

Staff Report

File #: LN-831

PLANNING AND ZONING BOARD

Meeting Date: JANUARY 28, 2026

FIRST 95 DISTRIBUTION CENTER PH2

Request: Major Site Plan
P&Z# 25-12000030
Owner: FR NW 12 Terrace LLC
Project Location: 1000 - 1041 NW 12th Ter
Folio Number: 484234490020
Land Use Designation: I (Industrial)
Zoning District: I-1 (General Industrial)
Commission District: 4 (Beverly Perkins)
Agent: Joselyn Aldas
Project Planner: Pamela Stanton (954-786-5561 / pamelastanton@copbfl.com)

Summary:

The proposed Major Site Plan application is for the redevelopment of an existing industrial outdoor storage site with two new industrial warehouse buildings with loading docks, totaling approximately 315,340 square feet on a 19.38-acre site, along with associated parking and landscaping. The applicant is not proposing any outdoor storage.

The project was reviewed by the DRC on October 1 and November 19, 2025, and was approved by the Architectural Appearance Committee on January 6, 2026.

The property is located east of I-95, between Martin Luther King Jr. Boulevard and NW 15 Street on NW 12 St. The site is bounded on the north and west sides by an FEC spur. A separately owned 9,300-square-foot parcel is located to the northeast of the project site, with access provided through the project site for maintenance of an existing billboard.

SITE PLAN REVIEW STANDARDS

An application for a Major Site Plan shall be approved only on a finding that there is competent, substantial evidence in the record that the development, as proposed:

1. Is consistent with the land use designation in the comprehensive plan;

The land use designation for this property is I (Industrial). The proposal is for an industrial warehouse development. The development is consistent with the City of Pompano Beach Comprehensive Plan, and the Future Land Use Element Goals, Objectives and Policies contained therein:

Policy 01.14.01 *The City shall emphasize redevelopment and infill, which concentrates the growth and intensifies the land uses consistent with the availability of existing urban services and infrastructure in order to conserve natural and manmade resources.*

Policy 01.14.07. *All site plans will be reviewed for Crime Prevention Through Environmental Design(CPTED) design principles such as lighting, street design, natural surveillance, natural access control, and territorial reinforcement. CPTED infrastructure such as security lighting, security cameras, bollards and other access control methods will be required based on the specific needs of the project.*

2. Complies with the applicable district, use, and intensity and dimensional standards of this Code (Articles 3, 4, and 5);

Article 3: Zoning Districts

The project complies with the Intensity and Dimensional Standards of the I-1 (General Industrial) in Article 3.

Article 4: Use Standards

The development proposes an industrial use that complies with the use-specific standards in Article 4: Use Standards and is consistent with section 155.4228.C. Warehouse, Distribution and Storage.

Article 5: Development Standards

See Section 3 below.

3. Complies with the applicable development standards of this Code (Article 5);

The development complies with the requirements of Article 5, including Access, Parking, and Loading, Landscaping, and Exterior Lighting.

4. Complies with all other applicable standards in this Code;

The proposed site plan complies with the applicable standards in the Code.

5. Complies with all requirements or conditions of any prior applicable Development Orders;

The site was previously constructed in compliance with the Development Order for Minor Site Plan PZ#20-12000048, which allowed an outdoor storage yard as permitted by Special Exception PZ#20-17000008. This Major Site Plan will replace the previously approved site plan for the outdoor storage yard.

6. The concurrency review has been completed in accordance with Chapter 154 (Planning) of the Code of Ordinances;

Based on the estimated demand calculated below, the proposed project complies with concurrency requirements.

Wastewater Treatment Demand
Water Treatment Demand
Raw Water Demand

33,00 gallons per day *
39,849 gallons per day *
43,037.57 gallons per day *

Park Acreage Required	N/A
School Impacts	N/A
Solid Waste Generation	6,720 lbs. per day (City has a contract with Waste Management for disposal of all solid waste through 2033)

* The City has adequate capacity to serve the proposed project

7. Is designed to provide safe, adequate, paved vehicular access between buildings within the development and streets as identified on the Broward County Trafficways Plan;

The project is not located on a street identified in the Broward County Trafficways Plan.

8. Complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance;

The property is not located within a Broward County Wellfield Protection Zone.

9. Complies with crime prevention, security strengthening, and CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance, and activity support.

As part of the Major Site Plan and Building Design application, the applicant's team has developed a separate CPTED security plan which addresses the CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance and activity support.

