



# City of Pompano Beach

100 West Atlantic Blvd.  
Pompano Beach, FL 33060

## Staff Report

**File #:** LN-783

ZONING BOARD OF APPEALS  
Meeting Date: SEPTEMBER 18, 2025

### VARIANCE - JH4 INVESTMENTS LLC

**Request:** Variance  
**P&Z#** 25-11000017  
**Owner:** JH4 Investments LLC  
**Project Location:** 1857 NW 21 St  
**Folio Number:** 484227020410  
**Land Use Designation:** I (Industrial)  
**Zoning District:** I-1X (Special Industrial)  
**Commission District:** 4 (Beverly Perkins)  
**Agent:** Matthew R. Forget  
**Project Planner:** Scott Reale

### Summary:

The Applicant Landowner requests a Variance from Section 155.5101(G)(8)(B) of the Pompano Beach Zoning Code, which establishes the minimum stacking lane distance for parking lot entrance driveways. The requested Variance would permit a reduction of the required stacking lane distance from 25 feet to 10.5 feet in order to accommodate site-specific constraints.

The property is located on the north side of NW 21<sup>st</sup> Street, between N Powerline Road and NW 18<sup>th</sup> Avenue in the NW CRA.

### ZONING REGULATIONS

TABLE 155.5101.G.8.B: MINIMUM STACKING LANE DISTANCE FOR PARKING LOT ENTRANCE DRIVEWAYS	
Number of Off-Street Parking Spaces	Minimum Stacking Lane Distance (ft)
1-49	25
50-249	50
250-499	100
500 or more	100 + 15 ft for every additional 50 spaces

**PROPERTY INFORMATION AND STAFF ANALYSIS**

1. The subject property was annexed into the City in 1980 via Ordinance #80-40. Prior to annexation, the site fell under the jurisdiction of unincorporated Broward County. While County documentation from that period is limited, staff identified the construction of a metal building in 1973 (Building Permit #73-704). Historically, the site has been used for marine-related services, including boat repair.
2. The applicant proposes to construct a new 6,634-square-foot, one-story building to continue operating as a boat repair facility. The associated Site Plan application (PZ #25-12000024) was reviewed by the Development Review Committee (DRC) on August 6, 2025, and is scheduled for a second review on September 17, 2025.
3. Due to the site's limited area (20,795 square feet), the proposed building slightly encroaches into the front and rear setbacks. To address this, the applicant has submitted a Minor Administrative Adjustment application (PZ #25-16000013). If the adjustment is not approved, the applicant will need to reduce the building's footprint or request a separate variance.
4. The submitted site plan does not meet the required stacking lane distance for entrance driveways. Per City Code, developments with 1-49 off-street parking spaces must provide a minimum stacking distance of 25 feet from the front property line. The applicant is requesting a variance to reduce this distance to 10.5 feet. As a result, one ADA space and two standard parking spaces are proposed within the first 25 feet of the site.
5. Staff finds the proposed parking and circulation layout to be practical given the site constraints and the operational needs of maneuvering boats into the new building. With only eight parking spaces required, staff does not anticipate stacking or queuing to become a concern. Additionally, NW 21<sup>st</sup> Street serves an exclusively industrial area with low traffic volume, and the proposed layout is not expected to impede traffic flow.

**LAND USE PATTERNS**

Subject property (Zoning District | Existing Use):

- I-1X | boat repair and storage

Surrounding Properties (Zoning District | Existing Use):

- North: I-1X | metal recycling facility
- South: I-1X | concrete manufacturing
- West: I-1X | general construction
- East: I-1X | recycling

