



Staff Report

File #: LN-749

ZONING BOARD OF APPEALS

Meeting Date: **JULY 17, 2025**

VARIANCE - LT 20 LLC

Request:	Variance
P&Z#	25-11000012
Owner:	LT 20 LLC
Project Location:	115 NW 16 St
Folio Number:	484226000371
Land Use Designation:	I (Industrial)
Zoning District:	I-1 (General Industrial)
Agent:	Matthew Scott
Project Planner:	Scott Reale

Summary:

The Applicant Landowner requests a Variance from Section 155.3402(C) of the Pompano Beach Zoning Code, which establishes the intensity and dimensional standards for the General Industrial (I-1) Zoning District. The requested Variance would allow for the construction of an addition to an existing warehouse, including reducing the required 10-foot interior side yard setback to 0 feet and continuing an existing nonconforming rear yard setback of 0 feet in lieu of the 30-foot rear yard setback required by Code.

The property is located along the north side of NW 16th Street, approximately 230 feet west of N Dixie Highway, in the Northwest CRA.

ZONING REGULATIONS

§155.3402. GENERAL INDUSTRIAL (I-1)

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(C) Intensity and Dimensional Standards

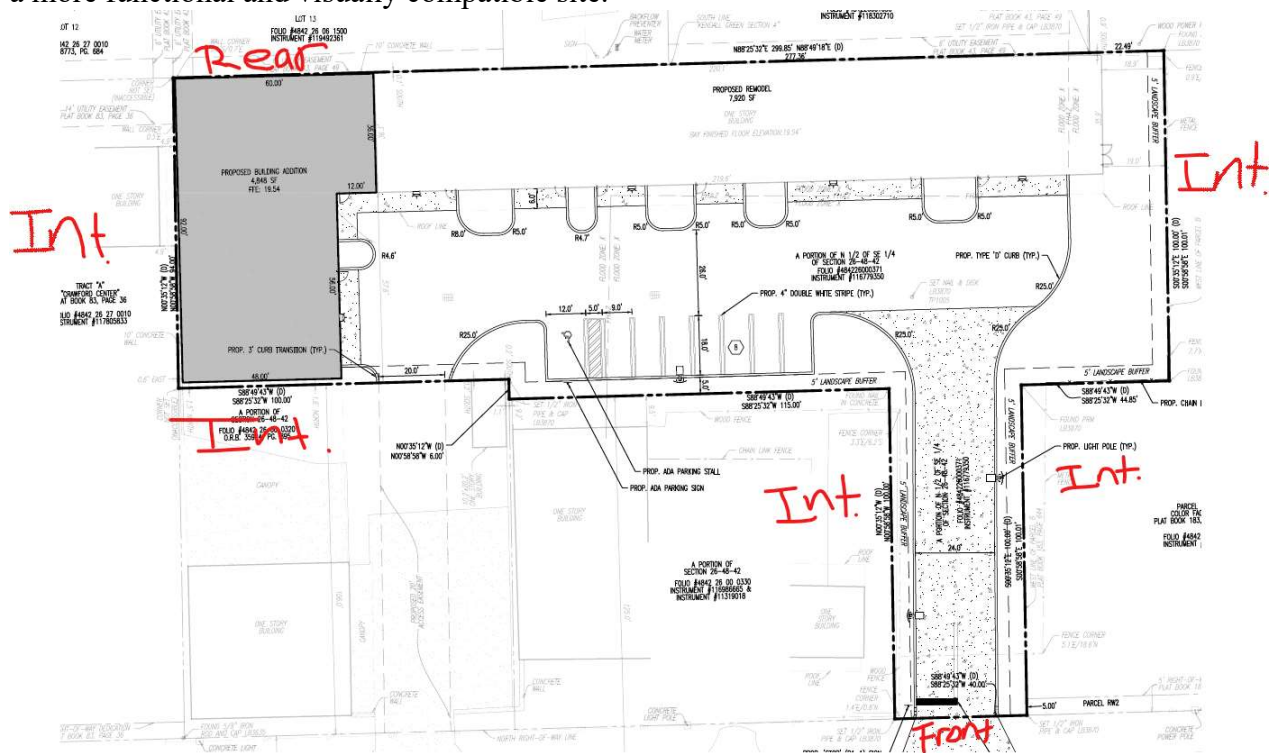
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Interior side yard setback, minimum: 10 feet