10. Complies with the adopted Fire Codes and Standards pursuant to City Code Section 95.02;

The proposed site plan was reviewed by the Fire Plans Examiner during DRC.

11. Considers and mitigates any potential adverse impacts on environmentally sensitive lands identified by the City Comprehensive Plan or Broward County Land Use Plan;

Not applicable.

12. Complies with the approved Transportation Corridor Study, unless in direct conflict with another Zoning Code provision.

The proposed development is not located on a roadway that is included in the Transportation Corridor Study.



Staff Conditions:

1. Amend the 20-foot access easement to align with the proposed driveway at the northeast corner of the property and follow the length of the driveway to the south end of the site, or revise the plans to provide an alignment of the driveway with the existing easement.
2. Provide a copy of the recorded cross-access easement between the subject property and the property to the northeast for access for the existing billboard maintenance.
3. Standard Conditions of Approval required prior to Building Permit / Zoning Compliance Permit issuance:
 - a. Provide evidence that the selected Sustainable Development Point options from Table 155.5802 have been met.
 - b. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
 - c. Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.
 - d. Provide a copy of the CPTED plan approved by the Broward Sheriff's Office.

PZB

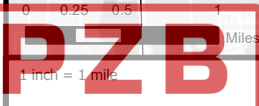
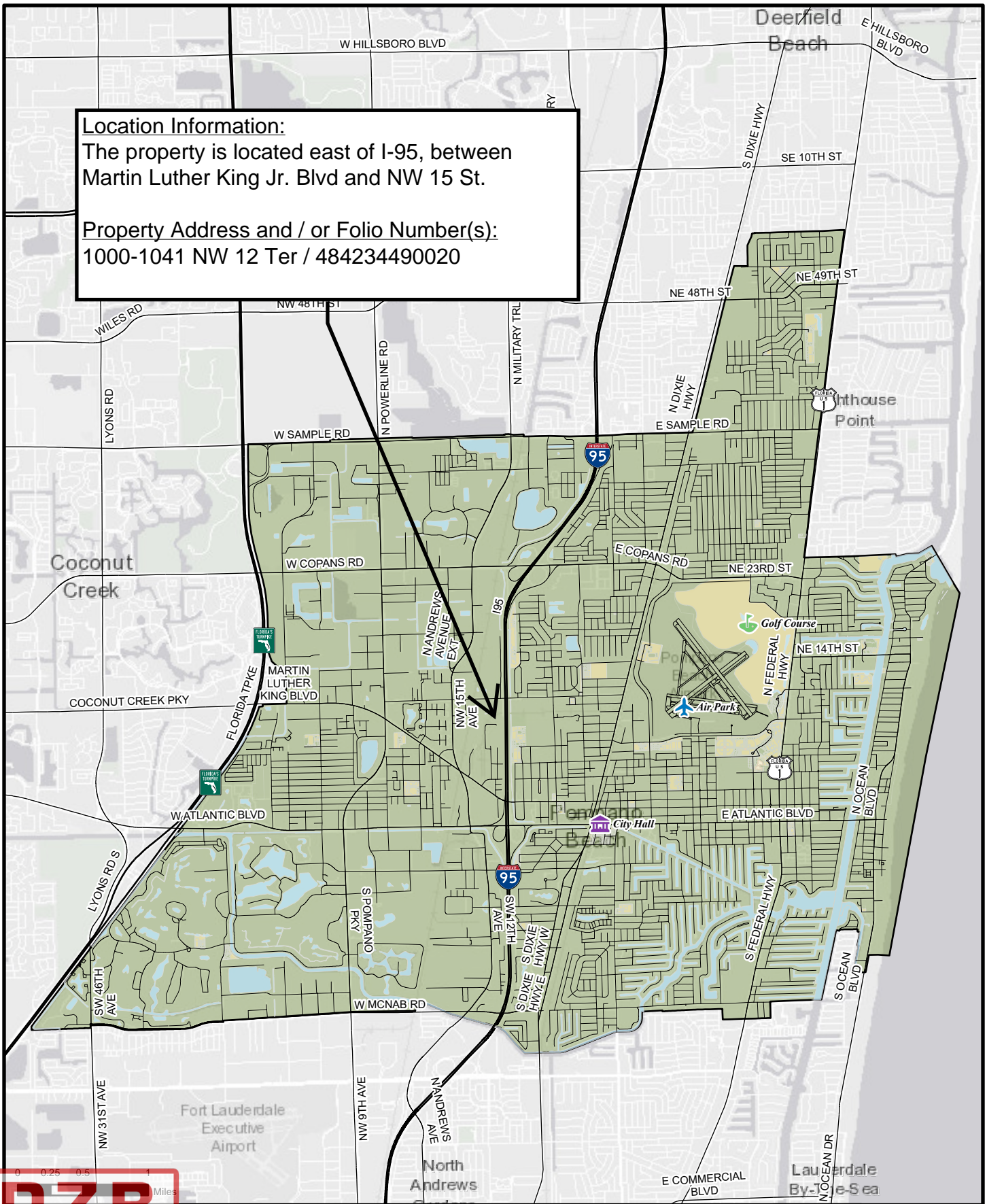
PZ25-12000030
City of Pompano Beach
01/28/2026

