



Staff Report

File #: LN-854

PLANNING AND ZONING BOARD

Meeting Date: MARCH 25, 2026

FLACK'S WAREHOUSE

Request: Major Site Plan
P&Z# 24-12000025
Owner: 1220 Holdings LLC
Project Location: 1220 SW 12th Ave
Folio Number: 494202000660
Land Use Designation: I (Industrial)
Zoning District: I-1 (General Industrial)
Commission District: 5 (Darlene Smith)
Agent: Igor Petronijevic
Project Planner: Jonathan Cady (jonathan.cady@copbfl.com / 954-786-5578)

Summary:

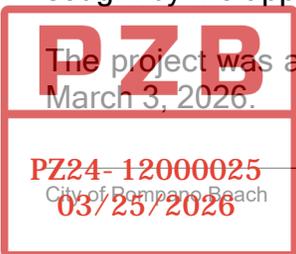
The applicant is requesting Major Site Plan approval to develop an addition to an existing warehouse in the I-1 zoning district. The applicant is requesting approval for a new 2-story office building on a 9,639-square-foot lot. The existing warehouse is approximately 5,045 square feet, and the proposed addition is 2,806 square feet. The total gross floor area with the addition will be 7,851 square feet.

The property is located on the east side of SW 12 Avenue, between SW 8 Street and SW 13 Court.

The proposed addition will be located on the west side of the existing building and will provide additional office space and storage to support the operations of Flack's Painting & Waterproofing. The project seeks to preserve existing landscape areas and mature trees on site while modernizing the facility to better support the business operations.

The subject site received approval for a Variance to permit construction of the addition, maintaining the current nonconforming interior side-yard setback of 0 feet along the south property line, in lieu of the 10-foot setback required by Code. The Variance was approved in September 2025, subject to compliance with a Site Plan and Building Permit. Any expansion beyond the proposed 30-foot addition will require separate review and approval. This means that the approved variance is in accordance with this site plan; therefore, it cannot be used for any other scope of work not included with this site plan submittal and would require an additional variance if any further expansion is sought by the applicant.

The project was approved by the DRC on July 16, 2025. The AAC approved the Building Design on March 3, 2026.



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

Goal 01.00.00.

The attainment of a living environment which provides the maximum physical, economic and social well-being for the City and its residents through the thoughtful and planned use and control of the natural and man-made environments that discourages urban sprawl, is energy efficient and reduces greenhouse gas emissions.

Objective 01.02.00.

Right-of-Way Protection and Accessibility. Protect the existing and future building encroachments and ensure proper accessibility with the roadway and transit network.

Policy 01.05.01 .

Continue to require all substantial improvement, new development and redevelopment to be consistent with the minimum finished floor elevations as specified in the Federal Emergency Management Agency Flood Insurance requirements, the South Florida Building Code, Chapter 152 of the City's Code of Ordinances and future maps being prepared to determine appropriate finished floor elevations and crown of road elevations based on adopted sea level rise projections.

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 property is located in an I-1 General Industrial zoning district, and the proposal is consistent with land use goals, objectives, and policies. The proposed addition complies with applicable intensity and dimensional standards, including building height and lot coverage, except setback standards. The south interior side yard setback received a variance from the Zoning Board of Appeals (Case No. 25-11000015, decided September 18, 2025) under Section §155.3402(C). This variance allows a 0-foot interior side-yard setback along the southern property line, instead of the 10-foot setback required by the Code. The new addition aligns with the existing building footprint and does not exceed the approved variance conditions.

Article 4: Use Standards

The development proposes an addition while retaining the current industrial use, as well as an office use that complies with the standards specified in Article 4: Use Standards and aligns with the uses allowed by the I-1.

Article 5: Development Standards

See section 3 below.

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

The development generally complies with the requirements of Article 5, as staff and the applicant worked together to present a project that satisfies Article 5 for the new development requiring Major Site Plan approval, with exceptions to the conditions listed for approval.

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

The proposed site plan is in compliance with all other applicable standards of this Code.

5. Complies with all requirements or conditions of any prior applicable development orders or prior applicable approved plans on record.

