



November 12, 2025

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

RE: Major Site Plan Application – 951 SW 12th Warehouses

Location: 951 SW 12th Ave

Parcel IDs: 494202000751; 494202000754

Dear Mr. Recor,

Introduction

On behalf of the property owner, 951 SW 12TH LLC, KEITH is pleased to submit an application for major site plan approval for a warehouse project located at 951 SW 12th Avenue. This site is currently approved for outdoor storage use with an existing warehouse building. The applicant is requesting to build two additional warehouse buildings, additional parking spaces, and a reconfigured outdoor storage area.

Project Background

According to Broward County Aerials, the site was originally developed as a warehouse project around 1965. This included a large warehouse building abutting the southern parcel line, a smaller adjacent warehouse building near the northeastern corner of the parcel, a parking lot immediately north of the large warehouse, and a drainage lake near the northwestern corner of the parcel. Around 1969, a paved area was constructed immediately west of the large warehouse building. Around 1974, the drainage lake was paved over for an additional parking lot. Around 1987, the smaller warehouse building was expanded southward and the easternmost portion of the parcel was paved. In March 2006, a large fire destroyed the large warehouse building leaving behind only the concrete slab. A Minor Site Plan and Special Exception were approved in 2021 to allow outdoor storage on the site. The original approvals were set to expire in 2023, however, have been extended to February 2026 and December 2025 respectively.

Warehouse, distribution, and storage uses and Contractor's office use are allowed by right in the I-1 zoning district. Outdoor storage as a principal use is allowed by special exception, however, the site has already received special exception approval in 2021 for this use. The applicant is submitting for Major Site Plan approval the request to construct two new free-standing warehouse buildings on the existing site.

Proposed Project

The project site consists of approximately 7 acres and has a current address of 951 SW 12th Avenue within the City of Pompano Beach limits. The property has a Future Land Use designation of Industrial (I) and a zoning of General Industrial (I-1). The existing site has a one-story 8,000 square foot warehouse building constructed in the early 1960s (Building "A"). The owner proposes to construct two free-standing warehouse buildings. Each building will

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be one-story and consist of approximately 6,630 SF of warehouse space and approximately 1,482 SF of accessory office space. Required parking for each building will be provided in close proximity to each building. The existing parking area for Building "A" will be relocated behind the building to follow Broward County's vehicle stacking requirements from the SW 12th Ave right of way. The property owner proposes to infill the existing perimeter landscape to comply with perimeter buffer standards of section 155.4228.A.3 of the City's Zoning Code. The property will maintain approximately 69,480 square feet of outdoor storage, and 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 Major 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. Specifically, the proposed development aligns with the following Future Land Use Goals, Objectives, and Policies:
 - **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 man-made resources.**
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.
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;*
The Project Plans to comply with associated requirements of the City's land development code, including Article 5, Part 8 (Sustainable Development Standards). The applicant has submitted a separate narrative addressing sustainability point options proposed.
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;*
The Site Plan will comply with all previous development orders, more specifically the approved outdoor storage use under PZ21-17000006.
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 major site plan approval.
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 951 SW 12 Avenue project will be designed to provide safe, adequate, paved vehicular access to SW 12 Avenue, which is under Broward County Jurisdiction according to the Broward County GIS Map Series.

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 Zone 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 major 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.
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