Location Information:

The property is located east of I-95, between Martin Luther King Jr. Blvd and NW 15 St.

Property Address and / or Folio Number(s):

1000-1041 NW 12 Ter / 484234490020



PZ25-1200030
Created by: GIS Department | B.C.
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City of Pompano
Beach





 Applicant Parcel

 Municipal Boundary

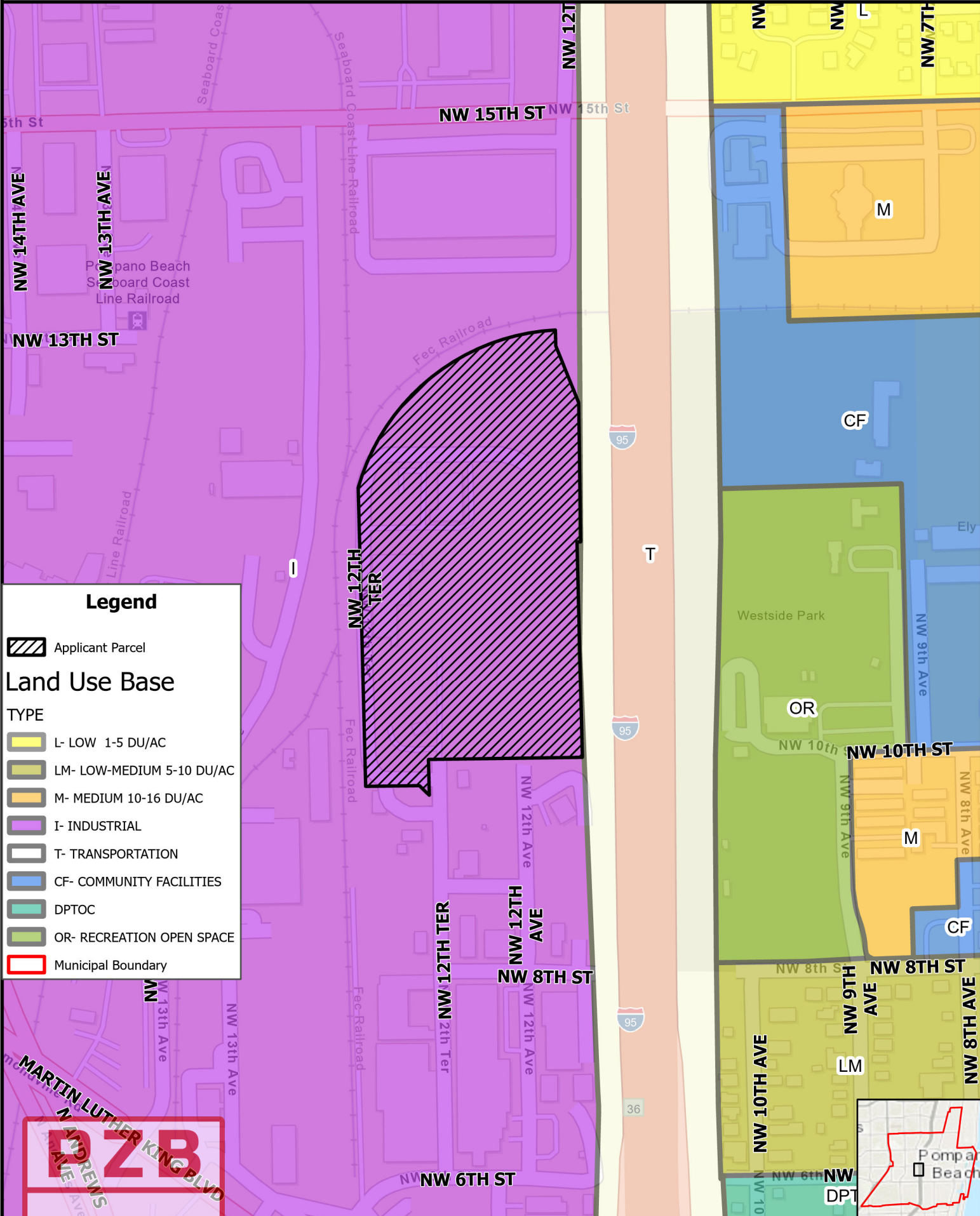
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CITY OF POMPANO BEACH