There is no prior development order, commitments, or conflicting plans of record for the subject property.

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

Based on the calculations below, the proposed project complies with concurrency requirements

<i>Wastewater Treatment Demand</i>	<i>151.40 gallons per day *</i>
<i>Water Treatment Demand</i>	<i>179.56 gallons per day*</i>
<i>Raw Water Demand</i>	<i>193.93 gallons per day *</i>
<i>Park Acreage Required:</i>	<i>N/A</i>
<i>School Impacts:</i>	<i>N/A</i>
<i>Transportation:</i>	<i>Transit fees paid to Broward County to meet concurrency</i>
<i>Solid Waste Generation:</i>	<i>30.28 lbs/day (City has a contract with the Waste Management for disposal of all solid waste through 2033)</i>

** 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 development is located on Andrews Ave and between SW 8th Street and SW 13th Court. Andrews Avenue is identified on the Broward County Trafficways Plan. The project is designed to provide safe, adequate, and paved vehicular access from both of these streets.

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

The Property is not located within a wellfield protection area. The Development does not anticipate requiring any hazardous material licensing.

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 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 adopted Fire Codes and Standards per City Code Section 95.02.

The proposed site plan was reviewed by a Fire Plans Examiner during DRC and must meet all applicable standards before building permits are approved.

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

The proposed development is not within an area that will have impact on environmentally sensitive lands as defined in the Broward County Land Use Plan.

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

The proposed development is not located within the areas proposed as part of the approved Transportation Corridor Study.

DEPARTMENT RECOMMENDATION

Pursuant to §155.2304.C, Applications Subject to Staff Recommendation, the Development Services Director has compiled the department reports from the Development Review Committee (DRC) meeting which are recorded on file with the Department. Should the Board find that the application has provided competent, substantial evidence to satisfy the review standards for Major Site Plan approval, the Development Services Department recommends approval of the Major Site Plan subject to the following comments and conditions:

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1. The property abuts SW 12 Ave (AKA S Andrews Ave) and SW 10th Ave. According to the Survey, there is 50 feet to the Center Line of SW 12 Ave and 30 feet to the Center Line of SW 10th Ave. According to the Broward County Trafficways Plan, 106 feet is required for S Andrews, so an additional 3 feet will be required to be dedicated. 60 feet is a sufficient ROW width for SW 10 Ave according to Chapter 100, Code of Ordinances. Upon resubmittal and concurrent with a Building Permit application, plans must demonstrate a 3-foot dedication on Andrews Ave.
2. Standard conditions of approval and/or specifications required prior to Building Permit/Zoning Compliance Permit issuance:
 - a. Provide evidence that the development achieves at least 12 sustainable development points (TABLE 155.5802, Sustainable Development Options and Points) as described in the sustainability narrative submitted to the DRC by the time of building permit approval.
 - b. Plans are subject to compliance with all applicable Code requirements, included 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. A copy of the approved CPTED plan, approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.
 - e. Substantial compliance with the plans, as submitted with this application.

