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**May 28, 2025**

City of Pompano Beach  
Department of Development Services  
Planning & Zoning Division  
100 N Atlantic Blvd  
Pompano Beach, FL 33060

**RE: Major Site Plan Application**  
**LT 20 LLC Warehouse Addition**  
**115 NW 16th Street**  
**Parcel ID: 4842-26-00-0371**

To Whom It May Concern,

On behalf of our client, **LT 20 LLC** ("Applicant"), we respectfully submit this Major Site Plan Application for the proposed warehouse addition at the above-referenced property. This narrative outlines the scope of the proposed improvements and demonstrates compliance with the applicable provisions of the Pompano Beach Zoning Code ("Code").

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### Description of Project

The subject property is a **0.77-acre** parcel located at **115 NW 16th Street**, within the **I-1 (General Industrial)** zoning district. The site is currently developed with a **7,920 SF one-story industrial building**, associated pavement, and landscaped areas. The property has a **Future Land Use Designation of Industrial (I)** and is consistent with the City's Comprehensive Plan.

The proposed project includes:

- Remodeling the existing **7,920 SF** structure.
- Constructing a **4,848 SF warehouse addition** on the west side of the existing building.
- Enhancing site access and circulation through driveway improvements.
- Upgrading landscaping and irrigation systems.
- Providing ADA-compliant parking and ensuring compliance with all applicable parking and open space requirements.

The project is also subject to approval of a **variance** for a **30' rear setback** along the north property line and **10' interior setbacks** along the west and south property lines.

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**Changes from Previous Approval**

This application proposes a new warehouse addition and site improvements on an existing developed industrial site. There is no prior development order on record for this property requiring amendment. The proposed changes include:

- A 4,848 SF building addition.
- Site upgrades to landscaping, ADA accessibility, and parking layout.
- Tree mitigation and irrigation improvements.

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**Code Criteria Analysis****Sec. 155.2407(E) – Review Standards****1. Is consistent with the comprehensive plan**

The property's Future Land Use designation is Industrial (I). The proposed warehouse addition and continued industrial use are consistent with the goals, objectives, and policies of the City's Comprehensive Plan.

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

The I-1 zoning district permits industrial uses by right. The proposed addition complies with all applicable intensity and dimensional standards, subject to the requested variances.

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

- **Access, circulation, parking, and loading:** The site plan includes improved driveways and circulation routes. Parking is provided in accordance with Code requirements, including ADA-compliant spaces.
- **Landscaping and tree preservation:** The project includes new landscaping, preservation of existing trees where feasible, and mitigation for tree removal. The landscape plan complies with Code requirements and includes native and drought-tolerant species.
- **Screening, fences and walls:** Existing perimeter fencing will remain. new building walls will increase screening along the west and northern perimeters.
- **Exterior lighting:** All exterior lighting will comply with Code standards for safety, illumination levels, and light pollution control.
- **Environmental protection/infrastructure:** The project includes cleaning and maintenance of the existing stormwater infrastructure and complies with all applicable environmental protection standards.
- **Design standards:** The proposed addition is a functional industrial structure consistent with the surrounding built environment and complies with applicable design standards.
- **Lots:** The lot is existing and remains unchanged in configuration.

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- **Sustainable development standards:** The Applicant is proposing the following sustainable development features to meet and exceed the 12-point requirement:
  - Redevelopment of a brownfield site within a designated brownfield area – **6 points**
  - All air conditioners are Energy Star qualified – **2 points**
  - The principal building is constructed to meet increased wind loads – **4 points**
  - Overhangs are present on all south windows for energy efficiency – **2 points**
  - At least 75% of hot water is heated via tankless or solar water heaters – **2 points**
  - Total: 16 points**
- **Performance and maintenance:** The site will be maintained in accordance with City standards.
- **Sign structure design standards:** No new signage is proposed at this time.

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

The proposed project complies with all other applicable standards in the Code.

**5. Complies with all requirements or conditions of any prior applicable development orders**

There are no prior development orders on record for this property. The proposed project is consistent with the existing use and zoning.

**6. Is issued a concurrency review certificate in accordance with Chapter 154 (Planning) of the Code of Ordinances**

Not Applicable.

**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 site provides safe and adequate vehicular access and complies with the Broward County Trafficways Plan.

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

Not applicable.

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

The site design supports natural surveillance and access control. CPTED principles are incorporated into the layout.

**10. Complies with the approved Transportation Corridor Study, unless in direct conflict with another zoning code provision**

The site is not located within a designated transportation corridor.

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Please do not hesitate to contact us at (561) 921-8570 if you require additional information.

Sincerely,

**Dynamic Engineering Consultants, PC**

Ángel Piñero, P.E.  
Principal