Rear yard setback, minimum: 30 feet

PROPERTY INFORMATION AND STAFF ANALYSIS

1. The subject property contains a one-story, 7,920-square-foot industrial warehouse originally constructed in the late 1960s. It was part of a larger parcel that was later subdivided in a nonconforming manner by a prior owner, resulting in an irregular “flag lot” with a narrow access driveway and limited street frontage. The current owner purchased the property in February 2025 and intends to modernize and expand the facility.
2. The requested Variance would allow for a 4,848-square-foot addition that extends the existing north-facing façade along the established 0-foot rear setback. The proposed construction would also encroach into the interior side yards with a proposed 0-foot setback from the west lot line and a 0-foot setback along a portion of the south property line. Despite the nonconformities, the proposed improvements include interior renovations, exterior upgrades, new parking, and enhanced landscaping-contributing to a more functional and visually compatible site.



3. The applicant has submitted a Major Site Plan application (PZ #25-12000014) in support of the warehouse expansion. A pre-application meeting was held on May 13, 2025, followed by a Development Review Committee (DRC) meeting on July 2, 2025.
4. There is an active code enforcement case (Case #22-06006093) related to structural work performed without permits. This case follows a prior case (Case #16-06002992), that was closed due to a folio number change associated with the prior owner's unauthorized subdivision.
5. The property has three building permits currently in Plan Check status: BP #20-1445 (demolition); BP #22-4757 (building layout); and BP #23-7037 (egress lighting).
6. The requested Variance would allow for the expansion of the existing structure in a manner consistent with the current site conditions while supporting continued industrial use in accordance with the surrounding development pattern. Staff notes the presence of an 11-foot masonry wall at the rear of the property, which provides a buffer between the industrial use and adjacent residential properties to the north.

LAND USE PATTERNS

Subject property (Zoning District | Existing Use):

- I-1 | warehouse building (no active BTR)

Surrounding Properties (Zoning District | Existing Use):

- North: RS-2 | single-family dwellings
- South: I-1 | warehouse building (no active BTR)
- West: I-1 | warehouse building (no active BTR)
- East: I-1 | vacant parcel

VARIANCE REVIEW STANDARDS

A Variance application shall be approved only on a finding that there is competent substantial evidence in the record that all of the following standards are met:

- a) There are extraordinary and exceptional conditions (such as topographic conditions, narrowness, shallowness, or the shape of the parcel of land) pertaining to the particular land or structure for which the Variance is sought, that do not generally apply to other lands or structures in the vicinity;
- b) The extraordinary and exceptional conditions referred to in paragraph a., above, are not the result of the actions of the landowner;
- c) Because of the extraordinary and exceptional conditions referred to in paragraph a., above, the application of this Code to the land or structure for which the Variance is sought would effectively prohibit or unreasonably restrict the utilization of the land or structure and result in unnecessary and undue hardship;
- d) The Variance would not confer any special privilege on the landowner that is denied to other lands or structures that are similarly situated.
- e) The extent of the Variance is the minimum necessary to allow a reasonable use of the land or structure;
- f) The Variance is in harmony with the general purpose and intent of this Code and preserves its spirit;
- g) The Variance would not adversely affect the health or safety of persons residing or working in the neighborhood, be injurious to property or improvements in the neighborhood, or otherwise be detrimental to the public welfare; and
- h) The Variance is consistent with the comprehensive plan.

Staff Conditions:

Should the Board determine that the applicant has provided competent and substantial evidence demonstrating compliance with the eight variance review criteria, staff recommends the following conditions be incorporated into the Board's Order of Approval:

1. The applicant shall obtain all necessary permits and approvals, including a Major Site Plan Development Order and Building and Zoning Compliance permits.
2. Development shall be in substantial conformance with the plans submitted in support of this variance application and Site Plan application PZ #25-12000014. No additional encroachments shall be permitted.
3. The site shall maintain a minimum 20% pervious area, as required by the I-1 zoning district standards.
4. The applicant shall resolve all outstanding issues identified in Code Violation Case #22-06006093 to the satisfaction of the Code Compliance Department, including payment of any applicable fines and completion of any required corrective actions.

CITY OF POMPANO BEACH

AERIAL MAP



Legend

-  Pompano Beach Parcels
-  Applicant Parcel

Scale:
1:2,500

LT 20 LLC

115 NW 16 ST

Variance

Created by:
Department of
Development Services