LAND USE MAP



Legend

Applicant Parcel

Land Use Base

TYPE

- L- LOW 1-5 DU/AC
- LM- LOW-MEDIUM 5-10 DU/AC
- M- MEDIUM 10-16 DU/AC
- I- INDUSTRIAL
- T- TRANSPORTATION
- CF- COMMUNITY FACILITIES
- DPTOC
- OR- RECREATION OPEN SPACE
- Municipal Boundary

PZB

PZ25-12000030

01/28/2026

MARTIN LUTHER KING BLVD

ANDREWS AVE

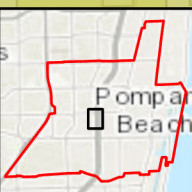
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1000-1041 NW 12th Terrace

FR NW 12 Terrace LLC

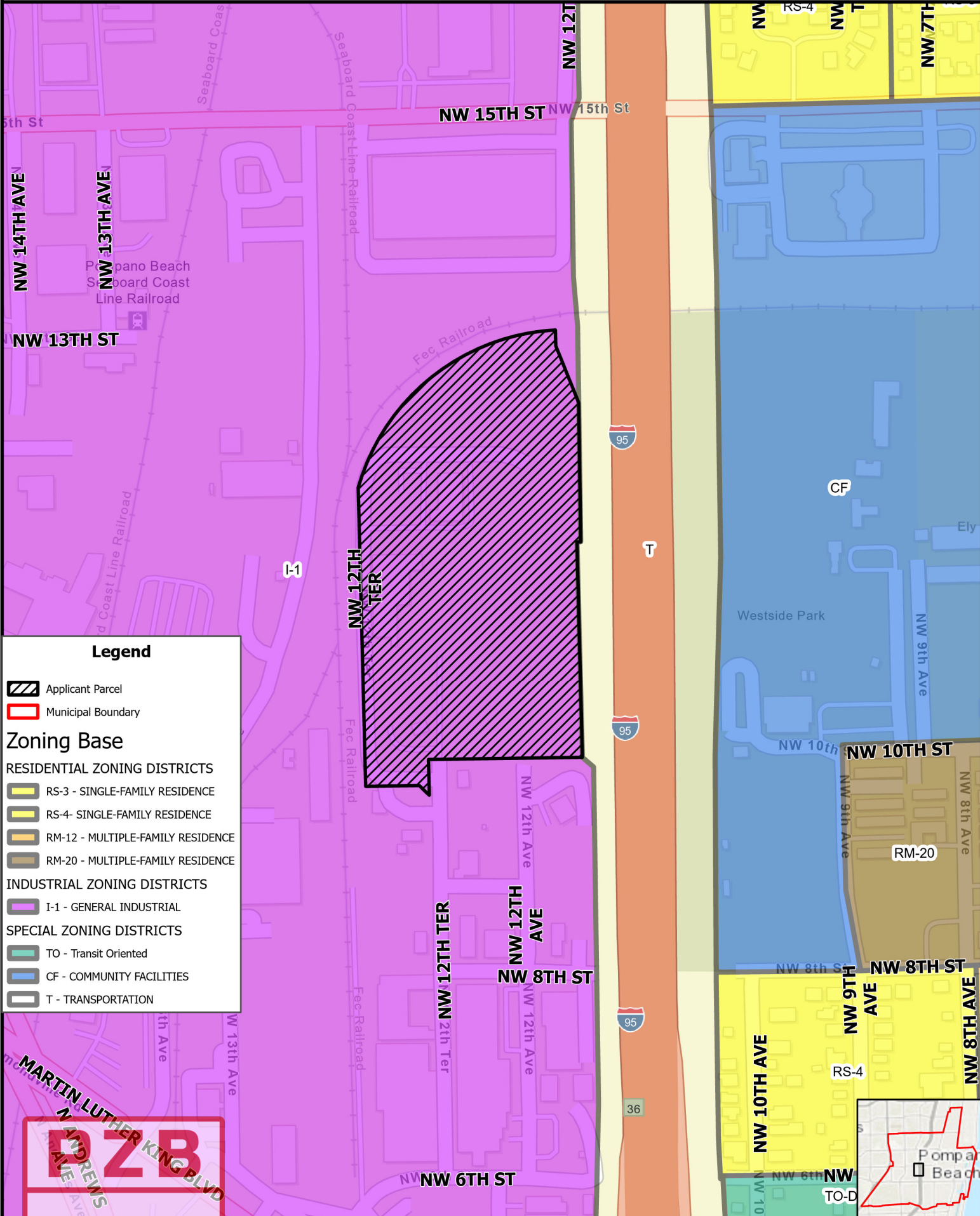
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CITY OF POMPANO BEACH

