



## SUMMARY ZONING REPORT

# Hammondville Road, Pompano Beach, FL, USA

### Prepared On

10-12-2023

### Prepared For

XYZ

### Report ID

10616-10-12-2023

Dear Customer,

We are pleased to present the Zoning Summary Report for **Hammondville Road, Pompano Beach, FL, USA**.

This comprehensive report aims to provide a concise overview of the zoning regulations and requirements applicable to the project site. By consolidating pertinent information, we aim to offer you a clear understanding of the zoning framework that will shape the project's development.

In this report, you will find a detailed analysis of the zoning district in which the project site is located. We have carefully examined the zoning code, land use restrictions, setbacks, permitted uses, and any special considerations unique to the area.

Our team of zoning experts has meticulously researched and compiled the most up-to-date information available, ensuring the accuracy and reliability of this report. We have worked closely with local authorities and reviewed official records to gather the necessary data.

The key objectives of this Zoning Summary Report are:

- To provide a clear understanding of the zoning regulations governing the project site.
- To highlight any zoning restrictions or requirements that may affect the project's design, construction, or land use.
- To identify potential challenges or opportunities arising from the zoning framework.
- To guide decision-making processes by outlining the necessary steps for compliance with zoning regulations.

We recognize the importance of aligning the project with local zoning regulations, and our aim is to equip you with the knowledge necessary to make informed decisions throughout the development process. Should you require further clarification or assistance, our team is readily available to address any questions or concerns that may arise.

We sincerely appreciate the opportunity to assist you in this critical phase of the project, and we look forward to collaborating with you to ensure its success.

Please find the detailed zoning analysis and findings in the subsequent sections of this report.

Thank you for your trust and confidence in our expertise.

## Express Zoning Report Summary

We are pleased to present the Zoning Summary Report for 1258 Hammondville Road, Pompano Beach, Florida. This comprehensive report aims to provide a concise overview of the zoning regulations and requirements applicable to the project site. By consolidating pertinent information, we aim to offer you a clear understanding of the zoning framework that will shape the project's development. In this report, you will find a detailed analysis of the zoning district in which the project site is located. We have carefully examined the zoning code, land use restrictions, setbacks, permitted uses, and any special considerations unique to the area. Our team of zoning experts has meticulously researched and compiled the most up-to-date information available, ensuring the accuracy and reliability of this report. We have worked closely with local authorities, and reviewed official records to gather the necessary data. The key objectives of this Zoning Summary Report are: To provide a clear understanding of the zoning regulations governing the project site. To highlight any zoning restrictions or requirements that may affect the project's design, construction, or land use. To identify potential challenges or opportunities arising from the zoning framework. To guide decision-making processes by outlining the necessary steps for compliance with zoning regulations. We recognize the importance of aligning the project with local zoning regulations, and our aim is to equip you with the knowledge necessary to make informed decisions throughout the development process. Should you require further clarification or assistance, our team is readily available to address any questions or concerns that may arise. We sincerely appreciate the opportunity to assist you in this critical phase of the project, and we look forward to collaborating with you to ensure its success. Please find the detailed zoning analysis and findings in the subsequent sections of this report. Thank you for your trust and confidence in our expertise.

### 1. Site Information

<b>County</b> Broward	<b>Parcel #</b> 484234000912
<b>Address</b> Hammondville Road, AKA 1258 Dr. Martin Luther King Jr Boulevard	<b>Site Area</b> 2.91237 Acres or 126,861 Square Feet +/- (per client provided Site Plan)
<b>Year Built</b> 1976	<b>Current Use(s)</b> Refrigerated Warehouse
<b>Building Area</b> 25,487 Square Feet	<b>Parking Stalls</b> None shown (per aerial imagery review)

<b>Zone Details Link</b> <a href="https://www.zoneomics.com/code/pompano-beach-FL/chapter_1">https://www.zoneomics.com/code/pompano-beach-FL/chapter_1</a>	<b>Jurisdiction Or City</b> City of Pompano Beach, FL
<b>Units</b> Not Applicable	