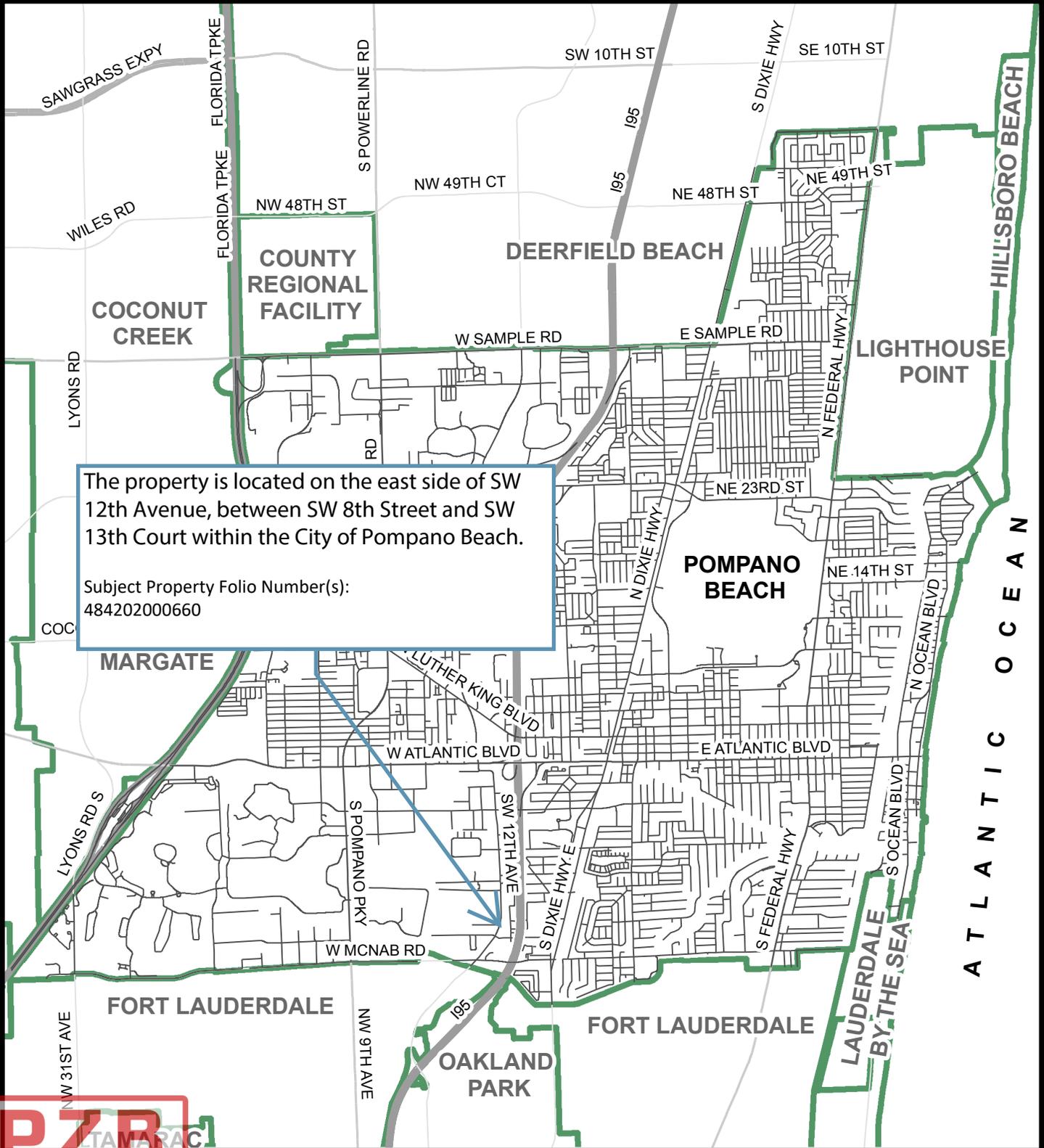


LEGEND

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			
		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	RM-45	Multiple-Family Residence 45	
	Industrial	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 (Ord. 21-02)	
		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	
		APO	Air Park Overlay	
		DP	Downtown Pompano Beach Overlay	



CITY OF POMPANO BEACH LOCATION MAP

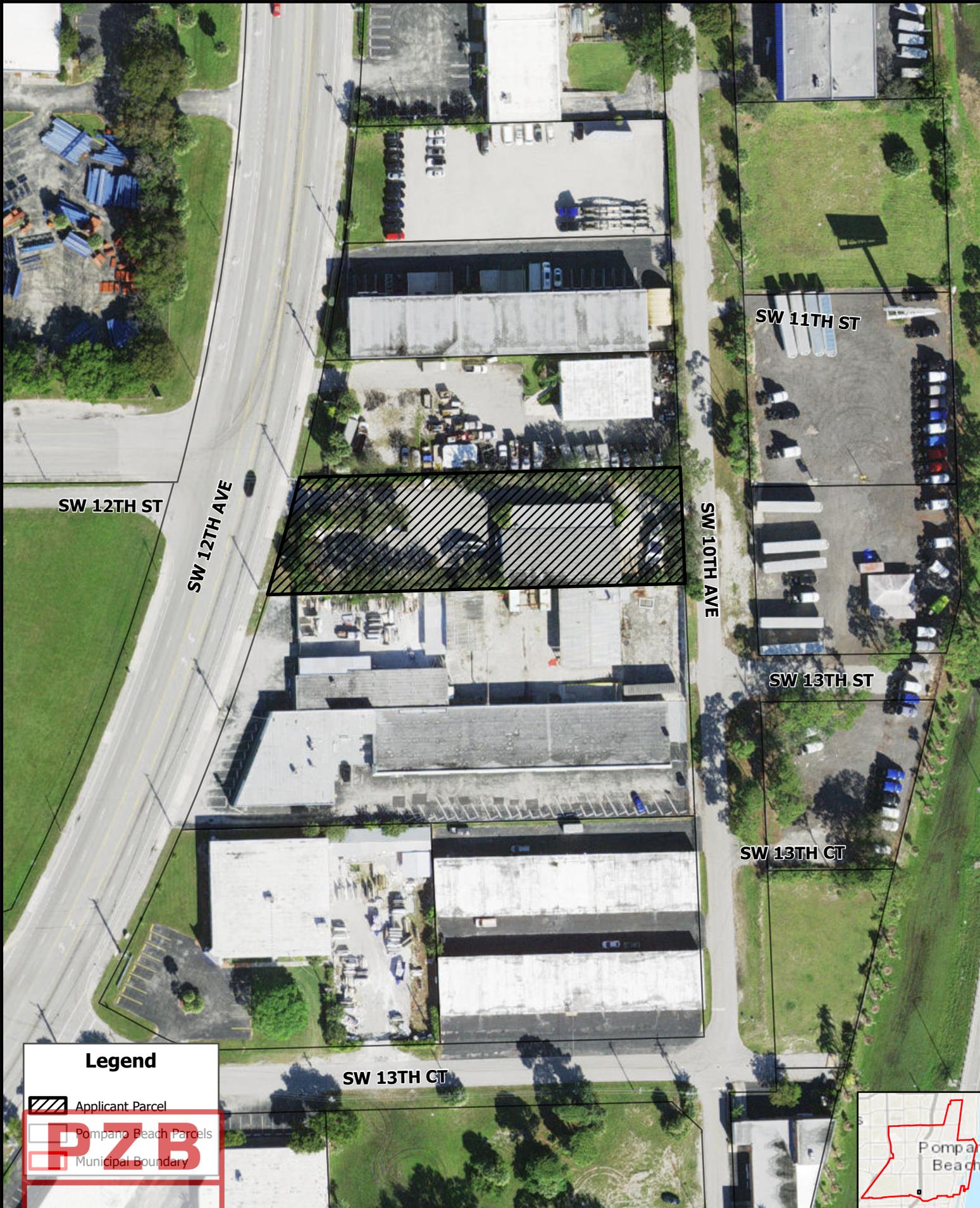


The property is located on the east side of SW 12th Avenue, between SW 8th Street and SW 13th Court within the City of Pompano Beach.

Subject Property Folio Number(s):
484202000660

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1 in = 1 miles
PZ24- 12000025
03/25/2026

CITY OF POMPANO BEACH AERIAL MAP



Legend

-  Applicant Parcel
-  Pompano Beach Parcels
-  Municipal Boundary

PZ24- 12000025

Scale: **1:1,200**

03/25/2026

Date Exported: 2/9/2026



1220 SW 12th AVE
1220 Holdings LLC

Created by:
Department of
Development Services



CITY OF POMPANO BEACH

LAND USE MAP



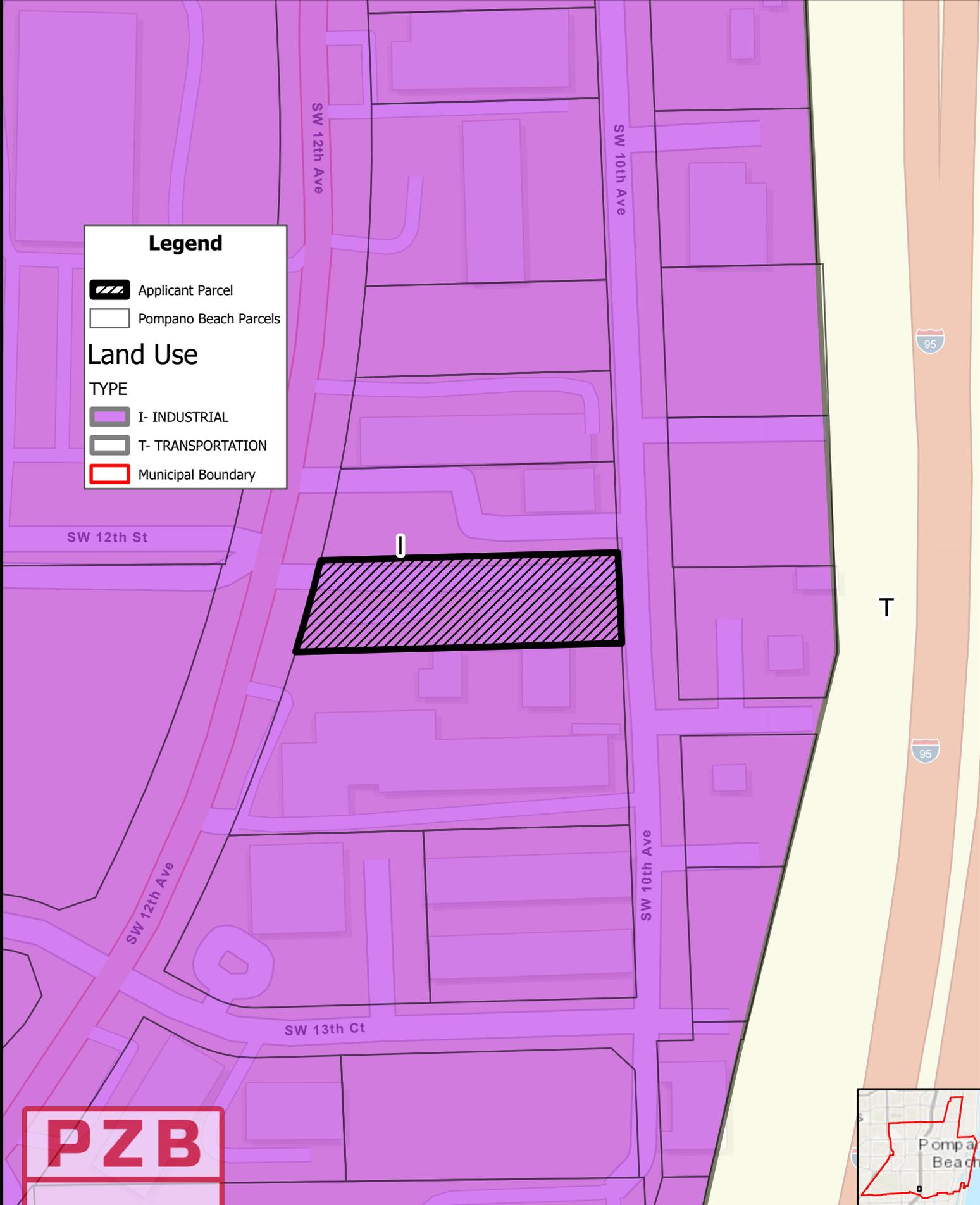
Legend

-  Applicant Parcel
-  Pompano Beach Parcels

Land Use

TYPE

-  I- INDUSTRIAL
-  T- TRANSPORTATION
-  Municipal Boundary



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PZ24- 12000025

03/25/2026

Scale: 1:1,600

Date Exported: 3/17/2026

1220 SW 12 Ave
1220 Holdings LLC

