



## Staff Report

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**File #:** LN-796

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### PLANNING AND ZONING BOARD

Meeting Date: OCTOBER 22, 2025

### REGANZANI GROUP WAREHOUSE

**Request:** Major Site Plan  
**P&Z#** 23-12000055  
**Owner:** Reganzani Group LLC  
**Project Location:** SW 14 Ave  
**Folio Number:** 494203010260  
**Land Use Designation:** I (Industrial)  
**Zoning District:** I-1 (General Industrial)  
**Commission District:** 5 (Darlene Smith)  
**Agent:** Luis La Rosa  
**Project Planner:** Saul Umana (saul.umana@copbfl.com / 954-786-4662)

### Summary:

The applicant is requesting Major Site Plan approval to construct a one-story, four-bay warehouse with an internal mezzanine and associated landscaping. The building's front façade will face SW 14 Avenue, with nine parking and loading spaces located along the alley to the east. The proposed industrial space totals 7,184 square feet, resulting in a lot coverage of 47%, with a building height of 22 feet. A 13-foot right-of-way dedication is required along SW 3<sup>rd</sup> Street as part of this submittal.

The project was reviewed by the Development Review Committee December 18, 2024, April 16<sup>th</sup>, and August 21<sup>st</sup>, 2025, and was approved by the Architectural Appearance Committee on October 7<sup>th</sup>, 2025.

The property is located south of Southwest 3 Street, also known as Race Track Road, east of Southwest 14 Avenue and west of South Andrews Avenue.

### 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);

*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 exception of the conditions listed for approval.*

*The project's Building Design was approved by the Architectural Appearance Committee (AAC) on October 7<sup>th</sup>, 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 non-residential development.*

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;

*There are no prior applicable development orders of record.*

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	718.40 gallons per day *
Water Treatment Demand	852.02 gallons per day *
Raw Water Demand	920.18 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	143.68 (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 was designed to provide safe and adequate paved vehicular access between the proposed buildings and the adjacent streets as identified on the Broward County Trafficways Plan. Access to the Site is being served from the alley and from SW 14<sup>th</sup> street, eliminating direct access from McNab Road.*

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

*The Property is not located within a wellfield zone.*

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. Prior to building permit approval, the right-of-way dedication must be approved and recorded.
2. Canopy's as provided over the manned doors on the west elevation shall be repeated over the manned doors on the east elevation.
3. Standard Conditions of Approval and/or Specifications required prior to Building Permit / Zoning Compliance Permit issuance:
  - a) 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.
  - b) Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
  - c) Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.
  - 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 Compliance Permit approval.



