



Staff Report

File #: LN-716

PLANNING AND ZONING BOARD

Meeting Date: JULY 23, 2025

Coastal Waste & Recycling 18

Request: Major Site Plan
P&Z# 25-12000007
Owner: Southern Waste Systems LTD
Project Location: 2281 NW 16th St
Folio Number: 484228010050
Land Use Designation: Industrial (I)
Zoning District: Special Industrial (I-1X)
Commission District: 4 (Beverly Perkins)
Agent: Shane Zalonis
Project Planner: Jonathan Cady (954-786-5578 / jonathan.cady@copbfl.com)

Summary:

The applicant is requesting MAJOR SITE PLAN approval to modify the existing site plan by adding a new 16,000 sq ft. enclosed structure on the southern/southwestern section of the Property to be utilized as a Waste Related Use Class I (Municipal Solid Waste) transfer station (the “Project”). The applicant is also proposing new parking, landscaping, and drainage in the affected areas of the Property and improving landscaping in various areas of the overall Site. The property currently has a 7,444 sq. ft. office building and 38,982 sq. ft. covered material storage, and is intended to remain. The property is 303,257.00 sq. ft. (6.96 acres).

The Major Site Plan application was reviewed by the Development Review Committee (DRC) on May 7, 2025, and was heard by the Architectural Appearance Committee on July 1, 2025.

The property is located on the west side of NW 22nd Avenue, north of NW 16th Street and south of NW 17th Street within the City of Pompano Beach.

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 the Major Site Plan portion of this property is I (Industrial). The proposed transfer station is a compatible use for this land use category. The Development is consistent with the City of Pompano Beach Comprehensive Plan, and the Future Land Use Element Goals, Objectives and

Policies contained therein:

Goal 01.00.00 *The attainment of a living environment which provides the maximum physical, economic, and social well-being for the City and its residents through the thoughtful and planned use and control of the natural and man-made environments that discourages urban sprawl, is energy efficient, and reduces greenhouse gas emissions.*

Policy 01.03.13. *Future industrial land uses shall be located with access to major transportation facilities including highways, airports, railroads, and seaports.*

Policy 01.06.12 *Review all land use plan map amendments, rezonings and site plan applications to ensure that there is sufficient wastewater collection and treatment facilities, potable water resources available and if reuse water is available, require it be used, and that they pose no noxious impacts to the Biscayne Aquifer.*

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-1X Zoning District in Article 3. The proposal is consistent with land use goals, objectives and policies.

Article 4: Use Standards

The development proposes an accessory use that complies with the use-specific standards in Article 4: Use Standards and is consistent with section 155.4229.B. Waste-Related Services Uses.

Article 5: Development Standards

See Section 3 below.

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

The DRC and project applicant have worked together to present a project that satisfies the requirements of Article 5 for new development requiring Major Site Plan approval, with the exception of the conditions listed for approval.

The project's Building Design has been reviewed by the Architectural Appearance Committee (AAC) on July 1, 2025.

As part of the Major Site Plan and Building Design application, the applicant has provided a narrative addressing how the project will achieve the required sustainability points. The project has met the required 12 sustainability points for nonresidential developments.

- 4. Complies with all other applicable standards in this Code;

The proposed site plan is in compliance with all other applicable standards of this Code.

- 5. Complies with all requirements or conditions of any prior applicable Development Orders;

This site does not conflict with any prior applicable approved plans on record.

- 6. The concurrency review has been completed in accordance with (Planning) of the Code of Ordinances;

Based on the estimated demand calculated below, the proposed project complies with concurrency requirements.

Wastewater Treatment Demand	1,600.00 gallons per day *
Water Treatment Demand	1,897.60 gallons per day *
Raw Water Demand	2,049.41 gallons per day *
Park Acreage Required	N/A
School Impacts	N/A
Transportation	Transit fees are paid to Broward County to meet concurrency.
Solid Waste Generation	320.00 lbs. per day (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 development is located on NW 16th Street and NW 22nd Avenue, which streets aren't identified on the Broward County Trafficways Plan. The project is designed to provide safe, adequate, and paved vehicular access from these streets.

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

The Property is not located within a wellfield protection area. The Development does not anticipate requiring any hazardous material licensing.

