

July 26<sup>th</sup>, 2021

Maggie Barszewski, AICP  
Planner  
City of Pompano Beach  
100 W. Atlantic Boulevard  
Pompano Beach, FL 33060

**RE: U-Haul Co. of Florida – Plat Application Review Standards Narrative  
U-Haul North Pompano Plat  
Property Located at 1120 NE 48<sup>th</sup> Street, Pompano Beach, FL**

Dear Maggie,

The applicant, U-Haul Co. of Florida, is proposing to Plat an existing 1.62 acre parcel of land, as required by Broward County, to demolish an existing retail building and develop a single-story retail and warehouse building.

The zoning for this parcel is I-1. The parcel includes an existing 4,029 sq.ft. retail building which is to be demolished as part of a Major Site Plan application to re-develop the site. The proposed site plan for this project includes the construction of a new 2,970 sq.ft. retail building and a 15,922 sq.ft. warehouse building. The Plat will restrict the uses on the site to 4,000 square feet of commercial use and 17,000 square feet of industrial use. The site was previously platted in 1909 in Plat Book B, Page 164 of the Miami-Dade official records.

This project complies with the applicable review standards referenced in the City of Pompano Beach Zoning Code, Section 155.2410 as follows:

**Review Standards**

- 1. The development complies with the applicable standards in Part 7 (Lots) of Article 5: Development Standards.**

This development complies with Article 5, Part 7 of the City of Pompano Beach Zoning Code to the extent practicable.

- 2. The development complies with all other applicable standards in this Code;**

This development will comply with all other applicable City of Pompano Beach standards as required. A Major Site Plan and Building Design application has been submitted to the City of Pompano Beach Planning & Zoning Division for review concurrently with this Plat request.

**P&Z**

**3. The development complies with all requirements or conditions of any applicable development orders;**

There have been no development orders previously issued for this development. This development will comply with any development orders issued as part of the Major Site Plan and Building Design application submitted concurrently with this Plat request.

**4. Any land within the platted lots(s) that is necessary to comply with the Broward County Trafficways Plan has been conveyed to public by deed or grant of easement;**

The Broward County Trafficways Plan designates NE 48<sup>th</sup> Street as a collector roadway with a width of 70'. The width of NE 48<sup>th</sup> Street adjacent to this development is 70', which complies with the Trafficways Plan.

**5. The development complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance; and**

The proposed development appears to not be located within the radius of influence of any Wellfield Protection Zones.

**6. All facilities for the distribution of electricity, telephone, cable television, and similar utilities, shall be placed underground.**

Existing overhead utility lines are located on the adjacent property to the west which is currently being re-developed. It is to the understanding of the applicant that these overhead utility lines would have been placed underground concurrently with the re-development of the adjacent property, if possible.

Sincerely,

**Shah, Drotos & Associates**



Matthew J. Giani, P.E.

**P&Z**

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1/26/2022