
1/11/16  
l:ord/2016-93

## Exhibit A

### LEGAL DESCRIPTION

A Parcel of land lying in the northwest one-quarter, (N.W. 1/4), of Section 26, Township 48 South, Range 42 East, being more particularly described as follows:

**BEGIN** at the most westerly southwest corner of Parcel 'A', **COPANS CENTER**, according to the Plat thereof as recorded in Plat Book 135, Page 37, of the Public Records of Broward County, Florida; thence recorded in Plat Book 61, Page 32 along the North Plat boundary of "**LIBERTY PARK ESTATES SECTION 3**", according to the Plat thereof as, of the Public Records of Broward County, Florida, South 88°28'38" West, 315.57 feet; thence continue along said North Plat boundary, North 1°20'12" West, 20.00 feet to a point along a line being 2 feet North of and parallel to said North Plat boundary; thence along said line and its westerly extension thereof, South 88°28'38" West, 557.34 feet to a point on the Easterly Limited Access Right-of-Way line of State Road No. 9 (Interstate 95), as shown on the Florida Department of Transportation Right-of-Way Map Section 86070-2524, Sheet 14 of 15, approved date December 3, 2013, (said point being on the arc of a non-tangent curve with a radial line through said point bearing North 22°32'21" West); thence along said Right-of-Way line and northeasterly along the arc of said curve being concave to the southeast, having a radius of 961.74 feet, a central angle of 4°17'40", an arc distance of 72.08 feet; thence along said Right-of-Way line and tangent to said curve, North 71°45'19" East, 535.48 feet to a point of curvature; thence along said Right-of-Way line and northeasterly along the arc of said curve being concave to the northwest, having a radius of 712.00 feet, a central angle of 27°22'28", an arc distance of 340.18 feet to the most westerly northwest corner of aforesaid Parcel 'A', **COPANS CENTER**; thence along the West Plat boundary of said Parcel 'A', South 1°42'46" East, 367.94 feet to the Point of Beginning.

Said lands situate and lying in the City of Pompano Beach, Florida and containing 2.9974 acres, 130,568 square feet, more or less.

**PLANNING AND ZONING BOARD/ LOCAL PLANNING AGENCY  
MEMORANDUM #15-073**

**DATE:** December 4, 2015

**TO:** City Commission

**FROM:** Planning and Zoning Board/ Local Planning Agency

**SUBJECT:** REZONING – General Business (B-3) from  
Community Business (B-2) & Single-family Residence 4 (RS-4)  
350 & 400 W Copans Road  
P & Z #15-13000009 AN IMPORTS OF FORT LAUDERDALE, INC & NAPLETON  
INVESTMENT PARTNERSHIP, LP / MERCEDES POMPANO

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At the meeting of the Planning and Zoning Board/ Local Planning Agency held on November 18th, 2015, the Board considered the request by **LINDA C. STRUTT** on behalf of **AN IMPORTS OF FORT LAUDERDALE, INC & NAPLETON INVESTMENT PARTNERSHIP, LP** requesting REZONING of the above referenced property.

As it is consistent with the goals, objectives, and policies of the Comprehensive Plan stated in Administrative Report 15-498, it is the recommendation of the Board by a 5-2 vote (Dwight Evans and Walter Syrek dissenting) that the REZONING request be approved subject to the following:

Prior to the placement on the City Commission agenda, the applicant must do the following:

1. Voluntarily restrict the property to B-2 uses as well as the use(s) in B-3 that apply to this project;
2. Include in the voluntary restriction that no building shall let light spill into the neighborhood;  
and
3. The applicant must also attempt to hold another meeting with the residents where most residents are able to attend the meeting.