9. Complies with crime prevention security strengthening and CPTED standards for natural surveillance, natural

As part of the Major Site Plan application, the applicant's design 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 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;

The proposed development is not within an area that will have impact on environmentally sensitive lands as defined in the Broward County Land Use Plan.

12. Complies with the approved Transportation Corridor Study, unless in direct conflict with another Zoning Code provision.

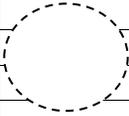
The proposed development is not located within the areas proposed as part of the approved Transportation Corridor Study.

STAFF CONDITIONS

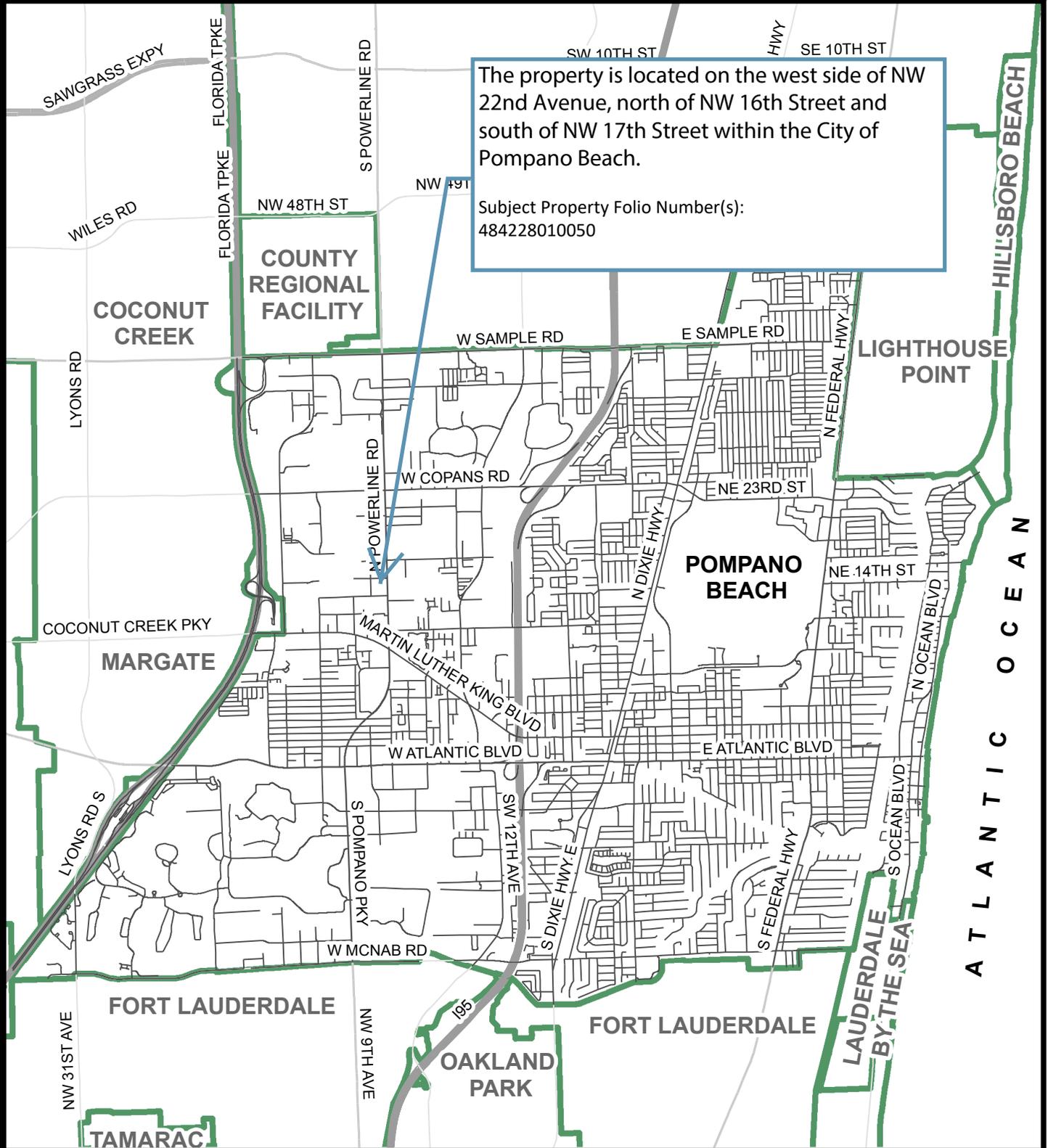
Pursuant to §155.2304.C, Applications Subject to Staff Recommendation, the Development Services Director has compiled the department reports from the Development Review Committee (DRC) meeting which are recorded on file with the Department of Development Services. The Development Services Department recommends approval of the Major Site Plan subject to the following comments and conditions:

1. 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. The applicant shall provide evidence of compliance for the 12 points used for the Sustainability Narrative as submitted to the DRC in accordance with Table 155.5802: Sustainable Development Options and Points.
 - c. Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.
 - d. A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.
 - e. Per Section 155.5509, In all new development, as well as redevelopment that increases gross floor area by 50 percent or more, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site shall be placed underground to the maximum extent practicable-provided that the Development Services Director shall waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit. Note on all plans that all overhead utilities located on the development site and/or along the public right-of-way fronting the development site shall be placed underground to the maximum extent practicable.

LEGEND

FOR LAND USE PLAN		FOR ZONING MAP	
Symbol	Classification Units/ Acre	Symbol	District
		RS-1	Single-Family Residence 1
L	Low (1-5 DU/AC)	RS-2	Single-Family Residence 2
LM	Low- Medium (5-10 DU/AC)	RS-3	Single-Family Residence 3
M	Medium (10-16 DU/AC)	RS-4	Single-Family Residence 4
MH	Medium-High 16-25 DU/AC)	RS-L	Single-Family Residence Leisurville
H	High (25-46 DU/AC)		
12	Irregular Density	RD-1	Two- Family Residence
36	Irregular Density		
		RM-7	Multiple-Family Residence 7
C	Commercial	RM-12	Multiple-Family Residence 12
CR	Commercial Recreation	RM-20	Multiple-Family Residence 20
		RM-30	Multiple-Family Residence 30
*	I	RM-45	Multiple-Family Residence 45
		MH-12	Mobile Home Park
T	Transportation		
		B-1	Limited Business
U	Utilities	B-2	Neighborhood Business
		B-3	General Business
CF	Community Facilities	B-4	Heavy Business
		M-1	Marina Business
OR	Recreation & Open Space	CR	Commerical Recreation
W	Water	I-1	General Industrial
		*	I-1X
RAC	Regional Activity Center	O-IP	Office Industrial Park
		M-2	Marina Industrial
LAC	Local Activity Center		
		TO	Transit Oriented
DPTOC	Downtown Pompano	PR	Parks & Recreation
	Transit Oriented Corridor	CF	Community Facilities
		PU	Public Utility
ETOC	East Transit Oriented	T	Transportation
	Corridor	BP	Business Parking
		LAC	Local Activity Center
	Number		
		RPUD	Residential Planned Unit Dev.
		PCD	Planned Commercial Development (Ord. 21-02)
		PD-TO	Planned Development - Transit Oriented
		PD-I	Planned Development - Infill
		RM-45 HR	Multiple-Family Residence 45 High Rise-Overlay
		AOD	Atlantic Boulevard Overlay District
		CRAO	Community Redevelopment Area Overlay
		NCO	Neighborhood Conservation Overlay
		APO	Air Park Overlay
		DP	Downtown Pompano Beach Overlay

