

May 22, 2025

Zoning Board of Appeals
City of Pompano Beach
100 West Atlantic Boulevard
Pompano Beach, FL 33060

RE: Special Exception for Outdoor Storage as a Principal Use

Location: 1660 SW 13th Court

Parcel ID #: [494203000646](#)

Dear Zoning Board of Appeals,

On behalf of the property owner (1660 SW 13 POMPARNO LLC), KEITH, is requesting approval of a special exception for outdoor storage as a principal use for the property located at 1660 SW 13th Court. The applicant provides outdoor storage solutions to its tenants and intends to utilize the property for outdoor storage of equipment and materials as it has historically been used for the past 15+ years.

Below are the responses to the special exception criteria as well as the standards for outdoor storage as a principal use found in Article 4. A separate minor site plan application will be subsequently submitted to the City as well.

A Special Exception application shall be approved only on a finding that there is competent substantial evidence in the record that the Special Exception, as proposed:

1. Is consistent with the comprehensive plan;

Response: The applicant believes granting the special exception would be consistent with the Pompano Beach Comprehensive Plan. In particular:

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

Policy 01.16.01 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 man-made resources.

Description of Industrial Use in the Comprehensive Plan

Industrial land use primarily provides for activities which are connected with the manufacturing, assembly, processing or storage of products and goods. Major industrial uses are located in the northwest and southwest portions of the City.

2. Complies with all applicable zoning district standards;

Response: Concurrent with the Special Exception application, the applicant has submitted a site plan application which complies with all applicable zoning district standards.

3. Complies with all applicable use-specific standards in Article 4: Use Standards;

Response: The use standards in Article 4 are addressed further in below narrative.

4. Avoids overburdening the available capacity of existing public facilities and services, including, but not limited to, streets and other transportation facilities, schools, potable water facilities, sewage disposal, stormwater management, and police and fire protection;

Response: The applicant believes the storage of equipment and materials does not overburden

available public facilities. There are practically no demands water, sewer, parks or schools. Drainage will be retained on-site. The existing roadway system is more than adequate to meet the needs of this applicant and the surrounding industrial area.

5. Is appropriate for its location and is compatible with the general character of neighboring lands and the uses permitted in the zoning district(s) of neighboring lands. Evidence for this standard shall include, but not be limited to, population density, intensity, character of activity, traffic and parking conditions and the number of similar uses or special exception uses in the neighborhood;

Response: The storage of equipment and materials is compatible with the general character of neighboring lands. The site is centrally located in the industrially zoned area bounded by Atlantic Boulevard to the north, Interstate-95 to the east, McNab Road to the south and the CXS Railroad to the west. The character in the area includes heavy truck traffic from nearby warehouses and storage yards for various businesses. The property has been historically used for outdoor storage since the early 1970's.

6. Avoids significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, and other site elements;

Response: The storage of materials and equipment will not emit and adverse odor, noise glare or vibration on surrounding lands. As shown on the site plan all service delivery, parking and loading are all performed on-site with no impact to the surrounding lands.

7. Adequately screens, buffers, or otherwise minimizes adverse visual impacts on neighboring lands;

Response: As shown on the site plan, the applicant proposes to utilize existing landscape and fill-in plant material where needed to adequately screen the property from neighboring lands.

8. Avoids significant deterioration of water and air resources, scenic resources, and other natural resources;

Response: There are no scenic or natural resources in the surrounding area. The outdoor storage is not expected to significantly deteriorate water or air resources. All stored items will be properly drained.

9. Maintains safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site and neighborhood;

Response: Access is by SW 13th Court which connects with SW 12th Avenue (Andrews Avenue). SW 13th Court provides access to numerous industrial buildings and is not a thru street. All vehicle maneuvering is on site and is shown on the site plan.

10. Allows for the protection of property values and the ability of neighboring lands to develop uses permitted in the zoning district;

Response: The storing of materials and equipment should be consistent with industrial areas and will not affect the property values of the surrounding area nor prevent a neighbor from redeveloping their land. The storage area visible along the street will be screened from view with eight (8) foot high landscaping to provide for required screening from the roadway.

