



Staff Report

File #: LN-788

PLANNING AND ZONING BOARD

Meeting Date: OCTOBER 22, 2025

LT 20 WAREHOUSE ADDITION

Request: Major Site Plan
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 Umana (954-786-4662 / saul.umana@copbfl.com)

Summary:

The applicant is requesting Major Site Plan 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 was granted approval of a variance request for a reduction of the required 30-foot rear setback to 0 feet on the north side, and a reduction of the required 10-foot interior setback to 0 feet on the west 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 project was reviewed by the DRC on July 2nd and August 20th, 2025, and was approved by the Architectural Appearance Committee on October 7th, 2025.

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

SITE PLAN REVIEW STANDARDS

An application for a Major Site Plan or Minor 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:

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 01.14.01 *The City shall emphasize re-development 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);

With the exception of the required rear and side setback, the development complies with the requirements of Article 5, including Access, Parking, and Loading, and Sustainable Development Standards. To address the nonconformance, the applicant successfully obtained code relief via Variance PZ#25-11000012 recorded with Broward Records via Instrument #120417608.

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 approval of this site plan meets all the conditions specified in the Development Order of Variance PZ25-110000012 including resolving all existing code violations.

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	484.8 gallons per day *
Water Treatment Demand Raw	574.9728 gallons per day *
Water Demand	620.970624 gallons per day *
Park Acreage Required	N/A
School Impacts	N/A
Transportation	Transportation Transit fees are paid to Broward County to meet concurrency.
Solid Waste Generation	96.96 (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 within a street identified on the Broward County Trafficways Plan. However, the project successfully obtained approval from Fire and Engineering regarding the proposed circulation.

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

The Property is located within Zone of 2 of the zone of influence for wellfield protection. At this time no hazardous materials or storage has been proposed as part of this development. Should storage of handling of hazardous materials be proposed, the property owner must obtain any applicable 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'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. Successfully satisfy of all the conditions of approval Variance (PZ25-11000012) as mentioned on the staff report.
2. Prior to building permit approval, the right-of-way dedication must be approved and recorded.
3. Standard Conditions of Approval and/or Specifications required prior to Building Permit /Zoning Compliance Permit issuance:
 - a) Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
 - b) Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.
 - c) 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.
 - 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.