CITY OF POMPANO BEACH LOCATION MAP



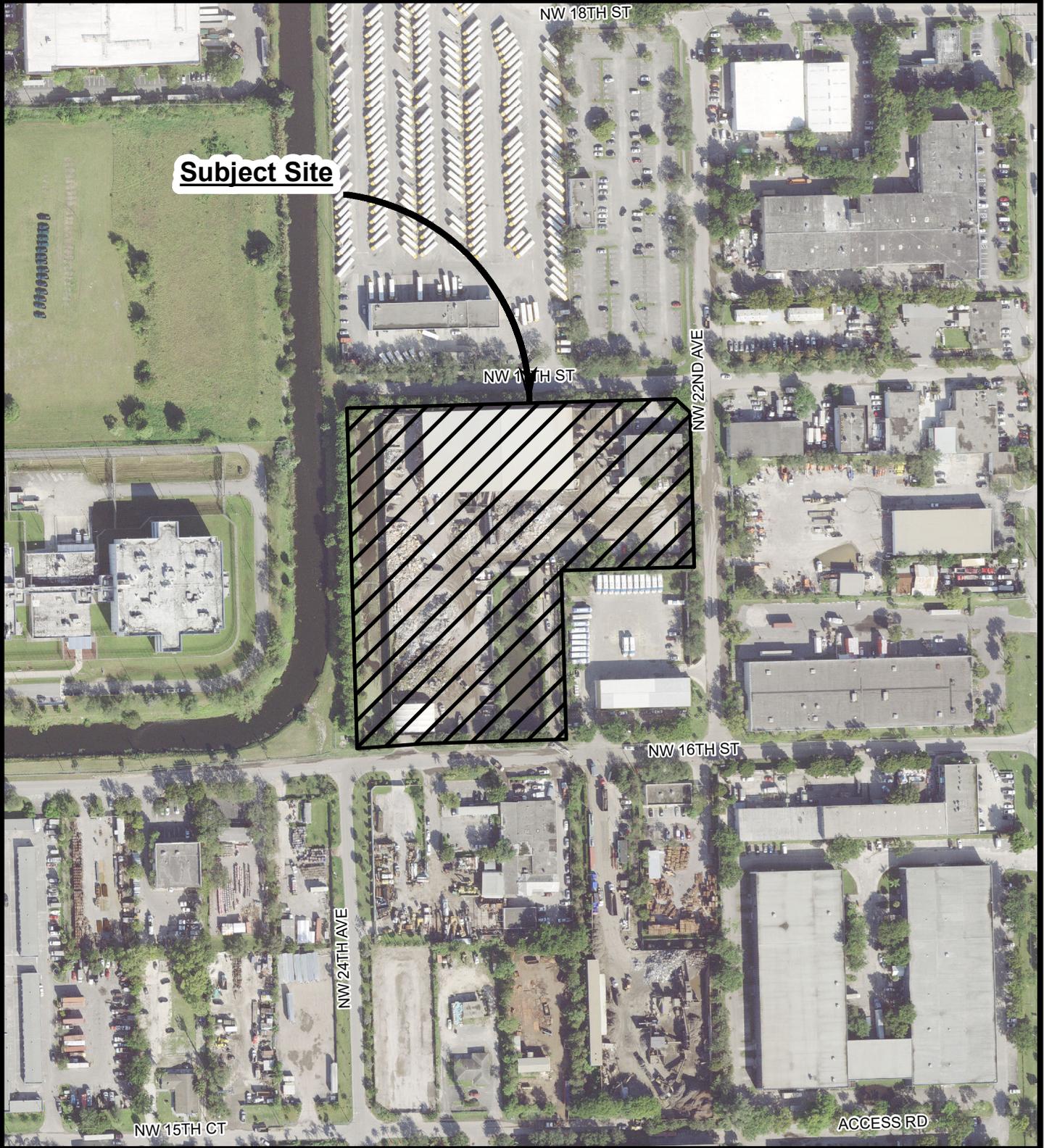
The property is located on the west side of NW 22nd Avenue, north of NW 16th Street and south of NW 17th Street within the City of Pompano Beach.

