

Project Narrative  
U-Haul North Pompano  
1120 NE 48<sup>th</sup> St.  
Pompano Beach, Florida

The proposed development is for the construction of a single story retail building and warehouse building located on a 1.62 acre parcel located at 1120 NE 48<sup>th</sup> Street in Pompano Beach. The zoning for this parcel is I-1. The current uses of the property are: automobile and light truck rental (principal use), and retail sales (accessory use). The proposed uses for the site are: automobile and light truck rental (principal use), warehouse storage (principal use), and retail sales (accessory use). There is an existing single story retail building with canopy on the site that will be demolished as part of this development.

This development will consist of 0.795 acres of paved area, 0.391 acres of pervious area, and 0.434 acres of building footprint area. The existing retail building on the site will be demolished as part of this development. The height of the proposed retail building will be 15'-0". The height of the proposed warehouse building will be 41'-0". The proposed floor area ratio for the site is 0.268. The proposed uses on this site will collectively require 19 parking spaces, one of which being an ADA accessible parking space. The proposed parking provided shall consist of 20 total parking spaces, one of which shall be ADA accessible. Eight bicycle parking spaces are also included in front of the retail showroom for convenient access. The proposed warehouse building will require one loading zone, although two loading zones will be provided.

Access to and from the site is provided by one channelized driveway along NE 48<sup>th</sup> Street providing right turn ingress and right turn egress. A proposed two-way cross-access driveway on the south side of the property connecting to the existing commercial development is also proposed. A

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future cross-access connection point to the adjacent property to the east has been included as part of the site design as well.

An existing sidewalk running along NE 48<sup>th</sup> Street will be extended along the northern property line of the site. A 7' wide bicycle and pedestrian sidewalk has been included along the west side of the property, connecting the extended sidewalk along NE 48<sup>th</sup> Street to the proposed building and the adjacent property to the south. Bicycle and pedestrian access to the adjacent property to the east can be achieved via the extended sidewalk along NE 48<sup>th</sup> Street. Cross-access easements for vehicular use, bicycle use and pedestrian use will be granted for the neighboring properties to the south and east.

The proposed building will utilize existing water and sewer connections for domestic water, irrigation water, and sanitary sewer services. A new fire sprinkler service will be provided from existing Broward County water facilities adjacent to the property. The entire proposed building will be equipped with an automatic fire sprinkler system. Surface water management for the site will be accomplished with the use of swales and underground exfiltration trenches with no off-site discharge of storm water. The site will be well lit by LED site lighting on 20' poles.

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