

June 26, 2025

David Recor, Development Services Director  
City of Pompano Beach  
100 West Atlantic Boulevard  
Pompano Beach, FL 33060

**RE:** Minor Site Plan Application for Outdoor Storage (Principal Use)

**Location:** 1660 SW 13<sup>th</sup> Court

**Parcel ID #:** [494203000646](#)

Dear Mr. Recor,

### Introduction:

On behalf of the property owner (1660 SW 13 POMPANO LLC), KEITH, is pleased to submit an application for minor site plan approval for an outdoor storage project located at 1660 SW 13<sup>th</sup> Court. The applicant acquires, develops, leases, and manages industrial outdoor storage sites nationwide. They serve tenants from small maintenance shops to multibillion-dollar equipment rental firms and intends to utilize the property for outdoor storage of equipment and materials as it has been used over the past 30+ years. Per code section 155.2407.B.3.e, "A change in use or alteration of an existing development that does not increase the size of a totally and permanently enclosed building or require significant modifications to parking, site landscaping, layout, or traffic circulation patterns" is exempt from site plan approval. However, since there is no approved site plan on file with the City zoning department, the property owner would like to reasonably address the lack of record on the site and provide the City with a tangible record of site conditions for future use, while being able to continue to utilize the existing site for outdoor storage.

An additional request for a CPTED waiver is also submitted to provide a modified Type-C buffer along the property frontage. The applicant requests to utilize an existing 6-foot chain link fence with existing 2-feet of barbed wire and existing established screening hedge in lieu of the required 8-foot masonry, as required by screening standards for outdoor storage uses.

### Project Background

Historic aerials show evidence of outdoor storage of equipment and materials on this site dating back to the mid-1960's. The existing building was built in 1964 (according to Broward County Property Appraiser). A public records request was submitted with the City of Pompano Beach Building department. The results showed that a certificate of occupancy was obtained in 1964 for the existing building, which was initially used as a manufacturing plant. The existing building has gone through several updates including interior renovations in the 90's and a re-roof in 2013.

Outdoor storage as a principal use is allowed by special exception in the I-1 zoning district and warehouse distribution and storage is allowed by right in the I-1 zoning district. Since no approved site plan for existing improvements or record of outdoor storage use exist on file at the City, the property owner is submitting an

application for minor site plan approval and a concurrent request for special exception approval (under separate application) to aide in providing tangible records of the existing improvements that have existed for 30+ years, as shown in the historic aerials.

### **Proposed Project:**

The project site consists of 2.93 acres and has a current address of 1660 SW 13th Court within the City of Pompano Beach Florida and located within Broward County. The property carries a zoning of General Industrial (I-1) and a land use designation as Industrial (I). The existing site has an existing 18,036 SF building approved under permit BP63-4474, which will remain as warehouse space. An existing accessory building will be demolished.

The property owner proposes to infill the existing perimeter landscape to comply with perimeter buffer standards of section 155.4228.A.3 to the most practical extent possible with a retroactive approach. A new interior parking island and a restripe of the existing parking spaces onsite will be provided. 34,500 SF of outdoor storage area is shown, which matches locations shown in the historic aerials. The site plan presented complies with minimum parking, overall pervious, and VUA landscape requirements of the land development code.

Below is a continuation of the project narrative which addresses each of the site plan review standards established by the City of Pompano Beach. The Design Team believes they have provided competent substantial evidence to the City to support the development as proposed.

**Per the City of Pompano Beach, an application for a Minor Site Plan must meet the site plan review standards. Below are the responses to the site plan review criteria established in Sec155.2407.E**

1. *Consistent with the land use designation in the comprehensive plan.*  
***The Land Use Designation for this site is General Industrial (I-1). The proposed development is consistent with the Pompano Beach Comprehensive Plan, and the Future Land Use Element Goals, Objectives and Policies contained therein:***

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

**Policy 01.14.01 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**  
**Description of Industrial Use in the Comprehensive Plan**

**Objective 01.23.00 – Economic Development Expand the economic based by attracting Class A office space and higher education institutional uses, continuing to support the industrial and manufacturing sectors while protecting tourism as well as the quality of life and delivery of services to local residents.**

2. Complies with the applicable district, use, and intensity and dimensional standards of this Code (Articles 3, 4, and 5);

**The Applicant has assembled a design team which is familiar with the City of Pompano Beach land development code. The design team believes the proposed project fully meets the requirements of the code as much as feasibly possible. Due to existing site constraints and the context of the application request, the applicant is utilizing a retroactive landscape approach and CPTED waiver to address existing landscape constraints while maintaining existing site conditions that have existed for 30+ years.**

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3. Complies with the applicable development standards of this Code (Article 5). While not required to comply with the Sustainable Development Standards in Part 8, Sustainable Development Standards, of Article 5, Development Standards, applications for Minor Site Plan shall be approved only on a finding that there is competent substantial evidence in the record that the proposed development is consistent with the goals and intention found in Section 155.5801, Purpose;  
**While not required to comply with this code section, the project will implement best management practices with current construction methods as a means of addressing global climate change, protecting natural resources, and ensuring a high quality of life for future city residents.**
4. Complies with all other applicable standards in this Code;  
**The proposed site plan follows all other applicable standards of the Code, including fire access, NFPA requirements for outdoor storage, site lighting, access, circulation, parking, and loading.**
5. Complies with all requirements or conditions of any prior applicable development orders or prior applicable approved plans on record;  
**There are no development orders associated with this project.**
6. The concurrency review has been completed in accordance with Chapter 154 (Planning) of the Code of Ordinances;  
**The proposed project anticipates receiving a concurrency certificate from the City of Pompano Beach as part of the minor site plan. The project has been existing since the mid 1960s.**
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;  
**This 1660 SW 13 Court project will be designed to provide safe, adequate, paved vehicular access to SW 13 Court, which is under City Jurisdiction.**
8. Complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance;  
**The project site is not located within a wellfield protection area per Broward County Wellfield Protection Zones & Contaminated Map.**
9. Complies with crime prevention security strengthening and CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance, and activity support;  
**As a part of the minor site plan application, the applicant has developed a separate CPTED security plan and CPTED security narrative which addresses all the CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance, and activity support.**
10. Complies with adopted Fire Codes and Standards per City Code Section 95.02;  
**The proposed project will comply with all adopted Fire Codes and Standards per the City Code. A fire access plan has been submitted with this application addressing the standards set forth in the fire department apparatus access site development guidelines.**
11. Considers and mitigates any potential adverse impacts on environmentally sensitive lands identified by the city Comprehensive Plan or Broward County Land Use Plan; and  
**The proposed project limits are not located within any protected lands, archaeological sites, environmentally sensitive lands, historic sites, wellfield protection zones, or inactive burrow pits as identified by the City's Comprehensive Plan or Broward County's Land Use Plan.**
12. Complies with the approved Transportation Corridor Study, unless in direct conflict with another zoning code provision.

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**The proposed project is not located within a quarter mile of an approved Transportation Corridor Study.**

The Project Design Team looks forward to discussing and presenting this Industrial Project with the City of Pompano Beach.

Respectfully Submitted,

*Michael Amodio*

Michael Amodio, AICP

Principal Planner / KEITH

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