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Fred Stacer  
Chairman  
Planning and Zoning Board/ Local Planning Agency

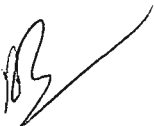
# MEMORANDUM


## Development Services

### ADMINISTRATIVE MEMORANDUM NO. 15-618

DATE: September 18, 2015

TO: Planning and Zoning Board

VIA: Robin M. Bird, Development Services Director 

FROM: Maggie Barszewski, AICP, Planner 

RE: Copans AMG/Mercedes Rezoning  
November 18, 2015 meeting

P&Z # 15-1300009

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The property owner and applicant AN Imports of Ft. Lauderdale, Inc. and Napleton Investment Partnership, LP. has held two neighborhood meetings that meet the requirements of Section 155.2302 of the Zoning Code. I attended the first meeting held on October 12, 2015. The neighborhood residents voiced concern about the following issues:

- Landscape maintenance problems with the subject property;
- Drainage concerns with developing the subject property;
- Damage to houses and the residential streets that could be caused by the construction and construction vehicles;
- An increase in the use of the residential streets by test-driving vehicles due to an expansion of the car dealership business.

The applicant requested tabling consideration of the rezoning request from the October P&Z hearing to the November meeting so that they would be able to address some of the concerns of the neighborhood and hold another neighborhood meeting. I notified the applicant that I would not be able to attend the second neighborhood meeting (held on November 10); but they were to get the names addresses and phone numbers of all attendees, as well as provide a summary of the neighborhood concerns, and the ultimate consensus of those in attendance. The applicant provided the attachment to accommodate my request.



## Notes – Mercedes community meeting

Start: 7:13pm

- Review of rezoning from B2 to B3. Going over uses of zoning districts. Showed them on charts. Explained that they need new use of new sales. Side by side chart – still a commercial use consistent with what is allowed.
  - o Q: does the area start from the park (includes the park)? Starts at the corner of the dealership. Could not schedule the walk through.
- Andrea talks about draining issues. Ponding issues where water collects before. Surveyor went out and analyzed. Water collects in the cul-de-sac and another area. Reached out to the city about our concerns.
  - o Q: what have you been doing since Walmart left? Going to city to take care of that. It is under the city's control because it is not on our property.
- The drainage is not actually going back into the residential area. The biggest issue is 1302, 1304 ?? The city could put in a catch basin or clean up the asphalt to slope. The city has the money set aside to take care of it.
  - o Q: how often will they maintain the area where the concrete wall is? --- they will be taking care of it weekly.
  - o There are hedges near the fence that cause a problem – manager answered; he is a stickler for clean premises. Explained to them how hard he works and this place will be a showplace.
  - o There is a problem with snakes, they have killed many. The grass hasn't been cut regularly. They like the new company that started Monday, they have been doing a good job. – they don't know who will be continuously maintaining the property. --- the city is aware that the fence is on our property and could possibly be cited.
- AMG is top of the line for Mercedes.
  - o Will the building obscure the view? – showed the picture; it will be elevated so it won't be a concrete façade in their faces. There won't be any neon signs or lighting going backwards. All lighting faces the roadway; city won't allow bright/neon lights.
  - o Will it include movie theatre/golf course? – no, it will just be a showroom. Only a little over 10,000 sq ft.

- How do I get the cars from the showroom? – there will be car elevators to move the cars from there to the parking lot. There's no parking around the building. There won't be a massive influx of vehicles.
- There will be no new entrance/exit to the showroom.
- In the construction contracts, the hours will be m-f 7-5, sat 8-4. This will be on file for record. **\*\*THEY ASKED FOR A COPY\*\***
- Set to be heard by the planning and zoning board on Nov. 18 at 7p.
- Asked about the map on the notice --- explained about situation with the city. We are not rezoning any part of the residential neighborhood.
- Asked clarifying question that zoning will only be from B2 to B3. Confirmed.
- When will the roads be fixed? She has an issue that Mercedes has the benefit of using the roads and the citizens have to pay the taxes – that is a city issue; it is ultimately a public right of way
- Where will the trucks come in when the construction begins? – they won't be coming down 3rd.
- Why are we here if you're going ahead with the project any? They are test driving and speeding through the neighborhood. It is an inconvenience to the residents. There is no benefit to the residents, they can't afford the vehicles.
- They want them to fix the roads. They believe they have pull.
- Wants them to note something about the state of the roads for approval
- Maybe do a survey about whether they want concrete or chain fence
- Shows list of names company sent notices too
- They want test driving to stop through the community. Go on federal highway or I-95.

