

December 14th, 2021

Maggie Barszewski
Planner
City of Pompano Beach Planning & Zoning
100 West Atlantic Blvd.
Pompano Beach, FL 33060

**Re: Response to Development Review Committee Comments Dated 9-1-21
U-Haul North Pompano Plat
PZ21-14000018
SDA Project #1085A.00**

Dear Ms. Barszewski,

Please find below responses to the Development Review comments issued for this project.

Planning

1. Must submit County's Development Review Report before going to P&Z. **The County Development Review Report has been submitted.**
2. All right-of-way dedications shall be reflected on the Plat. **No right-of-way dedications are required or proposed as part of this project.**
3. Must submit a Title Certificate made out to the City, less than 6 months old. **An Opinion of Title has been included with this submittal.**
4. All service provider letters shall be submitted prior to placement on a City Commission agenda. **All service provider letters will be submitted prior to placement on City Commission agenda.**
5. All owners must sign the plat and a copy (can be electronic) must be sent to Maggie Barszewski, prior to placement on a City Commission agenda. **A signed copy of the plat will be provided.**
6. Future cross access easement shall be identified for adjacent property to the east or address Broward County's recommendation. **Cross access easement was not required by Broward County. If required by the City, it will be**

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provided and recorded prior to scheduling this application on the City Commission agenda.

7. The proposed use is consistent with the Land Use Designation and the Zoning. **The proposed principal uses for this project include *Automobile and Light Truck Rental and Warehouse storage*. Both of these uses are permitted in the I-1 zoning district. Retail Sales as an accessory use is also permitted in the I-1 zoning district.**
8. Place a note on Page 2 stating "All facilities for the distribution of electricity, telephone and cable shall be installed underground." **This note has been added to Page 2.**
9. Provide access easement agreement for southern access onto private roadway. **This access easement agreement will be provided prior to placement on the City Commission agenda.**
10. Demonstrate on the plans the methods used to direct truck traffic away from residential areas. **Truck traffic, not including small trucks rented by U-Haul, will be directed to utilize the southern access opening onto the Pompano Crossing property. Trucks will then be directed to utilize one of the two egress points along NE 48th Street on the Pompano Crossing site, which are designed to allow for large semi-trailers to turn left and head westbound on NE 48th Street, away from residential areas to the east. The proposed channelized driveway opening along NE 48th Street on the U-Haul property is not designed to promote the use of large semi-trailer vehicles.**
11. All easements must be shown on the Plat. **No easements are proposed.**
12. Road easement per ORB 18216, PG 274 must be shown and will need to be abandoned prior to future building permit approval (or explain why the citation is no longer valid). **The document referenced (ORB 18216, PG 274) is an unrelated agreement between Broward County and the previous property owner of the gasoline service station to construct water and sewer services for the property. This document is not a recorded road easement, nor does the agreement itself mention a road easement. The only reference to a road easement would be found in a survey from 1966 included in that document, however there is no recording information shown for that easement. Multiple recent title searches for this property did not find evidence of a recorded road easement.**
13. Please submit DRC Comment reply to Maggie Barszewski through email that you've uploaded for P&Z so placement on the agenda can be confirmed. **Acknowledged. This comment response will be emailed accordingly.**

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Engineering

1. The City has no utilities in this area. The plat does not show one road easement recorded on the City RW maps. Has this road easement been abandoned? **The road easement shown on the City RW maps is not a recorded easement. The referenced ORB 18216 PG 274 for that easement is an unrelated agreement between Broward County and the previous property owner of the gasoline service station to construct water and sewer services for the property. This document is not a recorded road easement, nor does the agreement itself mention a road easement. The only reference to a road easement would be found in a survey from 1966 included in that document, however there is no recording information shown for that easement. No additional information regarding this road easement has been found on recent title searches for this property.**

Fire Department

1. This P&Z application is able to meet all of the Fire Department requirements at this time for Plat Approval Only. Site plan approval will be required, maintaining all proper fire department access and water supply requirements as per chapter 18 of NFPA 1, as amended from time to time. **Acknowledged. Site plan approval has been obtained for the proposed Major Site Plan development.**

Utilities

1. Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process. **Acknowledged. Site plan approval has been obtained for the proposed Major Site Plan development.**
2. Please procure Broward County EPD Surface Water Management approval or exemption for the proposed site development. Applicable during official e-plan submittal. **This approval will be provided at time of engineering permitting.**
3. Please exercise best management practices with regard to protection of existing and proposed storm water systems. **Best management practices will be utilized.**
4. The subject development is located within a Broward County Water and wastewater services area. Please seek the necessary County permits and/or approvals. **These approvals will be provided at time of engineering permitting.**
5. The City of Pompano Beach Utilities Dept. has no comment with regard to the

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proposed plat approval request. **Acknowledged.**

Landscaping

1. Comments will be rendered at time of site plan submittal. Provide landscape plans in accordance with 155.5203 for the entire site. **Acknowledged. Site plan approval has been obtained for the proposed Major Site Plan development.**

Zoning

1. The use proposed in the conceptual site plan is permitted in this zoning district. All development must comply with the Zoning code and will be reviewed as part of a subsequent development application. **Acknowledged. Site plan approval has been obtained for the proposed Major Site Plan development.**

Revised plans and supporting documents have been included with this comment response letter as part of this Planning and Zoning Board review submittal, for your review.

Sincerely,

SHAH, DROTOS & ASSOCIATES



Matthew J. Giani, P.E.
Project Manager
Florida Reg. #84229