CITY OF POMPANO BEACH

AERIAL MAP



N CYPRESS RD

NE 1ST AVE

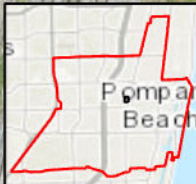
Legend

-  Applicant Parcel
-  Municipal Boundary



NW 16TH ST

N DIXIE HWY



P&Z
Scale:
1:1,200
Date Exported:
10/8/2025
10/22/2025

115 NW 16th ST
LT 20 LLC

Created by:
Department of
Development Services



CITY OF POMPANO BEACH

LAND USE MAP



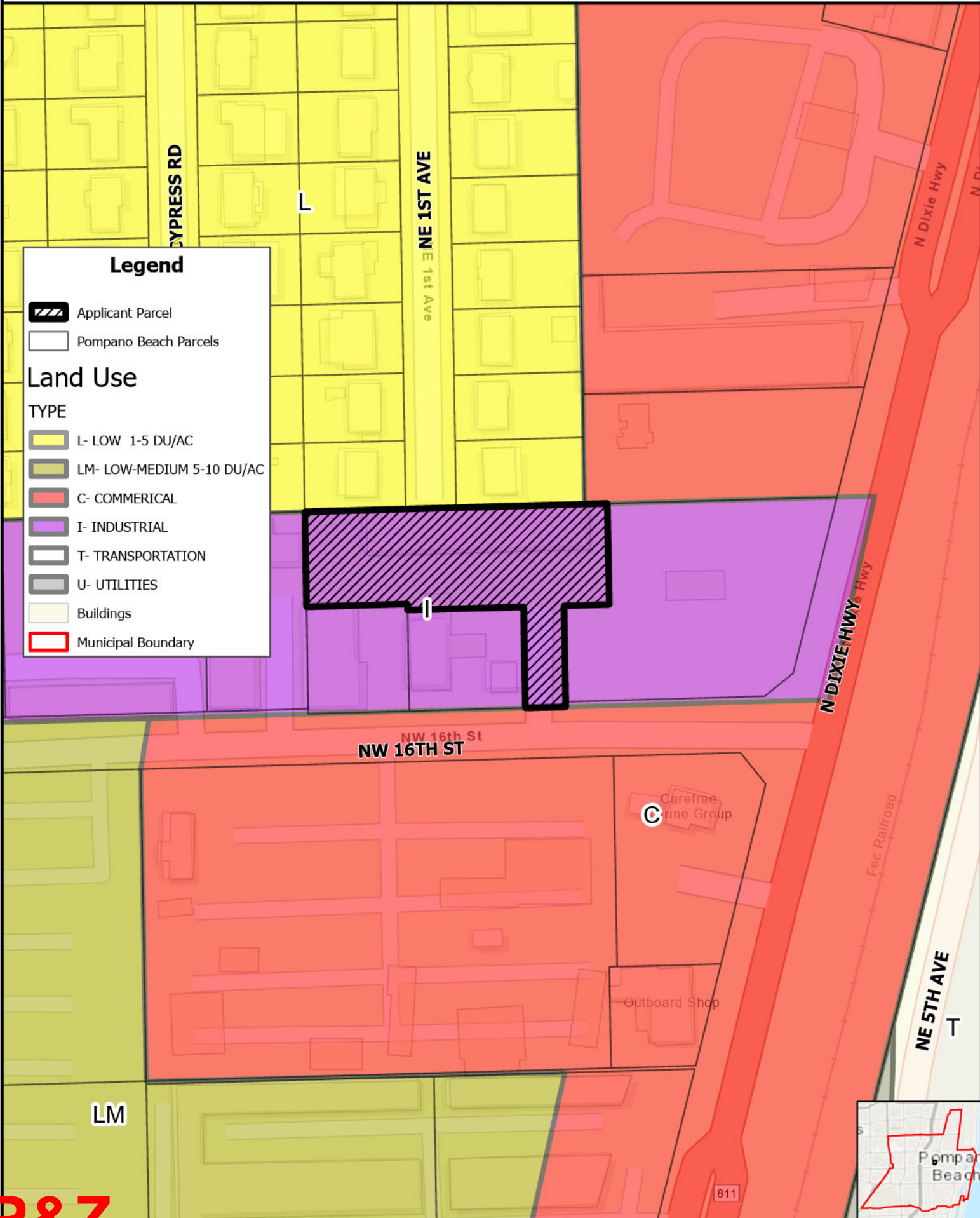
Legend

- Applicant Parcel
- Pompano Beach Parcels

Land Use

TYPE

- L- LOW 1-5 DU/AC
- LM- LOW-MEDIUM 5-10 DU/AC
- C- COMMERCIAL
- I- INDUSTRIAL
- T- TRANSPORTATION
- U- UTILITIES
- Buildings
- Municipal Boundary