ZONING MAP



Legend

- Applicant Parcel
- Municipal Boundary

Zoning Base

RESIDENTIAL ZONING DISTRICTS

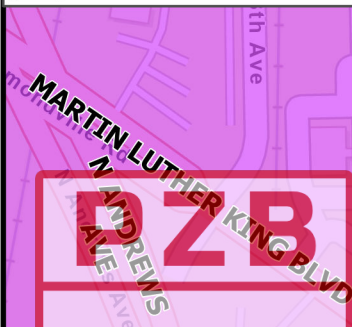
- RS-3 - SINGLE-FAMILY RESIDENCE
- RS-4 - SINGLE-FAMILY RESIDENCE
- RM-12 - MULTIPLE-FAMILY RESIDENCE
- RM-20 - MULTIPLE-FAMILY RESIDENCE

INDUSTRIAL ZONING DISTRICTS

- I-1 - GENERAL INDUSTRIAL

SPECIAL ZONING DISTRICTS

- TO - Transit Oriented
- CF - COMMUNITY FACILITIES
- T - TRANSPORTATION



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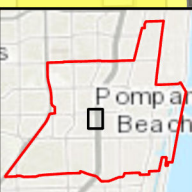
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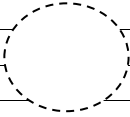
1000-1041 NW 12th Terrace

FR NW 12 Terrace LLC

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LEGEND

FOR LAND USE PLAN			FOR ZONING MAP	
Symbol	Classification Units/ Acre		Symbol	District
			RS-1	Single-Family Residence 1
L	Low (1-5 DU/AC)		RS-2	Single-Family Residence 2
LM	Low- Medium (5-10 DU/AC)		RS-3	Single-Family Residence 3
M	Medium (10-16 DU/AC)		RS-4	Single-Family Residence 4
MH	Medium-High 16-25 DU/AC)		RS-L	Single-Family Residence Leisureville
H	High (25-46 DU/AC)			
12	Irregular Density		RD-1	Two- Family Residence
36	Irregular Density			
MUR-H	Mixed-Use Residential (High)		RM-7	Multiple-Family Residence 7
C	Commercial		RM-12	Multiple-Family Residence 12
CR	Commercial Recreation		RM-20	Multiple-Family Residence 20
			RM-30	Multiple-Family Residence 30
*	I	Industrial	RM-45	Multiple-Family Residence 45
			MH-12	Mobile Home Park
T	Transportation			
			B-1	Limited Business
U	Utilities		B-2	Neighborhood Business
			B-3	General Business
CF	Community Facilities		B-4	Heavy Business
			M-1	Marina Business
OR	Recreation & Open Space		CR	Commerical Recreation
W	Water	*	I-1	General Industrial
			I-1X	Special Industrial
RAC	Regional Activity Center		O-IP	Office Industrial Park
			M-2	Marina Industrial
LAC	Local Activity Center			
			TO	Transit Oriented
DPTOC	Downtown Pompano		PR	Parks & Recreation
	Transit Oriented Corridor		CF	Community Facilities
			PU	Public Utility
ETOC	East Transit Oriented		T	Transportation
	Corridor		BP	Business Parking
			LAC	Local Activity Center
	Number			
			RPUD	Residential Planned Unit Dev.
			PCD	Planned Commercial Development
			PD-TO	Planned Development - Transit Oriented
			PD-I	Planned Development - Infill
			RM-45 HR	Multiple-Family Residence 45 High Rise-Overlay
			AOD	Atlantic Boulevard Overlay District
			CRAO	Community Redevelopment Area Overlay
			NCO	Neighborhood Conservation Overlay
			EOD	East Overlay District
			DPOD	Downtown Pompano Beach Overlay District

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