
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").

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.

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.

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.

- **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.

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