# CITY OF POMPANO BEACH

## AERIAL MAP



SW 14TH AVE

SW 13TH AVE

SW 3RD ST

SW 14TH AVE

SW 13TH AVE

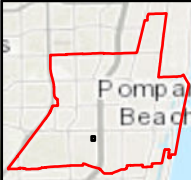
### Legend



Applicant Parcel



Municipal Boundary



**P&Z**  
Scale:  
1:1,000  
Date Exported:  
10/15/2025  
10/22/2025

NE CORNER OF SW 14TH ST & SW 3RD ST  
REGANZANI GROUP LLC

Created by:  
Department of  
Development Services



# CITY OF POMPANO BEACH

## ZONING MAP



SW 14TH AVE

SW 13TH AVE

SW 13th Ave

SW 3RD ST

SW 3rd St

### Legend



Applicant Parcel



Municipal Boundary

### Zoning

#### INDUSTRIAL ZONING DISTRICTS



I-1 - GENERAL INDUSTRIAL



I-1X - SPECIAL INDUSTRIAL

I-1

SW 14th Ave

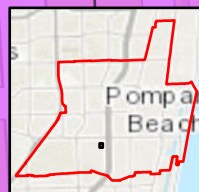
SW 14TH AVE

SW 13th Ave

SW 13TH AVE

SW 2nd S

SW



**P&Z**

NE CORNER OF SW 14TH ST & SW 3RD ST

REGANZANI GROUP LLC

Created by:  
Department of  
Development Services





# CITY OF POMPANO BEACH

## LAND USE MAP



SW 14TH AVE

SW 13TH AVE

SW 13th Ave

SW 3RD ST

SW 3rd St

### Legend



Applicant Parcel

### Land Use

TYPE



I- INDUSTRIAL



Municipal Boundary

SW 14TH AVE

SW 13th Ave

SW 13TH AVE

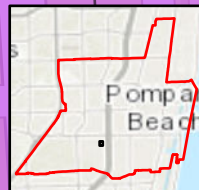
SW 2nd S

SW

**P&Z**

NE CORNER OF SW 14TH ST & SW 3RD ST

REGANZANI GROUP LLC

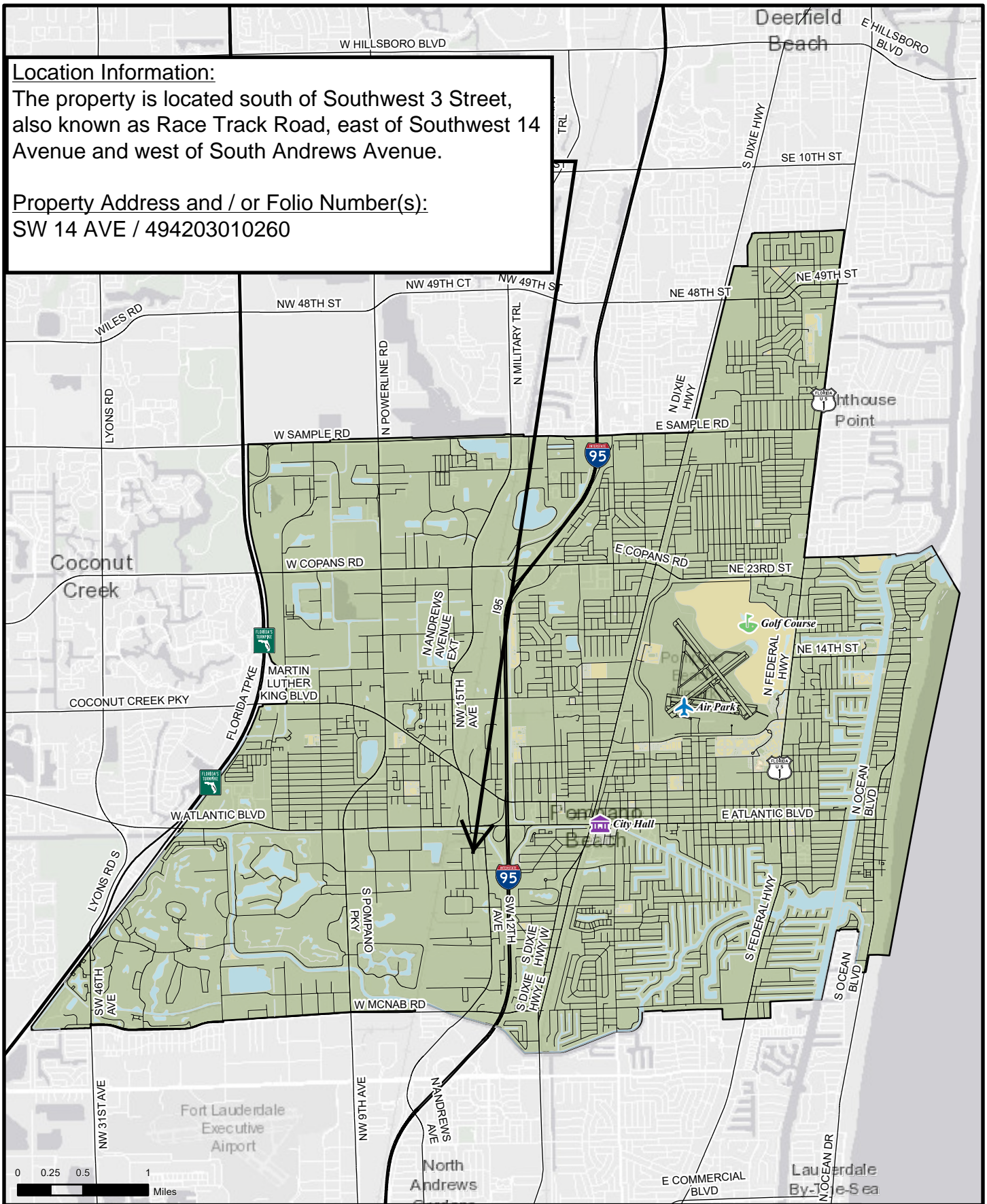


**Location Information:**

The property is located south of Southwest 3 Street, also known as Race Track Road, east of Southwest 14 Avenue and west of South Andrews Avenue.

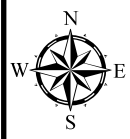
**Property Address and / or Folio Number(s):**

SW 14 AVE / 494203010260



1 inch = 1 mile  
Engineering Division  
GIS Department | B.C.

City of Pompano  
Beach



**P&Z**

PZ23-1200055

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			
	CF	Community Facilities		B-1	Limited Business
				B-2	Neighborhood Business
	OR	Recreation & Open Space		B-3	General Business
				B-4	Heavy Business
	W	Water		M-1	Marina Business
	RAC	Regional Activity Center		CR	Commerical Recreation
	LAC	Local Activity Center		I-1	General Industrial
				I-1X	Special Industrial
		Transit Oriented Corridors:		O-IP	Office Industrial Park
	DPTOC	Downtown Pompano		M-2	Marina Industrial
	ETOC	East Atlantic Blvd			
				TO	Transit Oriented
				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