P&Z

Scale: 1:1,450

Date Exported: 10/8/2025

10/22/2025

115 NW 16th ST
LT 20 LLC

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CITY OF POMPANO BEACH

ZONING MAP



Legend

- Applicant Parcel
- Pompano Beach Parcels
- Buildings
- Municipal Boundary

Zoning

RESIDENTIAL ZONING DISTRICTS

- RS-2 - SINGLE-FAMILY RESIDENCE
- RD-1 - TWO-FAMILY RESIDENCE

COMMERCIAL ZONING DISTRICTS

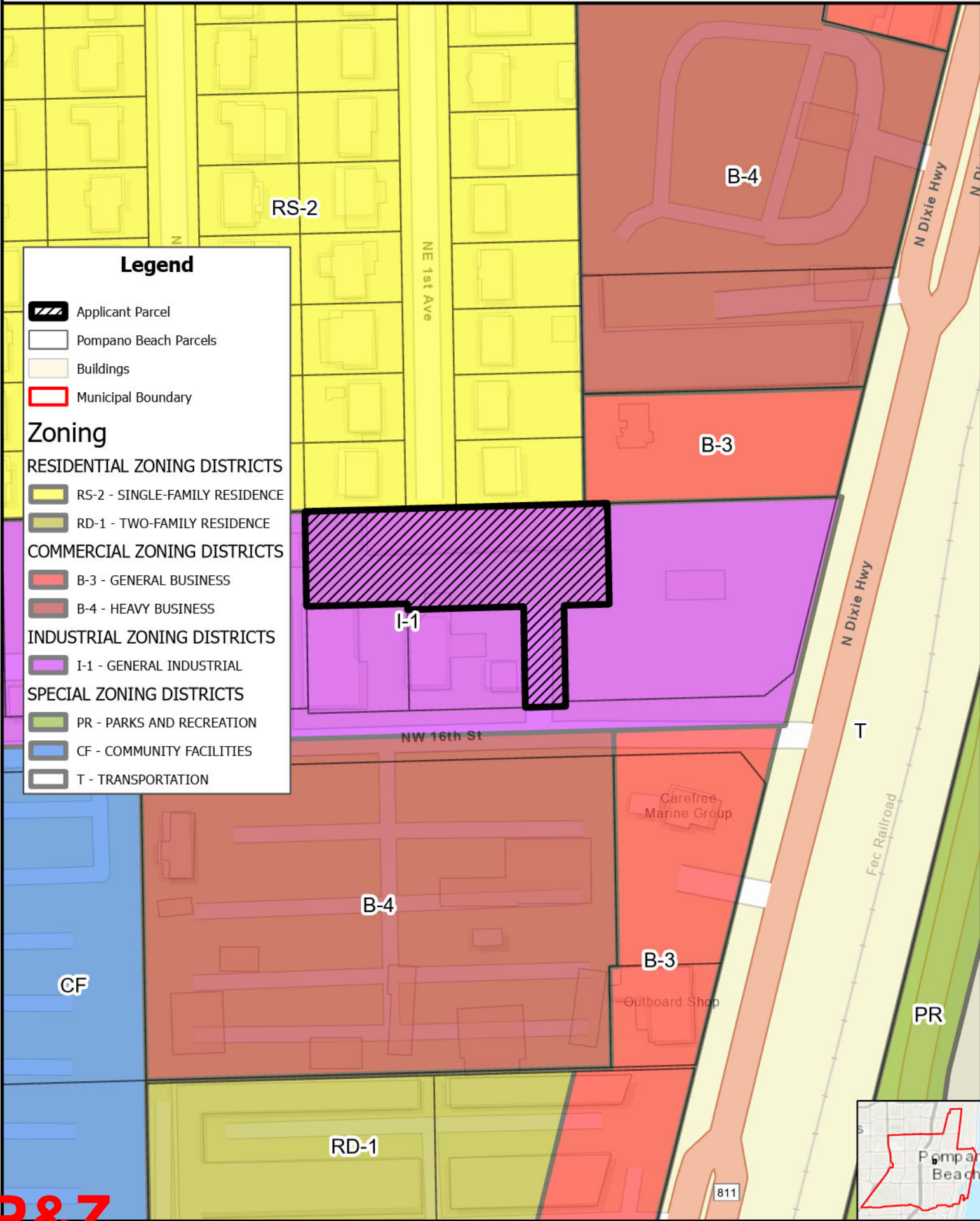
- B-3 - GENERAL BUSINESS
- B-4 - HEAVY BUSINESS

INDUSTRIAL ZONING DISTRICTS

- I-1 - GENERAL INDUSTRIAL

SPECIAL ZONING DISTRICTS

- PR - PARKS AND RECREATION
- CF - COMMUNITY FACILITIES
- T - TRANSPORTATION



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115 NW 16th ST
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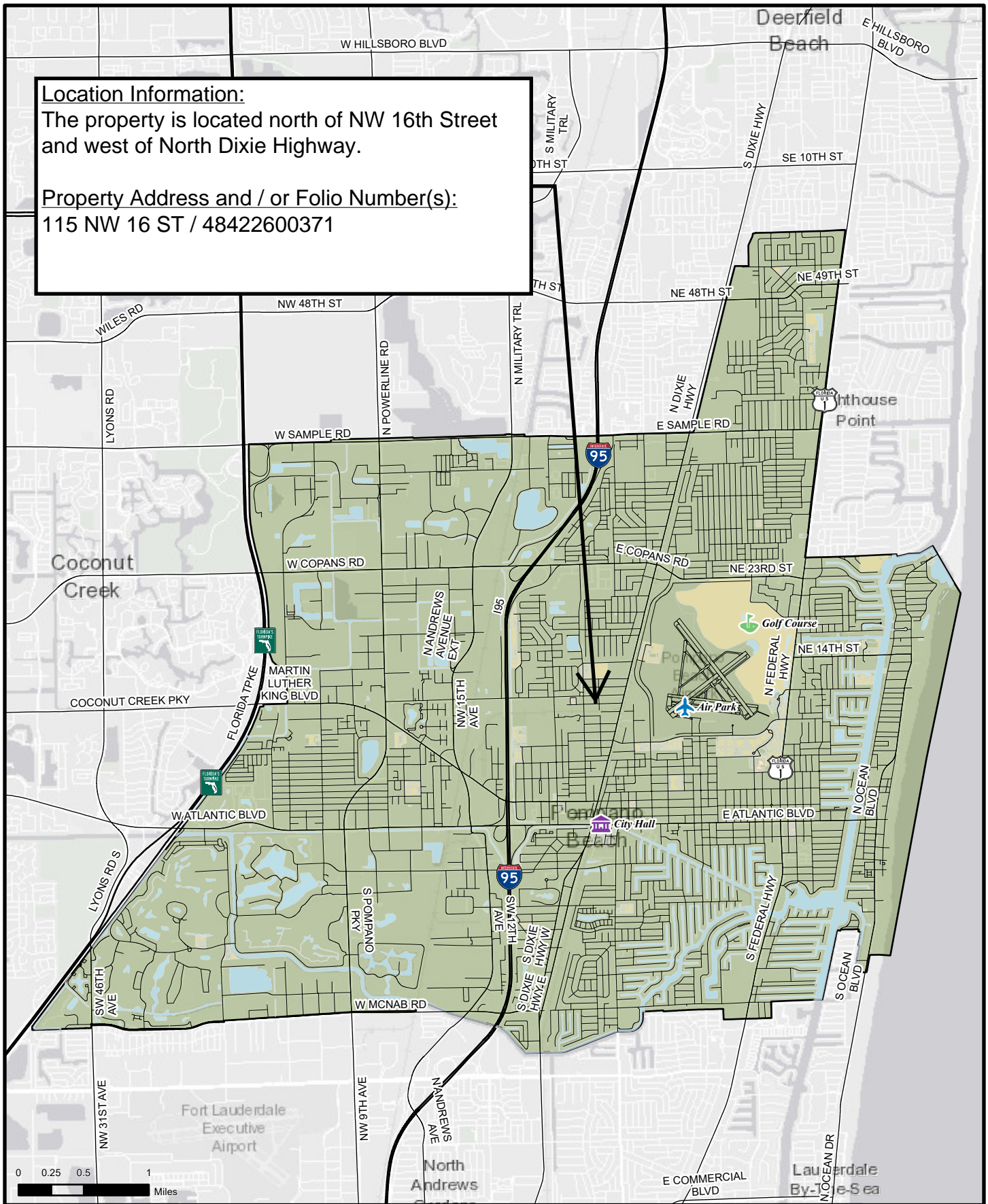


Location Information:

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

Property Address and / or Folio Number(s):

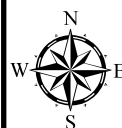
115 NW 16 ST / 48422600371



P&Z

Engineering Division
GIS Department | B.C.

City of Pompano
Beach



PZ25-12000014

10/22/2025

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