11. Fulfills a demonstrated need for the public convenience and service of the population of the neighborhood for the special exception use with consideration given to the present availability of such uses;

Response: The storage of equipment and materials is a necessary service for both industry and local business.

12. Complies with all other relevant city, state and federal laws and regulations.; and

Response: The applicant will comply with all relevant city, state and federal laws.

13. For purposes of determining impacts on neighboring properties and/or the neighborhood, the terms neighboring properties and neighborhood shall include the area affected by the requested special exception, which is typically an area of 500 ft to a one-half mile radius from the subject site.

Response: As mentioned in Criteria e above, the storage of materials and equipment is compatible with the general character of neighboring industrial lands. The site is centrally located in the industrially zoned property bounded by industrial uses. The character in the area includes heavy



truck traffic from nearby warehouses and storage yards for various businesses. The site is surrounded by industrial buildings and has no impact on any residential.

Special Exception Uses also have Use-Specific Standards set forth in Article 4: Use Standards.

Sec. 155.4228.A Outdoor Storage (as a principal use)

Standards. Outdoor storage as a principal use shall comply the following standards:

a. Perimeter buffer and screening standards

- i. The area(s) used for outdoor storage shall be fully enclosed with a fence or masonry wall no less than eight feet high in accordance with Section [155.5302](#), Fences and Walls. The height of materials and equipment stored shall not exceed the height of the screening fence or wall.

Response: As shown on the site plan, all outdoor storage areas will be fully fenced and screened with an eight (8) foot high fence and landscape screening.

- ii. Perimeter buffers in accordance with Section [155.5203.F](#), Perimeter Buffers, shall be provided between the outdoor storage area(s) and the site's boundaries, with a type C buffer provided between an outdoor storage area and the front lot line, a type B buffer provided between an outdoor storage area and any side or rear lot line adjoining a street, and a type A buffer provided between an outdoor storage area and any other side or rear lot line.

Response: A site plan and landscape plan will be submitted with a subsequent Minor Site Plan Application which will comply with the perimeter buffer requirements, in accordance with Sec 155.5203.F.

- iii. Development Existing on or Before April 27, 1999.

Outdoor storage facilities existing on or before April 27, 1999 shall comply with the following standards by April 27, 2001. Upon compliance said outdoor storage facility shall be deemed a lawfully existing special exception use.

(A) Existing properties. Lawfully existing outdoor storage established prior to 1999, or lawfully existing outdoor storage established prior to annexation without a landscape plan approved on record shall comply with the perimeter buffer and screening standards of this section. Submission and approval of a landscape plan shall be required for compliance with this section. Upon compliance said outdoor storage facility shall be deemed a lawfully existing special exception use:

- (1) A fully-opaque fence may be substituted for the wall where required.

Response: Screening will be opaque as required.

- (2) Any lot on public record prior to June 25, 1991, that is 100 feet or less in width may provide a five-foot wide perimeter buffer between an outdoor storage area and an interior side or street side lot line.

Response: NA

- (3) Buffer and screening standards shall not apply to a property line abutting an active railroad siding servicing the property.

Response: NA

- (4) Street trees shall be provided as required by the landscape ordinance.

1. Any repair of equipment shall be conducted on a paved surface or within an enclosed building.

Response: Understood

2. All areas used for outdoor storage shall have a surface that avoids dust and safeguard groundwater.

Response: Understood drainage permits will be submitted as required.

3. If the outdoor storage area is covered, the covering shall include at least one of the



predominant exposed roofing colors on the primary structure.

Response: NA

4. Flammable liquids or gases in excess of 1,000 gallons shall be stored underground.

Response: Understood

5. Materials shall not be stored higher than the height of the screening.

Response: Understood

6. All areas used for outdoor storage shall have a surface that avoids dust and safeguard groundwater.

Response: Understood, will be subject to drainage permts.

Our office looks forward to discussing this Major Administrative Adjustment with the City of Pompano Beach.

Respectfully Submitted,

Michael Amodio

Michael Amodio, AICP
Principal Planner I, KEITH

CC: Matt Purlmutter, Jadian IOS
Andrew Schein, Lochrie & Chakas