*Aerial Image of 1258 Hammondville Road, AKA 1258 Dr. Martin Luther King Jr Boulevard*

## 2. Zoning Information

### Zoning Designation

I-1, General Industrial District

### Zoning Description

The General Industrial (I-1) district is established and intended to accommodate a wide range of light and moderate manufacturing, assembly, fabrication, processing, distribution, warehousing, research and development , and other industrial uses—but not heavy or hazardous manufacturing processes. The district may also include some uses that are ancillary to industrial development (e.g., vocational schools, business support services) or provide convenience services to industrial employees (e.g., child care facilities, gasoline filling stations , banks), as well as some uses that may

### Zoning Overlays

No overlays associated with the property

## Historic Designation

None

## Zoning And Uses Of Abutting Properties

### north

I-1, General Industrial District

### south

I-1, General Industrial District

### east

I-1, General Industrial District

### west

I-1, General Industrial District

## Zoning Map Excerpt



### 3. Permitted Uses

#### What is the current use(s) of the property?

Refrigerated Warehouse (per client provided information)

#### Is the current use(s) allowed and permitted?

Yes, the Refrigerated Warehouse use is permitted by right within the I-1, General Industrial District, as confirmed by Appendix A, Consolidated Use Table.

#### What are the permitted uses for this zoning district?

##### As Of Right:

Newspaper or Magazine Publishing, Radio or Television Station, Telecommunications Facility Collocated on an Existing Structure Other than a Telecommunications Tower, Telecommunications Facility Collocated on an Existing Telecommunications Tower, Telecommunications Facility on New Freestanding Tower, Museum, Child Care Facility, Vocational or Trade School, Specialty Arts School, Fire or EMS Station, Fire Training Facility, Government Maintenance Storage or Distribution Facility, Police Station, Medical Office, Urgent Care Facility 24-hours, Community Garden, Park or Plaza, Aircraft or Aviation Equipment Sales or Rental, Transportation Passenger Station/Terminal, Utility Use Major, Utility Use Minor, Animal Shelter or Kennel, Boat or Marine Repair and Servicing, Boat Sales or Rental, Business Service Center, Conference or Training Center, Employment Agency, Parcel Services, Telephone Call Center, Sport Shooting and Training Range, Other Indoor Commercial or Membership Recreation/ Entertainment Use, Bar or Lounge, Hall for Hire, Restaurant, Specialty Eating or Drinking Establishment, Automotive Painting or Body Shop, Automotive Parts Sales without Installation, Automotive Parts Sales with Installation, Automotive Repair and Maintenance Facility, Automotive Wrecker Service, Battery Exchange Station, Car Wash or Auto Detailing, Gasoline Filling Station, New Automobile and Light Truck Sales, Used Automobile and Light Truck Sales with Indoor Display Only, Automobile and Light Truck Rental, Muffler/Transmission Sales and Installation, Parking Deck or Garage, Parking Lot, Taxi or Limousine Service Facility, Tire Sales and Mounting, Heavy Truck/ Recreational Vehicle/Trailer Repair and Servicing, Heavy Truck/Recreational Vehicle/Trailer Sales, Heavy Truck/Recreational Vehicle/Trailer Rental, Limited Auto Dealership Fleet Automobile Sales, Contractor's Office, Professional Office, Crematory, Lawn Care Pool or Pest Control Service, Hotel or Motel, Building Heating/Air Conditioning Plumbing or Electrical Contractor's Storage Yard, Educational Scientific or Industrial Research and Development, Electric Motor Repair, Fuel Oil or Bottled Gas Distribution, Fuel Oil Storage, General Industrial Services, Heavy Equipment Establishments, Laundry Dry Cleaning Carpet Cleaning or Dyeing Facility, Machine Shop, Metal-Working Welding Plumbing or Gas Steam or Water Pipe Fitting, Audio and Visual Recording and Production Studio, Repair of Scientific or Professional Instruments, Tool Repair Shop, Boat Manufacturing, Furniture Manufacturing and Woodworking, Food and/or Beverage Products Manufacturing (without slaughtering), Manufacturing Assembly or Fabrication Light, Truck or Freight Terminal, Warehouse Distribution and Storage, Plant Nursery Wholesale, Other Wholesale Use, Accessory Dwelling Unit, Specialty medical facility, Specialty hospital, General hospital, Medical or dental lab, Solar Energy Collection System, Day labor service

**Accessory Uses:**

Amateur Ham Radio Antenna, Automated Teller Machine(ATM), Bike Rack, Canopy Vehicular Area, Dock, Electric Vehicle(EV) Level 1 or 2 Charging Station, Electric Vehicle(EV) Level 3 Charging Station, Fence or Wall, Garage or Carport, Greenhouse, Green Roof, Outdoor Seating Including Sidewalk Cafes, Rainwater Cistern, Recycling Drop-Off Station, Retail Sales, Satellite Dish, Small Wind Energy System, Swimming Pool Spa or Hot Tub, Television or Radio Antenna, Mechanical Equipment and Similar Features, Uncovered Porches Decks Patios Terraces and Walkways, Flagpoles, Lighting Fixtures Projecting or Free-standing, Eating and Drinking Establishments, Limited Mental Health Treatment Facility, Alcoholic Beverage Sales as an Accessory Use to a Brewery Winery or Distillery, Package Sales as an Accessory Use to a Bar or Lounge, Retail Clinic, Mobile Vendors on Private Property, Drive-through service, Outdoor Storage, Solar Energy Collection System

**Temporary Uses:**

Farmers Market(Temporary Use)

**Special Exception Uses:**

Senior Center, Youth Center, Adult Day Care Center, Other Outdoor Commercial or Membership Recreation/Entertainment Use, Used Automobile and Light Truck Sales with Outdoor Display, Self-Storage or Mini-Warehouse Facility, Waste-Related Services, Medical Marijuana Health Care Establishment, Medical Marijuana Treatment Center(MMTC) Related Industrial Establishment, Outdoor Storage

**Temporary Interim Uses:**

Interim Industrial Use

**Prohibited:**

Dwelling Live/Work, Dwelling Mobile Home, Dwelling Multifamily, Dwelling Single-Family, Dwelling SingleFamily(Zero Lot Line), Dwelling Two-Family, Dwelling Mixed Use, Family Community Residence, Transitional Community Residence, Mobile Home Park, Assisted Living Facility, Recovery Community, Continuing Care Retirement Community, Rooming or boarding house, Community Center, Library, College or University, School Elementary, School High, School Middle, Correctional Facility, Courthouse Facility, Government Administrative Offices, Post Office, Nursing Home Facility, Arboretum or Botanical Garden, Cemetery or Mausoleum, Civic Center, Halfway House or Shelter, Lodge or Club, Place of Worship, Aviation Related Uses, Helicopter Landing Facility, Animal Grooming, Pet Hotel, Veterinary Hospital or Clinic, Pet Shop, Boat Dry Storage Facility, Boat or Marine Parts Sales without Installation, Boat or Marine Parts Sales with Installation, Boat Towing Service, Docking Facility Barge, Docking Facility Commercial Fishing Boat, Docking Facility Recreational Boat, Marina, Yacht Club, Travel Agency, Amusement Arcade, Arena Stadium or Amphitheater, Auditorium or Theater, Bowling Alley or Skating Rink, Gaming Establishment, Golf Course, Golf Driving Range, Miniature Golf Course, Motion Picture Theater, Racing Facility Dog or Horse, Racquet Sports Facility, Brewpub, Nightclub, Art Music or Dance Studio, Bank or Financial Institution, Dry-Cleaning or Laundry Drop-Off Establishment, Laundromat, Personal and Household Goods Repair Establishment, Personal Services Establishment, Check Cashing or Payday Loan Store, Antique Store, Art

Gallery, Book or Media Shop, Consignment Boutique, Convenience Store, Grocery Store, Drug Store or Pharmacy, Farmers Market, Home and Building Supply Center, Local Liquor or Package Store, Regional Liquor or Package Store, Beer or Wine Store, Pawn Shop, Thrift Shop, Indoor Mall or Marketplace, Other Retail Sales Establishment, Condo Hotel, Bed and Breakfast Inn, Cement Concrete Batch Plant, Cement Concrete or Brick Products Manufacturing, Manufacturing Assembly or Fabrication Heavy, Junkyard or Salvage Yard, Clothesline, Clubhouse, Drop-In Child Care, Family Child Care Home, Family Child Care Home Large, Home Based Business, Limited Fuel/Oil/Bottled Gas Distribution, Outdoor Display of Merchandise, Parking or Storage of Motor Vehicles Recreational Vehicles Boats or Trailers, Parking or Storage of Commercial Vehicles, Storage Shed, Dormitory, Gazebo, Screened Enclosures with Screen Roof, Bandshell or Outdoor Stage, Temporary Portable Storage Unit, Temporary Use of an Accessory Structure as a Principal Dwelling After a Catastrophe, Interim Commercial Use, Fortune-telling establishment, Tattoo or body piercing establishment, Auction house, Flea market, Retail sales establishment large, Sexually oriented business, Showroom wholesale

## 4. Development Standards

**The Following Regulations Were Obtained From The City Of Pompano Beach Florida Zoning Ordinance. The Existing Values Are Based On Available Online Information And The Client Provided Site Plan.**

Standard	Value	Complies?	Additional Information
Minimum Lot Area: 10,000 Square Feet	126,861 Square Feet +/- (per client provided Site Plan)	Yes	The existing lot area exceeds the minimum 10,000 Square Feet required
Minimum Lot Width: 100 Feet	Exceeds 100 Feet (per scaled aerial imagery review)	Yes	
Maximum Building Height: 45 Feet	1 Story / Height in feet not show on the Site Plan	Yes*	Please note, the height conformance is based on an average of 12 Feet per Story



Maximum Lot Coverage: 65%	20%*	Yes	*25,487 Square Feet of Building Coverage / 126,861 Square Feet of Lot Area = 20%
Minimum Pervious Area: 20%	25%	Yes*	*Estimated 50,000 Square Feet of pervious area / 126,861 Square Feet of Lot Area = 25%
Minimum Front Yard Setback: 25 Feet	Hammondville Road: Exceeds 25 Feet (per scaled Site Plan)	Yes	
Minimum Street Side Yard Setback: 10 Feet	Farmers Market Road: Exceeds 25 Feet (per scaled Site Plan)  NE 13th Avenue: Exceeds 25 Feet (per scaled Site Plan)	Yes	
Minimum Interior Side Yard Setback: 10 Feet	Not Applicable	Yes	
Minimum Rear Yard Setback: 30 Feet	South Property Line: 15 Feet (per scaled Site Plan)	No	The existing building encroaches into the 30 Foot Rear Yard Setback by approximately 15 Feet. See Section 6.

Development Regulations Status: Legal Nonconforming. See Section 6 for additional information.

## Conformance Status

## 5. Parking Requirements

Standard	Formula	Complies?
Warehouse, Distribution, and Storage Uses: 1 Space per 750 Square Feet for the first 3,000 Square Feet of floor area, then 1 Space per 2,500 Square Feet of additional floor area	$3,000 / 750 = 4$ $22,487 / 2,500 = 9$ Total Parking Required: 13 Spaces Total Provided Parking Spaces: 14 Regular and 12 Loading Spaces	Yes, the existing parking is conforming.

### Conformance Status

## 6. Non-conforming Analysis

**Are there any aspect(s) of the site that currently do not meet zoning code requirements?**

Yes. The existing building encroaches into the 30 Foot Rear Yard Setback by approximately 15 Feet.

**If the above response is yes, is this considered a legal non-conforming situation?**

Yes. The existing property was originally developed in 1976, prior to the adoption of the current zoning ordinance in 2012. Any nonconforming characteristic is considered pre-existing, legally nonconforming to the current code requirements,

**Is there a rebuild and/or non-conforming set of rules code available?**

Yes, the City of Pompano Beach Zoning Ordinance has a set of legal non-conforming rules which state the following:

## 7. Conformance Status & Conclusions

### **Is the site confirming to use**

Yes, the Refrigerated Warehouse use is permitted by right within the I-1, General Industrial District, as confirmed by Appendix A, Consolidated Use Table.

### **Is the site conforming to development standards (setbacks, height, FAR, etc.)?**

All development standards are conforming, other than the Rear Yard Setback. The existing building encroaches into the 30 Foot Rear Yard Setback by approximately 15 Feet.

### **Is the site conforming to parking?**

Yes, the existing parking conforms to the current code requirements

## 8. Additional Comments

Please note, a Zoning Verification Letter, confirming the current zoning designation of I-1, is attached.

## 9. Zoning Report Certification

I, April Dinger, certify that I have conducted a thorough review of the zoning regulations and restrictions applicable to 1258 Hammondville Road, Pompano Beach, FL, USA, as of June 12, 2023. The information contained in this zoning report is accurate and based on diligent research, including examination of official records, permits, and applicable zoning ordinances. I further confirm that all findings and conclusions presented in this report are true and complete to the best of my knowledge and professional expertise. This zoning report is intended solely for the use of Cole Dauito, Dauito Group, and should not be relied upon by any other party without proper authorization. Any use or reliance on this zoning report by parties other than the intended recipient is done at their own risk. Signed, April Dinger Zoning Report Manager June 12, 2023

## 10. Other Contact Information

### jurisdiction or city

City of Pompano Beach, Florida

Daniel T. Keester-O'Mills, AICP

Principal Planner

(954) 786-4679

### Surveyor

Survey not provided for review

### Title Company

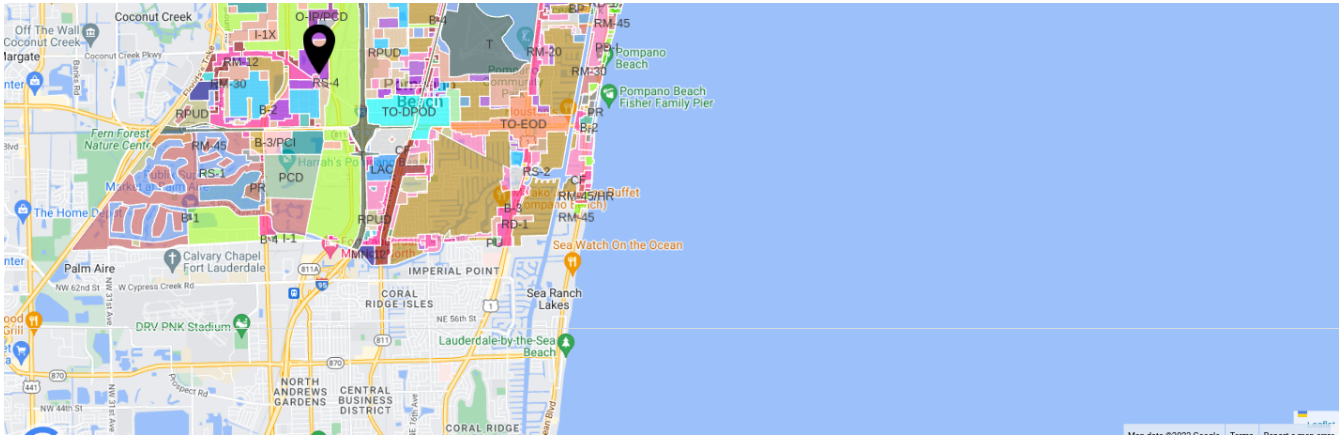
Commercial Appraiser

### Commercial Appraiser

## Attachments

Attachment File	Attachment Description
	N/A

# ZONING MAP



**If you have any questions about Zoneomics Report or other services please contact Zoneomics**

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