**SIGN-IN FOR 11/10/15 MEETING  
ADDRESS SHEET  
HODGEN/POMPANO (MERCEDES)**

Mary Montgomery  
665 N.W. 20<sup>th</sup> Street  
Pompano Beach, FL 33060  
754-234-5787

Leila Montgomery  
673 N.W. 20<sup>th</sup> Street  
Pompano Beach, FL 33060  
954-729-7692

Minnie Campfield  
616 NW 21 Court  
Pompano Beach, FL 33060  
954-943-8685

Lillie Grooms  
609 NW 21 Court  
Pompano Beach, FL 33060  
954-941-6862  
MGrooms@bellsouth.net

Walter McDougal  
632 NW 21<sup>st</sup> Court  
Pompano Beach, FL 33060  
954-781-8542  
wmcdougal@bellsouth.net

Omer Davis  
640 NW 21 Court  
Pompano Beach, FL 33060  
954-941-7091

Juarilyn Pinkney  
384 N.W. 19<sup>th</sup> Court  
Pompano Beach, FL 33060  
954-870-0217  
Kendall38437@gmail.com

Robin Thompson  
1880 NW 19 Court  
Pompano Beach, FL 33060  
954-907-6960

Ola Gay-Jones  
697 NW 20 Court  
Pompano Beach, FL 33060  
954-943-7698

Mary Saddler  
571 NW 21 Court  
Pompano Beach, FL 33060  
954-817-0636  
marysaddler@gmail.com

Sharon Montgomery  
673 NW 20 Street  
Pompano Beach, FL 33060  
954-234-0148  
SharonMiller702@yahoo.com



# MEMORANDUM

## Development Services

ADMINISTRATIVE MEMORANDUM NO. 15-498

DATE: September 10, 2015

TO: Planning and Zoning Board

VIA: Robin M. Bird, Development Services Director *RB*

FROM: Maggie Barszewski, AICP, Planner *MB*

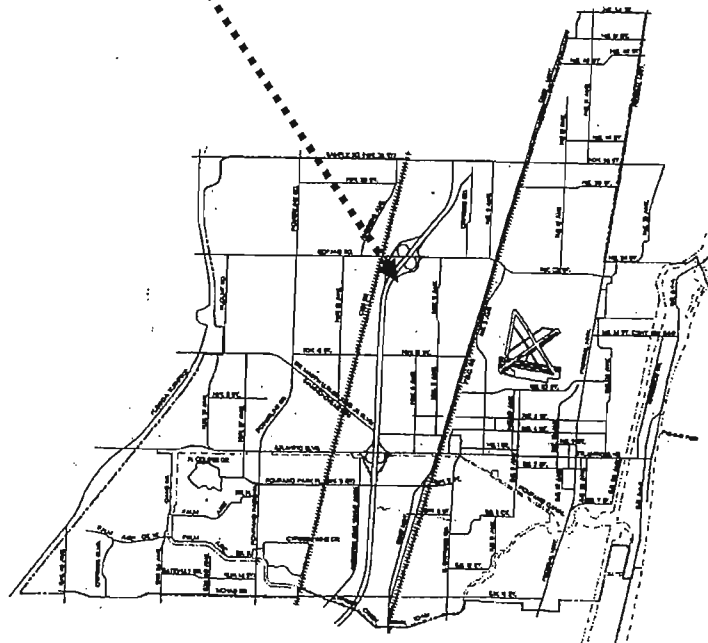
RE: Copans AMG/Mercedes Rezoning  
September 23, 2015 meeting

P&Z # 15-1300009

### Request

This approximate 2.9974 acre property is located south of the Copans Road I-95/ramp and north of NW 21 Ct. The property is owned by AN Imports of Ft. Lauderdale, Inc. and Napleton Investment Partnership, LP. This is a request to rezone the subject property from Community Business (B-2) & Single Family Residential 4 (RS-4) to General Business (B-3). The portion currently zoned B-2 is approximately 2.67 acres and the portion zoned RS-4 is approximately .32 of an acre. The Land Use Designation for the entire parcel is Commercial (C) and therefore this request, if approved, would bring the RS-4 portion of the property into conformance with the Land Use designation. The applicant has a concurrent Plat request proposing to restrict the property to 15,000 square feet of commercial use.

South of Copans Rd. I-95 Ramp



## LEGEND

### FOR LAND USE PLAN

Symbol    Classification Units/ Acre

Gross Residential Density

Residential

E     Estate

L     Low

LM    Low- Medium

M     Medium

MH    Medium-High

H     High

\*     C     Commercial

CR    Commercial Recreation

I     Industrial

T     Transportation

U     Utilities

CF    Community Facilities

OR    Recreation & Open Space

W     Water

RAC   Regional Activity Center

Boundaries

City of Pompano Beach

13 Number



Reflects the maximum total number of units permitted within the dashed line of Palm Aire & Cypress Bend being 9,724 and 1,998

*	<b>Existing</b>
>	<b>Proposed</b>

### FOR ZONING MAP

Symbol    District

RS-1    One-Family Residence

RS-2    One-Family Residence

RS-3    One-Family Residence

\*     RS-4    One-Family Residence

RD-1    Two- Family Residence

RM-12   Multi-Family Residence

RM-20   Multi-Family Residence

RM-30   Multi-Family Residence

RM-45   Multi-Family Residence

RM-45/HR   Overlay

RPUD   Residential Planned Unit Dev.

AOD    Atlantic Boulevard Overlay District

MH-12   Mobile Home Park

B-1     Limited Business

\*     B-2     Neighborhood Business

>     B-3     General Business

B-4     Heavy Business

RO     Residence Office

M-1     Marina Business

M-2     Marina Industrial

I-1     General Industrial

I-1X    Special Industrial

O-IP    Office Industrial Park

BP     Business Parking

BSC    Planned Shopping Center

PCI    Planned Commercial /  
Industrial Overlay

PR     Parks & Recreation

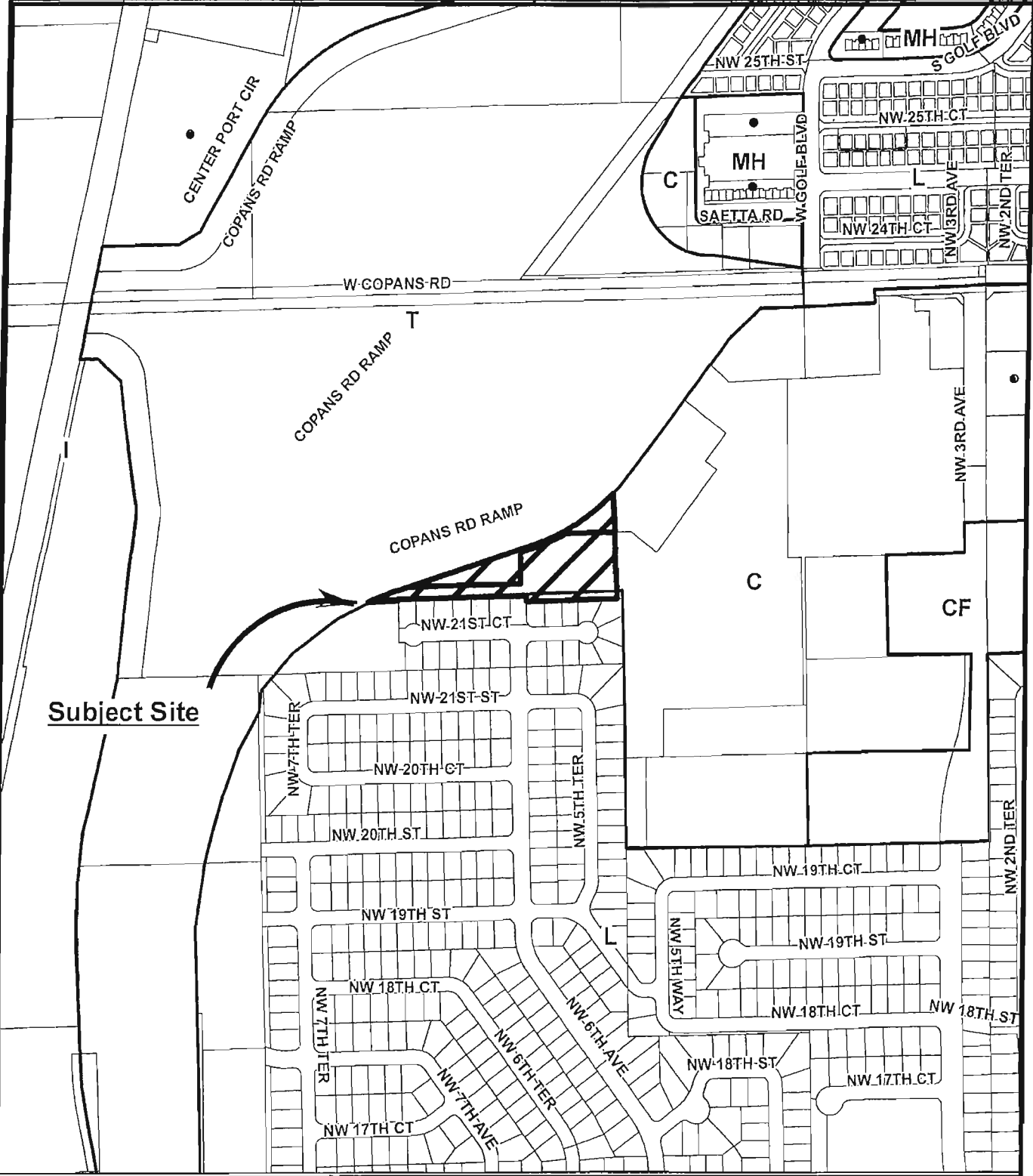
CR     Commerical Recreation

CF     Community Facilities

T     Transportation

PU     Public Utility

# CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



1 in = 500 ft

3

PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

# CITY OF POMPANO BEACH AERIAL MAP



**Subject Site**

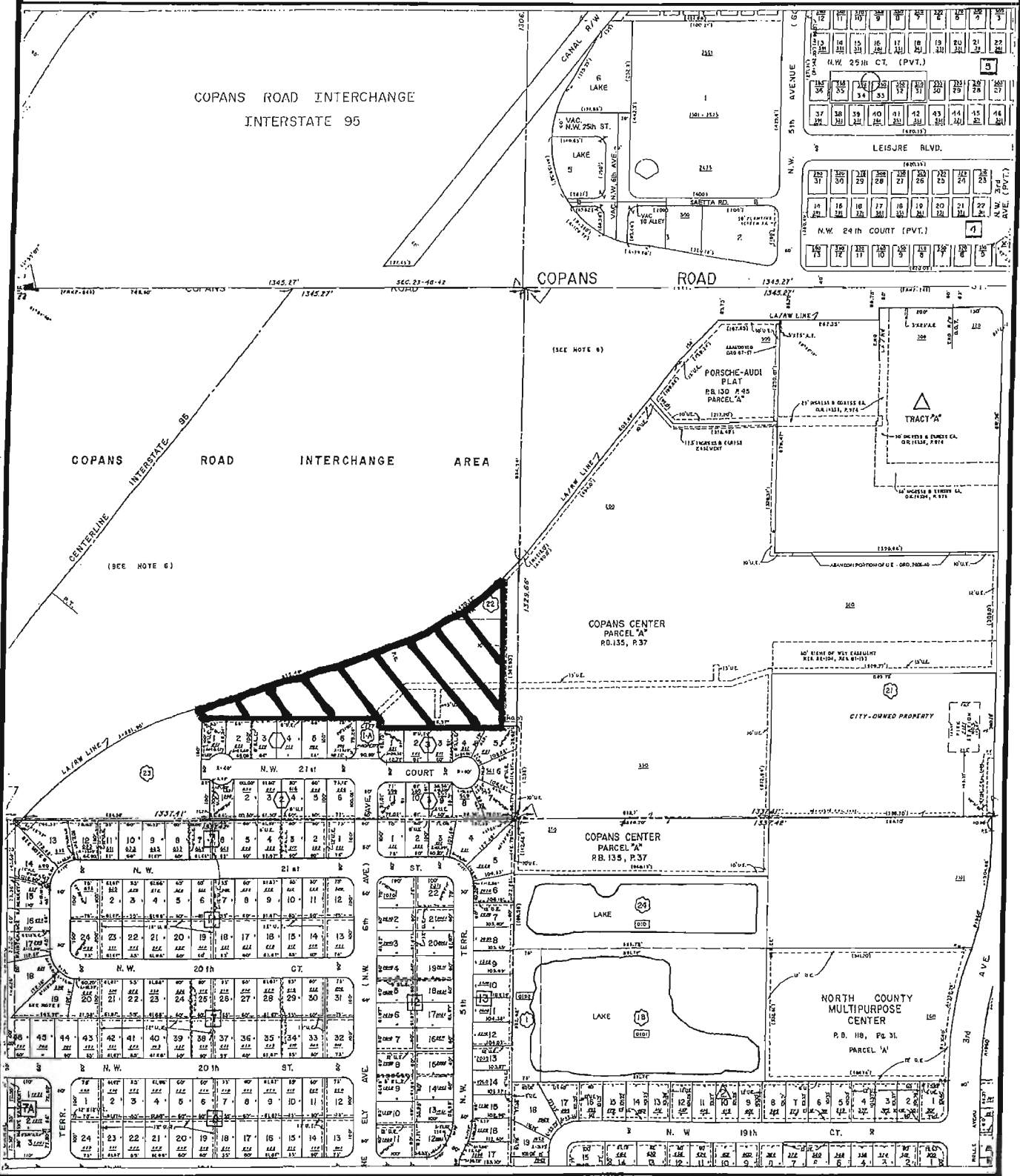
1 in = 500 ft

5

PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES



# EXCERPT FROM THE CITY OF POMPANO BEACH PLAT MAP



SCALE: NTS

↑  
NORTH

## REVIEW & SUMMARY

- A. Pursuant to Section 157.31(A) [Major Review: Development Review Committee Report and Notice to Applicant], the Development Services Director has compiled the department comments from the September 2, 2015 Development Review (DRC) meeting which are summarized below:

BSO Scott Longo

Review Complete No Comments 08/25/2015

CRA Lorri Hall

Review Complete No Comments

ENGINEERING DEPARTMENT Bob Lawson

Review Complete No Comments 08-28-15: No Comments.

BUILDING DIVISIONS Sal Pravata

Review Complete No Comments 9/1/2015

UTILITIES Nathaniel Watson

Review Complete Pending Development Order 8-24-2015

Neither the narrative nor the survey indicates how the rezoning and desired development shall impact the existing 15' utility easement in the subject area that accommodates an active City owned utility infrastructure. Please provide details regarding development in proximity of the existing utility easement.

PLANNING Chris Clemens

Review Complete Pending Development Order Glad to see the community was engaged. Was there a sign-in sheet? What was the outcome? Was there an agreement? Were there objections? What is this proposed development going to do to the drainage system?

FIRE DEPARTMENT Jim Galloway

Review Complete Pending Development Order This P&Z application is able to meet all of the Fire Department requirements at this time for Site Plan Review. However, the petitioner shall maintain all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time.

\*Additional comments may follow throughout the remainder of the permitting process. The buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval.

In accordance with NFPA 1 chapter 11 section 11.10.1 Minimum radio signal strength for fire department communications shall be maintained at a level determined by the AHJ.

Review Complete Pending Development Order The survey refers to a Mediated Settlement Agreement that was recorded and restricts the subject property to serving as retention area for adjacent properties. Since in the Project Narrative you indicate that the purpose for the rezoning is to eventually build a two-story building on the site, please provide information as to how you will accommodate the restrictions that have been placed on the property.