**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:**

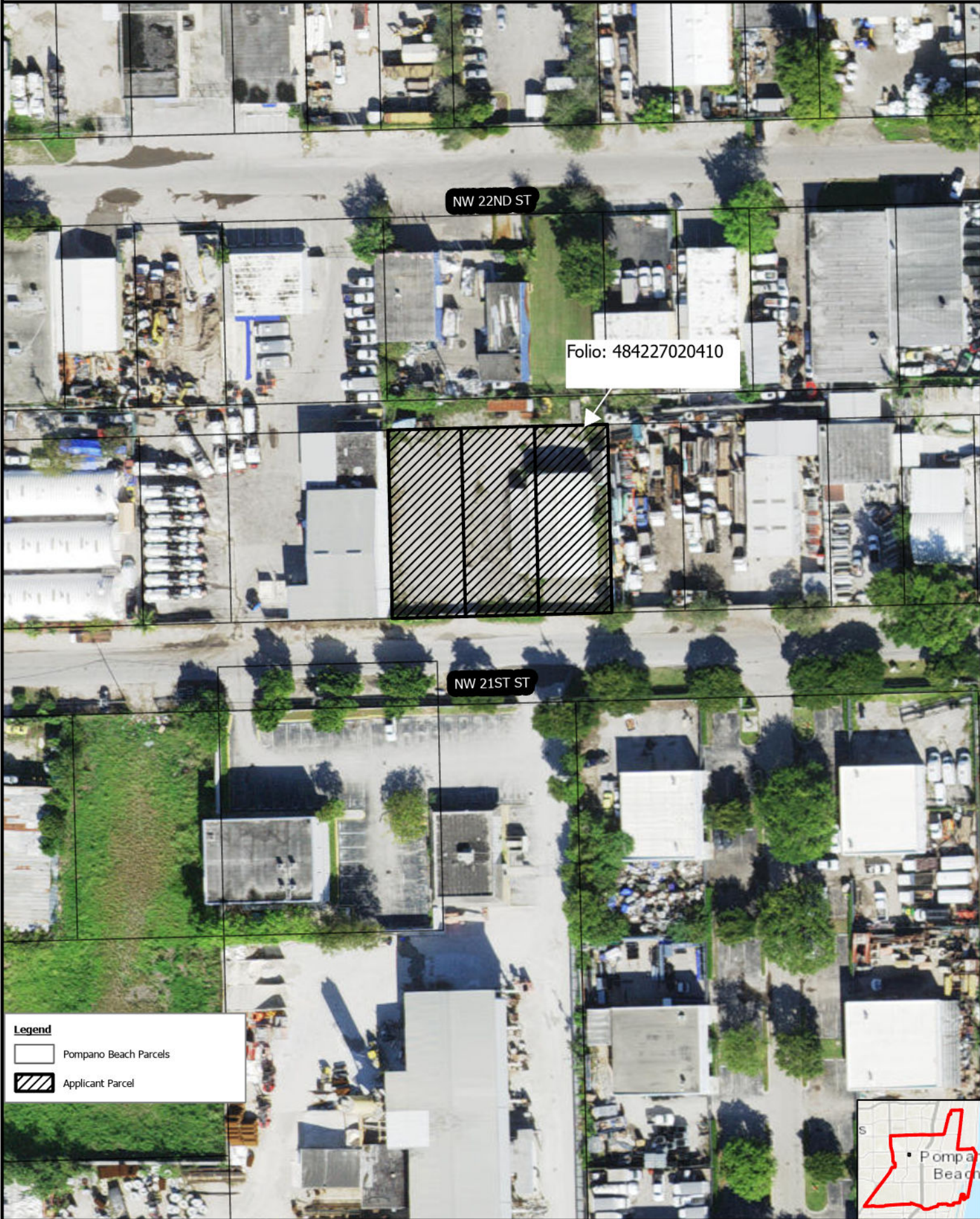
Should the Board determine that the applicant has provided competent and substantial evidence demonstrating compliance with the eight variance review criteria, staff recommends the following conditions be incorporated into the Board's Order of Approval:

- 1. The applicant shall obtain all necessary permits and approvals, including a Site Plan Development Order, and Building and Zoning Compliance permits.
- 2. The development shall remain in substantial conformance with the plans and materials submitted in support of this variance application and Site Plan application PZ #25-12000024.
- 3. The site shall maintain a minimum stacking lane distance of 10.5 feet. No further reduction of stacking shall be permitted without separate review and approval.





# CITY OF POMPANO BEACH

## AERIAL MAP



**Legend**

-  Pompano Beach Parcels
-  Applicant Parcel

Scale:  
1:1,000

JH4 Investments LLC

1857 NW 21 Street

Variance

Created by:  
Department of  
Development Services

