

Project Narrative  
U-Haul SW 12<sup>th</sup> Ave  
790-820 SW 12<sup>th</sup> Ave  
Pompano Beach, Florida

This project proposes to construct a single story warehouse building located on two parcels and a portion of City of Pompano Beach right-of-way, SW 10<sup>th</sup> Ave, located at 790-820 SW 12<sup>th</sup> Ave, Pompano Beach, Florida. The single story warehouse building is to be used for pod storage and not self-storage. There are no self-storage uses proposed as part of this project.

As part of this project, the SW 10<sup>th</sup> Ave right-of-way is proposed to be abandoned, while a new 24' access road will be constructed on the eastern portion of the property with a perpetual access easement granted to the adjacent property owner. An additional 5' right-of-way dedication is proposed along a portion of SW 8<sup>th</sup> Street. The two existing parcels will be joined with the vacated SW 10<sup>th</sup> Ave, less the 5' right-of-way dedication, as part of a new Plat totaling 2.44 acres which has been submitted concurrently with this site plan application.

The existing parcels include an existing office building (1.42 acres), a vacant lot (0.83 acres) and a portion of City of Pompano Beach right-of-way (0.22 acres) to be vacated. The zoning for this parcel is I-1 and the property will be used as a 29,137 square foot warehouse facility along with the existing office building which is to remain.

This development will consist of 0.6 acres of paved area, 1.00 acre of pervious area, and 0.84 acres of total building footprint area. There is an existing two-story building with an 11,477 sq.ft. floor area (7,370 sq.ft. footprint area) on the site which shall remain and shall not be modified as part of this project. The proposed warehouse building has a total floor area of 29,137 sq.ft.



Existing utilities which currently run through the existing City right-of-way to be vacated shall be removed and replaced around the U-Haul site. The existing gravity sewer will be re-routed to the west, through the adjacent property with a utility easement granted to the City of Pompano Beach. A signed letter of consent from the adjacent property owner for this work has been included with the site plan submittal. The water service will be re-located to the eastern portion of the site. The existing 6" watermain running along SW 8<sup>th</sup> Street will be replaced with an 8" watermain and be extended to the west to connect with an existing 12" watermain on the west side of SW 12<sup>th</sup> Ave. FPL has begun work to re-locate existing powerlines that run along SW 10<sup>th</sup> Ave. These powerlines are being relocated around the U-Haul site.

Site access will be provided by two proposed driveways along SW 8<sup>th</sup> Street. The western-most driveway will provide access to the existing office building and parking areas for both buildings. The eastern-most driveway will provide access to the loading area for the proposed warehouse building. An existing driveway opening along with several back-out parking spaces along SW 12<sup>th</sup> Avenue will be removed as part of this development to comply with Broward County requirements.

