



Staff Report

File #: LN-445

PLANNING AND ZONING BOARD
Meeting Date: NOVEMBER 15, 2023

U-HAUL SW 12TH AVENUE

Request: Major Site Plan
P&Z# 23-12000014
Owner: U-Haul Co of Florida
Project Location: 790-820 SW 12th Avenue
Folio Number: 494202000510, 494202030840, 494202030850, 494202031850
Land Use Designation: I (Industrial)
Zoning District: I-1 (General Industrial)
Commission District: 5 (Barry Moss)
Agent: Matthew Giani (954-943-9433 / mattgiani@shahdrotos.com)
Project Planner: Lauren Gratzer (954-545-7792 / lauren.gratzer@copbfl.com)

Summary:

The applicant is requesting Major Site Plan approval in order to construct a new 28,992 square foot warehouse building along with associated parking and landscaping. The proposed building will be used for U-Haul “POD” storage rather than the typical self-storage. There is an existing storage and office building on the site that will remain. The proposed development spans across the existing right-of-way of SW 10th Avenue on the properties of 790 SW 12th Avenue and the parcels identified with folios 494202030850 & 494202030840. The applicant is proposing to abandon SW 10th Avenue and create a 24-foot private access road along the eastern portion of the property to replace the abandoned right-of-way that provided access to the southern property. All properties will subsequently be unified as one development site by means of a Unity of Title.

The total footprint of the proposed and existing buildings is 36,594 square feet on a 106,394 square foot (2.44 acre) site, a lot coverage of 36.83%. The site plan was reviewed by the Development Review Committee on May 17, 2023 and August 16, 2023.

The property is located at the southeast corner of SW 8TH Street and S Andrews Avenue (SW 12th Ave).



SITE PLAN REVIEW STANDARDS

An application for a Major Site Plan or Minor Site Plan shall be approved only on a finding that there is competent substantial evidence in the record that the development, as proposed:

1. Is consistent with the land use designation in the comprehensive plan;

The property has a land use designation of I (Industrial). The proposed commercial development is a compatible use for this land use category. The Development is consistent with the City of Pompano Beach Comprehensive Plan, and the Future Land Use Element Goals, Objectives and Policies contained therein:

Goal 01.00.00 *The attainment of a living environment which provides the maximum physical, economic and social well-being for the City and its residents through the thoughtful and planned use and control of the natural and man-made environments that discourages urban sprawl, is energy efficient and reduces greenhouse gas emissions.*

Policy 01.06.12 *Review all land use plan map amendments, rezonings and site plan applications to ensure that there is sufficient wastewater collection and treatment facilities, potable water resources available and if reuse water is available, require it be used, and that they pose no noxious impacts to the Biscayne Aquifer.*

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 manmade resources.*

Policy 01.14.07 *All site plans will be reviewed for Crime Prevention Through Environmental Design (CPTED) design principles such as lighting, street design, natural surveillance, natural access control, and territorial reinforcement. CPTED infrastructure such as security lighting, security cameras, bollards and other access control methods will be required based on the specific needs of the project.*

Policy 02.04.01

Continue to require conveyance of right of way, preferably through fee simple dedication, consistent with the City's adopted street width standards and/or the Broward County Planning Council's Trafficways Plan.

2. Complies with the applicable district, use, and intensity and dimensional standards of this Code

(Articles 3, 4, and 5);

Article 3: Zoning Districts

The proposed development complies with the standards for development within the I-1 (General Industrial) zoning district.

Article 4: Use Standards

The development proposes an industrial use that complies with the use-specific standards in Article 4: Use Standards and is consistent with section 155.4228.C. Warehouse, Distribution, and Storage.

Article 5: Development Standards

See section 3 below.

3. Complies with the applicable development standards of this Code (Article 5);

The DRC and project applicant have worked together to present a project that satisfies the requirements of Article 5 for new development requiring Major Site Plan approval, with exception of the conditions listed for approval.

The project's Building Design will be reviewed by the Architectural Appearance Committee (AAC) on November 7, 2023.

As part of the Major Site Plan and Building Design application, the applicant has provided a narrative addressing how the project will achieve the required sustainability points. The project has met the required 12 sustainability points for residential development.

4. Complies with all other applicable standards in this Code;

The proposed site plan is in compliance with all other applicable standards of this Code.

5. Complies with all requirements or conditions of any prior applicable development orders or prior applicable approved plans on record.

The site has a previous development order for a different development proposal. The same conditions of approval have been applied for this project.

Ordinances;

Based on the calculations below, the proposed project complies with concurrency requirements.

<i>Wastewater Treatment Demand</i>	<i>295.45</i>	<i>gallons per day *</i>
<i>Water Treatment Demand</i>	<i>350.40</i>	<i>gallons per day *</i>
<i>Raw Water Demand</i>	<i>378.44</i>	<i>gallons per day *</i>
<i>Park Acreage Required</i>	<i>N/A</i>	
<i>School Impacts</i>	<i>N/A</i>	
<i>Transportation</i>	<i>Transit fees paid to the Broward County to meet concurrency</i>	
<i>Solid Waste Generation</i>	<i>590.90 per meal (City has a contract with the Waste Management for disposal of all solid waste through 2033)</i>	

** The City has adequate capacity to serve the proposed project.*

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;

The development is located on S Andrews Avenue, a street identified on the Broward County Trafficways Plan. The project is designed to provide safe, adequate, and paved vehicular access from the secondary street, SW 8th Street, per Code.

8. Complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance;

The property is not located within a wellfield protection area as identified on the Broward County Wellfield Protection Zones map.

9. Complies with crime prevention security strengthening and CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance and activity support;

As part of the Major Site plan and Building Design application, the applicant has developed a separate CPTED security plan, which addresses 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 site plan was reviewed by a Fire Plans Examiner during DRC and will be required to meet all applicable standards before building permits are approved.

11. Considers and mitigates any potential adverse impacts on environmentally sensitive lands identified by the City Comprehensive Plan or Broward County Land Use Plan.



The proposed development is not within an area that will have impact on environmentally sensitive lands as defined in the Broward County Land Use Plan.

12. Complies with the approved Transportation Corridor Study, unless in direct conflict with another Zoning code provision.

The proposed development is not located in any of the subject areas of the approved Transportation Corridor Study.

DEPARTMENT RECOMMENDATION

Pursuant to §155.2304.C, Applications Subject to Staff Recommendation, the Development Services Director has compiled the department reports from the Development Review Committee (DRC) meeting which are recorded on file with the Department of Development Services. Should the Board find that the application has provided competent, substantial evidence to satisfy the review standards for Major Site Plan approval, the Development Services Department recommends approval of the Major Site Plan subject to the following comments and conditions:

1. In accordance with the Agreement for Unification of Development (approved by the City Commission by Resolution 2022-116). The Applicant must submit permits for the private road & relocation of the utilities, prior to the issuance of any permits related to the building or remaining site work. Following the approval of inspections for the completed private road, the Applicant must proceed with the abandonment request of the portion of SW 10th Avenue and the and perpetual easement dedication for the private roadway providing cross access.
2. Five (5) feet along SW 8th Street shall be dedicated to the City for Right-of-Way, prior to building permit approval.
3. The applicant shall provide evidence of compliance with the proposed sustainability narrative items pursuant to Table 155.5802: Sustainable Development Options and Points, prior to building permit approval.
4. Any future mechanical equipment must meet the requirements of Code Section 155.5301.A.1.a.
5. Revise the lot coverage number on the site plan data table to include the overhang parking area. The lot coverage should reflect the total footprint of all roofed structures.
6. Standard Conditions of Approval and/or Specifications required prior to Building Permit / Zoning Compliance Permit issuance:
 - a. A Unity of Title must be reviewed by staff and recorded in the Broward County Records, in accordance with 155.2401.C.
 - b. Provide a recorded Plat in accordance with Section 155.2410.Plat. that permits at least 37,000 square feet of industrial use.
 - c. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
 - d. A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.
 - e. Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.

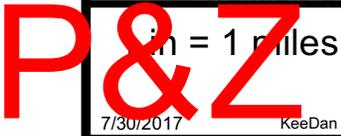
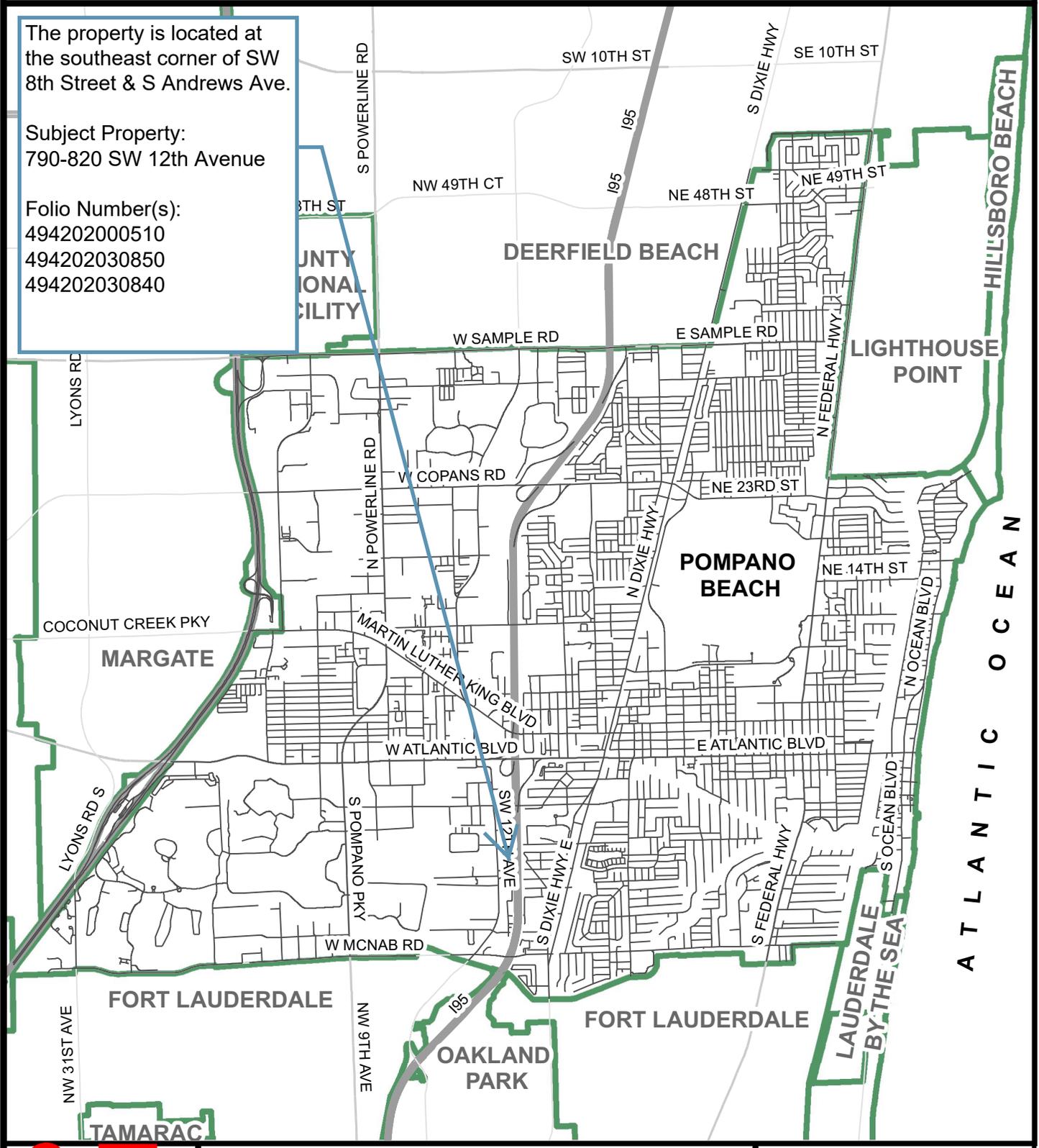
CITY OF POMPANO BEACH LOCATION MAP



The property is located at
the southeast corner of SW
8th Street & S Andrews Ave.

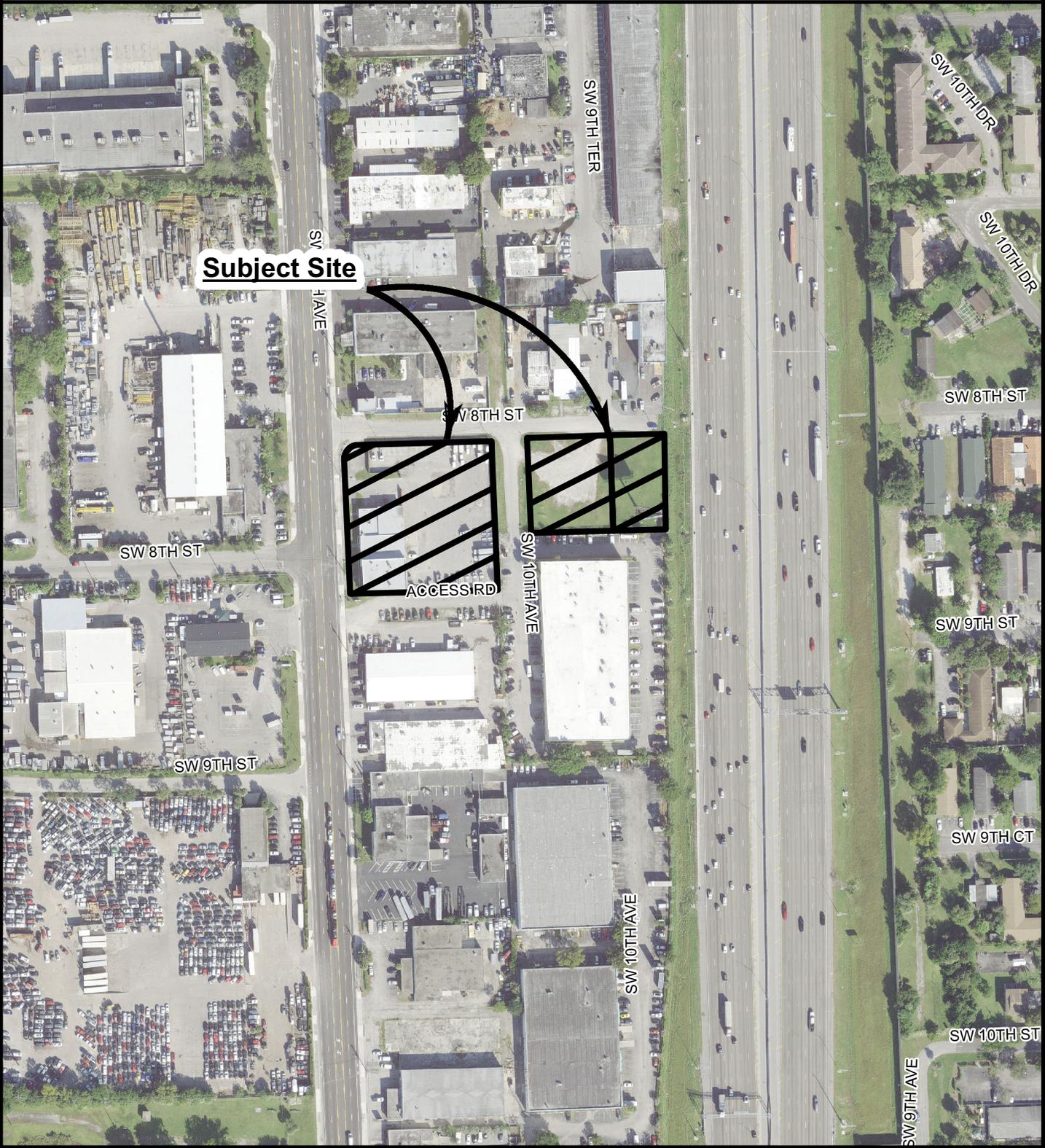
Subject Property:
790-820 SW 12th Avenue

Folio Number(s):
494202000510
494202030850
494202030840



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DEPARTMENT OF
DEVELOPMENT SERVICES