To avoid confusion, the location map should be revised since the indicated subject site includes property to the southwest that is apparently not supposed to be a part of the subject property to be rezoned.

A neighborhood meeting in accordance with Section 155.2302 is strongly encouraged to ensure that the concerns of the neighborhood to the south can be sought and addressed. In the Project Narrative, it was stated that an "informational meeting" was held with the homeowners association for that community, however, the Development Services staff was not notified. If the requirements of this section were met, please provide verification.

The following Comp Plan Policies will be used in the review of this application:

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

**01.03.12** The following criteria may be used in evaluating rezoning requests:

1. Density;
2. Design;
3. Distance to similar development;
4. Existing adjoining uses;
5. Proposed adjoining uses;
6. Readiness for redevelopment of surrounding uses; and.
7. Proximity to mass transit.

**B. Zoning Department staff submits the following factual information which is relevant to this rezoning request:**

1. The rezoning was reviewed by DRC on September 2, 2015.
2. The property is located south of the Copans Road I-95 ramp and north of NW 21 Ct.
3. The area to be rezoned is approximately 2.9974 acres.
4. The Zoning and uses of adjacent properties are:  
North – (T) – Transportation, I-95  
South – (RS-4) – Single Family Residential, housing units  
East – (B-3) – General Business, Automotive Showroom buildings and parking-  
West – (T) – Transportation, I-95
5. Access to this property is currently through the adjacent parcel with the same owner and eventually connecting to NW 3<sup>rd</sup> Avenue.
6. The Land Use Designation is (C) Commercial.

**C. The following goals, objectives and policies of the City's Comprehensive Plan have been identified as pertinent to this rezoning:**

**Objective**

01.03.00 Annually review and periodically update adopted land development regulations and established procedures that encourage the elimination or reduction of uses inconsistent with the City's character and Future Land Use Plan.

**Policies**

- 01.03.01 Eliminate or reduce nonconforming uses which are inconsistent with the land development regulations and the designations of the Future Land Use Plan map.
- 01.03.03 Encourage property owners to rezone the subject properties when initiating the development and/or redevelopment proposals to be consistent with the designations of the Land Use Plan Map.
- 01.03.04 Consider the preservation of established single family neighborhoods in all rezonings, land use plan amendments and site plan approvals.
- 01.03.11 Consider the compatibility of adjacent land uses in all Land Use Plan amendments and rezonings.
- 01.03.12 The following criteria may be used in evaluating rezoning requests:
1. Density;
  2. Design;
  3. Distance to similar development;
  4. Existing adjoining uses;
  5. Proposed adjoining uses;
  6. Readiness for redevelopment of surrounding uses; and.
  7. Proximity to mass transit.

**D. Recommendation:**

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

**Alternative Motion I**

Table this rezoning request to give staff additional time to research the history of the property.

**Alternative Motion II**

Recommend approval of the rezoning of the subject property from Community Business (B-2) & Single Family Residential (RS-4) to General Business (B-3) since the Board finds it consistent with the Comprehensive Plan Map, Objectives and Policies as stated previously.

**Alternative Motion III**

Recommend denial as the Board finds that the request is not consistent with the objectives and policies of the Comprehensive Plan included in this report.

**STAFF RECOMMENDS ALTERNATIVE MOTION I**



City of Pompano Beach  
 Department of Development Services  
 Planning & Zoning Division

100 W. Atlantic Blvd Pompano Beach, FL 33060  
 Phone: 954.786.4634 Fax: 954.786.4666

**Rezoning Application**

**Rezoning Review**

**Site Specific**                       **Planned Development**

400 W. Copans Road		RS-4 & B-2	B-3
<b>STREET ADDRESS</b>		<b>Current</b>	<b>Proposed Zoning</b>
Copans AMG (in progress)			
<b>Subdivision</b>		<b>Block</b>	<b>Lot</b>
<b>Representative or Agent's interest in property (Owner, Lessee, Etc)</b>		Representative is consultant (attorney will act as agent)	
<b>Has any previous application(s) been filed?</b>		Yes <input type="radio"/> No <input checked="" type="radio"/>	
<b>If Yes, give date of hearing and finding</b>		Plat application in progress. No previous zoning applications.	