Subject Property Folio Number(s):
484228010050

1 in = 1 miles

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

CITY OF POMPANO BEACH AERIAL MAP



Subject Site

NW 18TH ST

NW 17TH ST

NW 22ND AVE

NW 16TH ST

NW 24TH AVE

NW 15TH CT

ACCESS RD

1 in = 250 ft

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



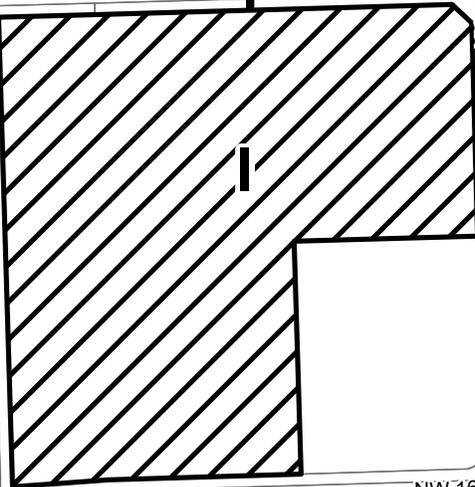
NW 18TH ST

Subject Site

CF

NW 17TH ST

NW 22ND AVE



NW 16TH ST

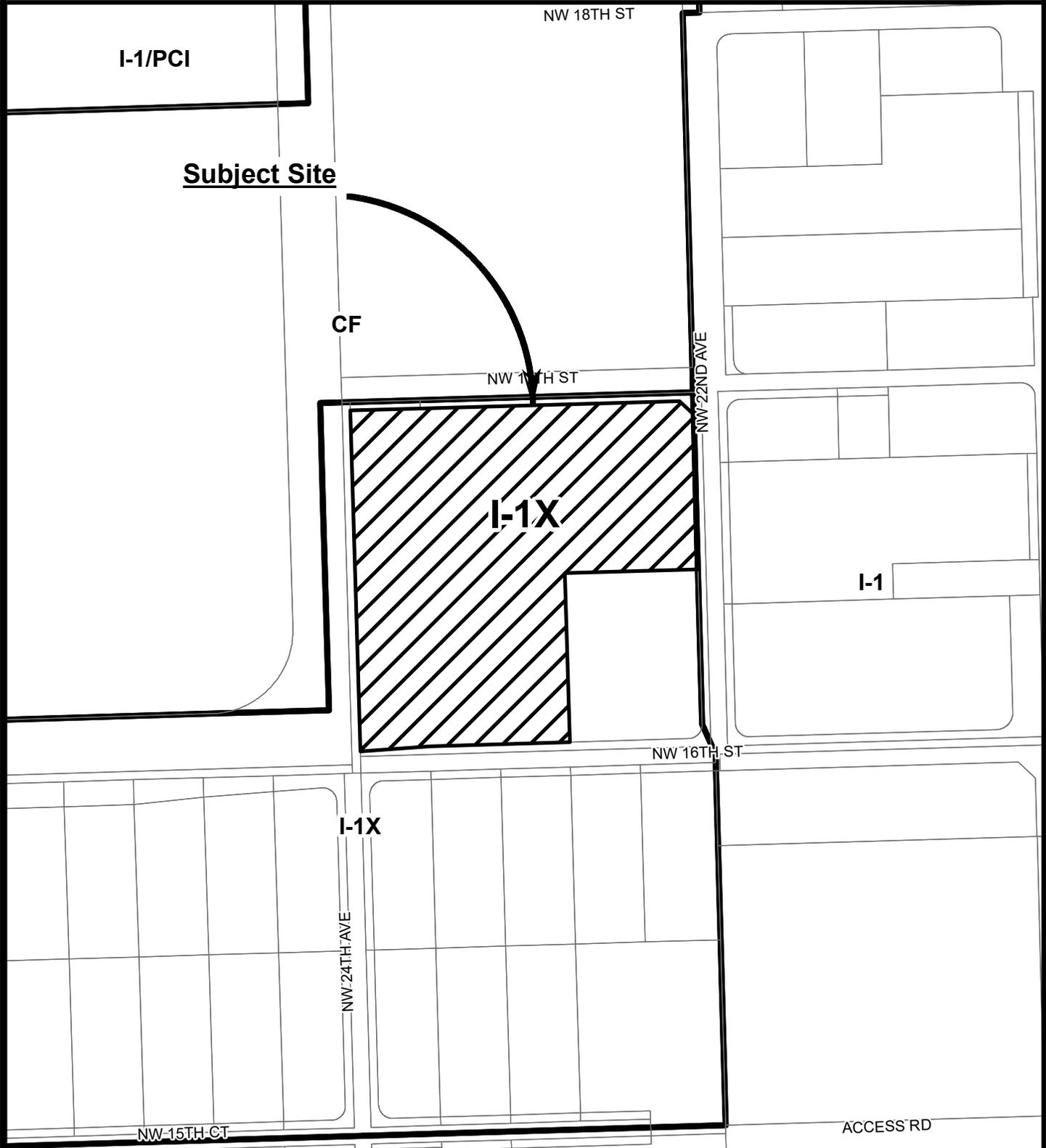
NW 24TH AVE

NW 15TH CT

ACCESS RD

1 in = 250 ft

CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 250 ft

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES