



## Staff Report

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**File #:** LN-744

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### ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: OCTOBER 7, 2025

### LT 20 WAREHOUSE ADDITION

**Request:** Building Design  
**P&Z#** 25-12000014  
**Owner:** LT 20 LLC  
**Project Location:** 115 NW 16 ST  
**Folio Number:** 484226000371  
**Land Use Designation:** I (Industrial)  
**Zoning District:** I-1 (General Industrial)  
**Commission District:** 4 (Beverly Perkins)  
**Agent:** Ernesto Canela  
**Project Planner:** Saul Umaña (954-786-4662 / saul.umana@copbfl.com)

### Summary:

The applicant is requesting Building Design approval to remodel an existing 7,920 SF one-story industrial building, add a 4,848 SF warehouse to the west side, improve driveways for better access and circulation, upgrade landscaping and irrigation, and provide ADA-compliant parking. The project obtained a Variance for a reduction of the required 30-foot rear setback to 0 feet on the north side, and reductions of the required 10-foot interior setbacks of 0 feet on the west side and 1.5 feet on the south side. In addition, an access easement agreement has been approved and recorded with the property to the South for emergency vehicle circulation. The updated lot coverage is 38.47%, or 12,768 square feet of combined industrial warehouse use. The scope of work includes façade renovations to the existing building for a more cohesive design that is compatible with the new addition.

The property is located north of NW 16 Street, and west of North Dixie Highway.

Pursuant to Section 158.04, Code of Ordinances, the Architectural Appearance Committee may require such changes in plans and specifications as, in its judgment may be requisite and appropriate to ensure that the exterior appearance of buildings and structures enhances the aesthetic character of the surrounding development by complying with the architectural appearance standards of this Code and approved design guidelines.

#### I. Zoning / Existing Uses

A. Subject Property (Zoning District / Existing Use): I-1 (General Industrial)/  
Warehouse, Storage, and Distribution

B. Surrounding Properties (Zoning District/ Existing Use):

a) North: RS-2 (Single-Family Residences-2) / Single-Family homes

b)

**AAC**

South: B4 (Heavy Business) / Outdoor Storage of Vehicles  
(General Business) / Vacant  
Industrial) / Warehouse, Storage, and Distribution

c) East: B3  
d) West: I-1 (General

**Staff Conditions:**

If approved by the Architectural Appearance Committee, staff recommends including the following conditions:

1. Prior to building permit approval, the right-of-way dedication must be approved and recorded.
2. Roof overhang shall not extend beyond the property line.
3. Provide a note on the elevations stating that all proposed building signage on the façade is subject to individual building-permit approval and sign-code regulations.
4. The Materials Sample Board shall be updated to show the correct color sample for the structural columns, stucco band, and fascia, changing it from SW7008 Alabaster to Snowbound.
5. Standard Conditions of Approval and/or Specifications required prior to Building Permit / Zoning Compliance Permit issuance:
  - a) The applicant shall provide evidence of compliance for the 12 points listed in the Sustainability Narrative as submitted to the DRC, in accordance with Table 155.5802: Sustainable Development Options and Points.
  - 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 photometric plan that complies with Code Section 155.5401: General Exterior Lighting Standards.
  - e) A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.



# CITY OF POMPANO BEACH



## AERIAL MAP

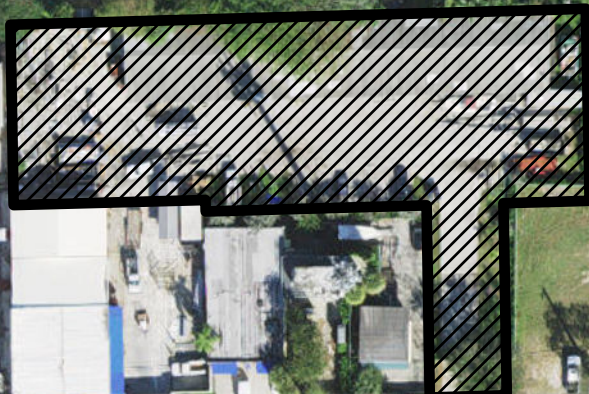


N CYPRESS RD

NE 1ST AVE

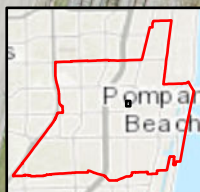
### Legend

-  Applicant Parcel
-  Municipal Boundary



NW 16TH ST

N DIXIE HWY



Scale:  
1:1,200

115 NW 16th ST  
LT 20 LLC

AAC

PZ25-12000014  
Department of  
Development Services  
08/20/2025