<b>Agent or Representative</b>	<b>Landowner (Owner of Record)</b>
Linda Strutt Consulting, Inc.	AN Imports of Ft. Lauderdale, Inc.
<b>Business Name (if applicable)</b>	<b>Business Name (if applicable)</b>
Linda C. Strutt, AICP	James R. Bender, President
<b>Print Name and Title</b>	<b>Print Name and Title</b>
<i>Linda C. Strutt, President</i>	<i>James R. Bender</i>
<b>Signature</b>	<b>Signature</b>
<i>Linda C. Strutt</i>	<i>5/5/15</i>
<b>Date</b>	<b>Date</b>
<i>4/20/15</i>	c/o Auto Nation, 200 S.W. 1st Ave., 14th Floor
<b>Street Address</b>	<b>Street Address</b>
227 Goolsby Blvd., Deerfield Beach, FL 33442	Ft. Lauderdale, FL 33301
<b>Mailing Address City/ State/ Zip</b>	<b>Mailing Address City/ State/ Zip</b>
954-426-4305	954-769-6680 (Chip Sabadash)
<b>Phone Number</b>	<b>Phone Number</b>
linda@struttconsulting.com	SabadashC@autonation.com
<b>Email</b>	<b>Email</b>
Indicate your preferred medium to receive agendas and notifications: <input type="radio"/> Mail <input checked="" type="radio"/> E-Mail	Indicate your preferred medium to receive agendas and notifications: <input type="radio"/> Mail <input checked="" type="radio"/> E-Mail





City of Pompano Beach  
 Department of Development Services  
 Planning & Zoning Division

100 W. Atlantic Blvd Pompano Beach, FL 33060  
 Phone: 954.786.4634 Fax: 954.786.4666

### Rezoning Application

#### Rezoning Review

Site Specific  Planned Development

400 W. Copans Road	RS-1/2 & B-2	B-3
<b>STREET ADDRESS</b>	<b>Current</b>	<b>Proposed Zoning</b>
Copans AMG (in progress)		
<b>Subdivision</b>	<b>Block</b>	<b>Lot</b>
<b>Representative or Agent's interest in property (Owner, Lessee, Etc)</b>	Representative is consultant (attorney will act as agent)	
<b>Has any previous application(s) been filed?</b>	Yes <input type="radio"/> No <input checked="" type="radio"/>	
<b>If Yes, give date of hearing and finding</b>	Plat application in progress. No previous zoning applications.	

Agent or Representative	Landowner (Owner of Record)
Linda Strutt Consulting, Inc.	Richard P. Brandstatter, Director of Real Estate
<b>Business Name (if applicable)</b>	<b>Business Name (if applicable)</b>
Linda C. Strutt, AICP	Napleton Investment Partnership, LP
<b>Print Name and Title</b>	<b>Print Name and Title</b>
<i>Linda C. Strutt</i> Linda C. Strutt President	<i>Richard P Brandstatter</i> Director of Real Estate
<b>Signature</b>	<b>Signature</b>
<i>4/20/15</i>	<i>RBrandstatter</i>
<b>Date</b>	<b>Date</b> 4/30/15
<b>Street Address</b>	<b>Street Address</b>
227 Goolsby Blvd., Deerfield Beach, FL 33442	1 E. Oak Hill Drive, Suite 100
<b>Mailing Address City/ State/ Zip</b>	<b>Mailing Address City/ State/ Zip</b>
954-426-4305	Westmont, IL 60559
<b>Phone Number</b>	<b>Phone Number</b>
630-455-2945	
<b>Email</b>	<b>Email</b>
linda@struttconsulting.com	rick@napleton.com
<b>Indicate your preferred medium to receive agendas and notifications:</b> <input type="radio"/> Mail <input checked="" type="radio"/> E-Mail	<b>Indicate your preferred medium to receive agendas and notifications:</b> <input type="radio"/> Mail <input checked="" type="radio"/> E-Mail