Major Site Plan
Created by:
Department of Development Services



CITY OF POMPANO BEACH

ZONING MAP



Legend

- Applicant Parcel
- Pompano Beach Parcels
- Municipal Boundary

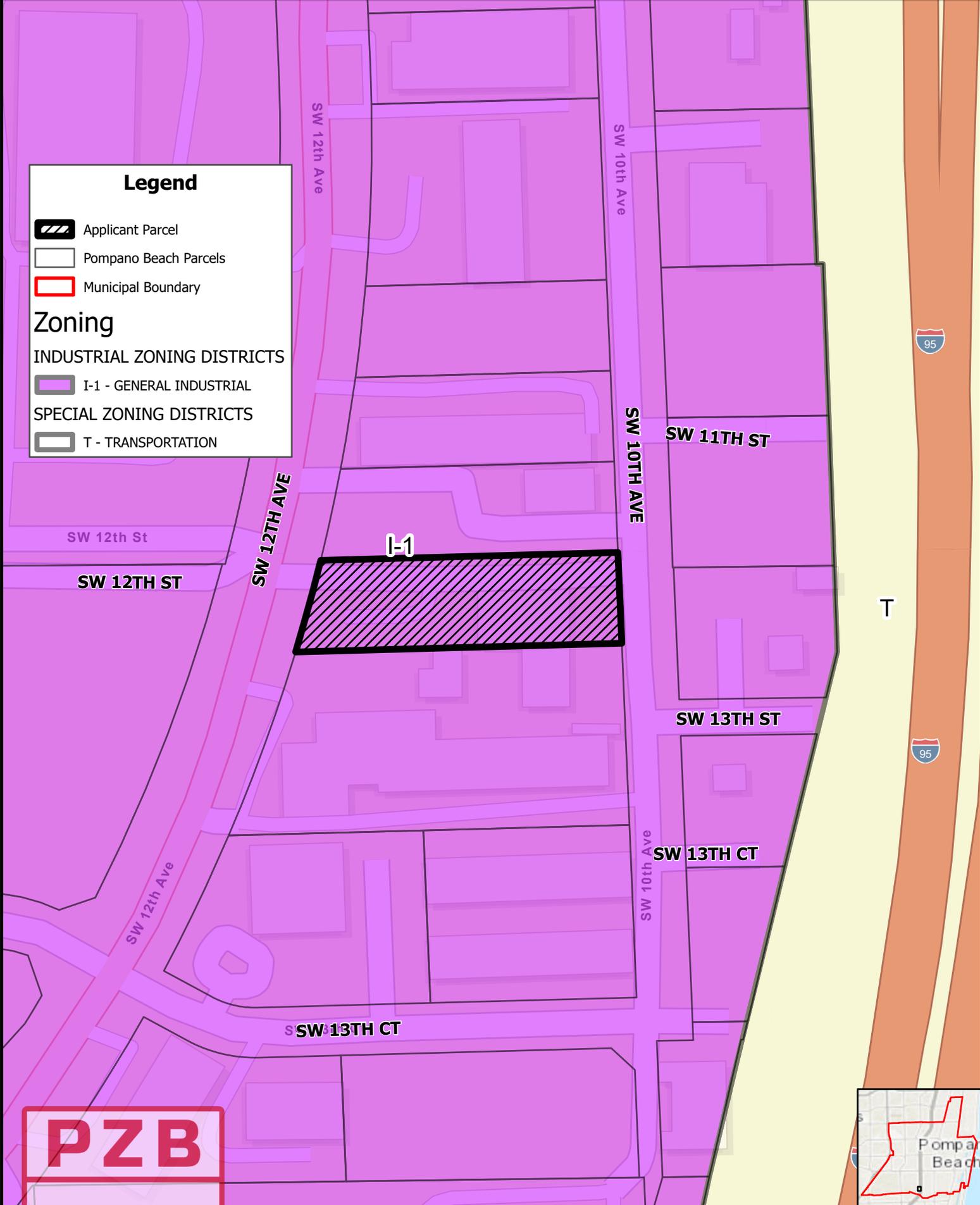
Zoning

INDUSTRIAL ZONING DISTRICTS

- I-1 - GENERAL INDUSTRIAL

SPECIAL ZONING DISTRICTS

- T - TRANSPORTATION



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PZ24- 12000025

03/25/2026

Scale: 1:1,600

Date Exported: 3/17/2026

1220 SW 12 Ave
1220 Holdings LLC

Major Site Plan

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Development Services



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