CITY OF POMPANO BEACH AERIAL MAP



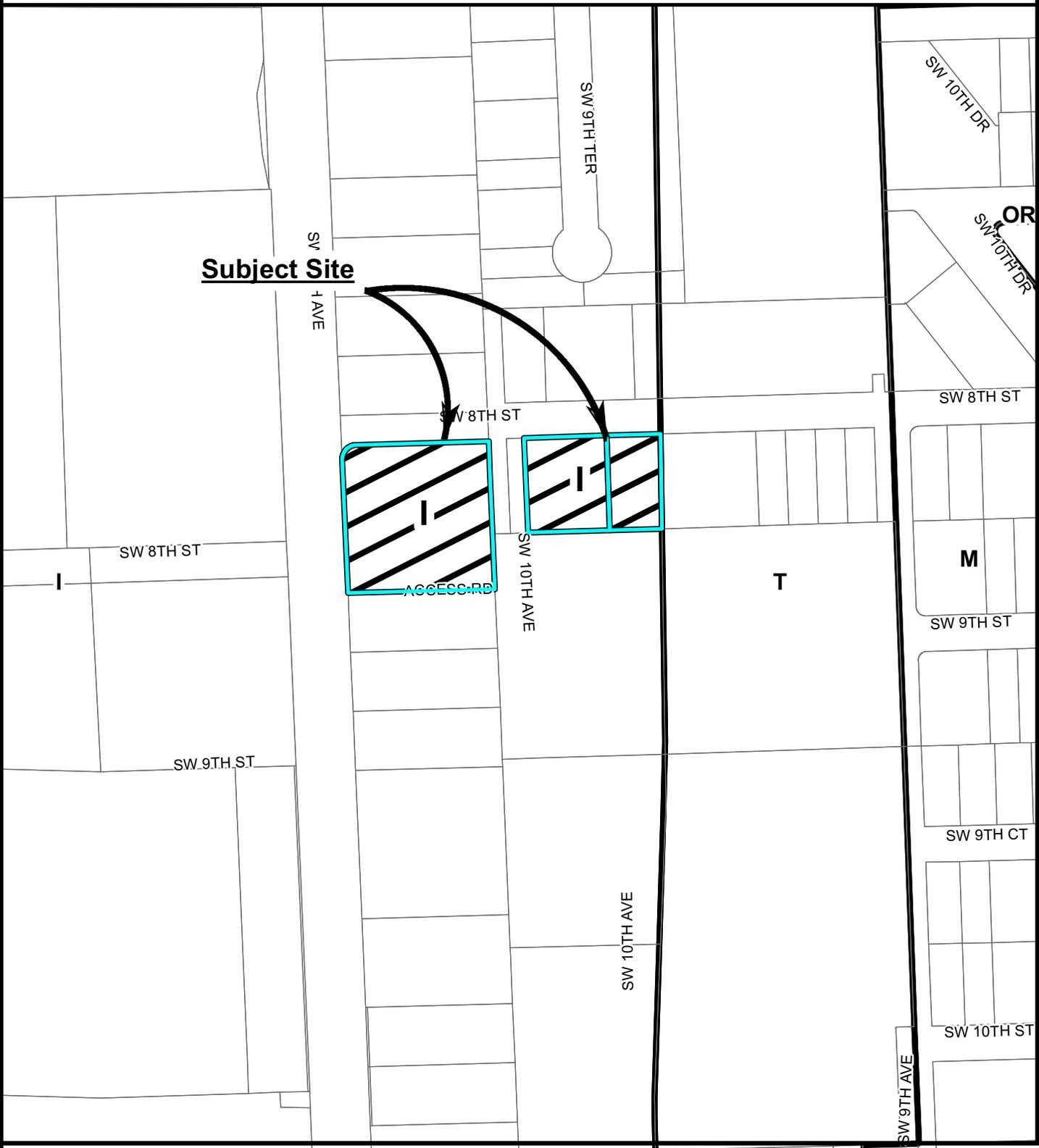
P & Z
Scale = 235 ft

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PZ23-12000014
11/15/2023

CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



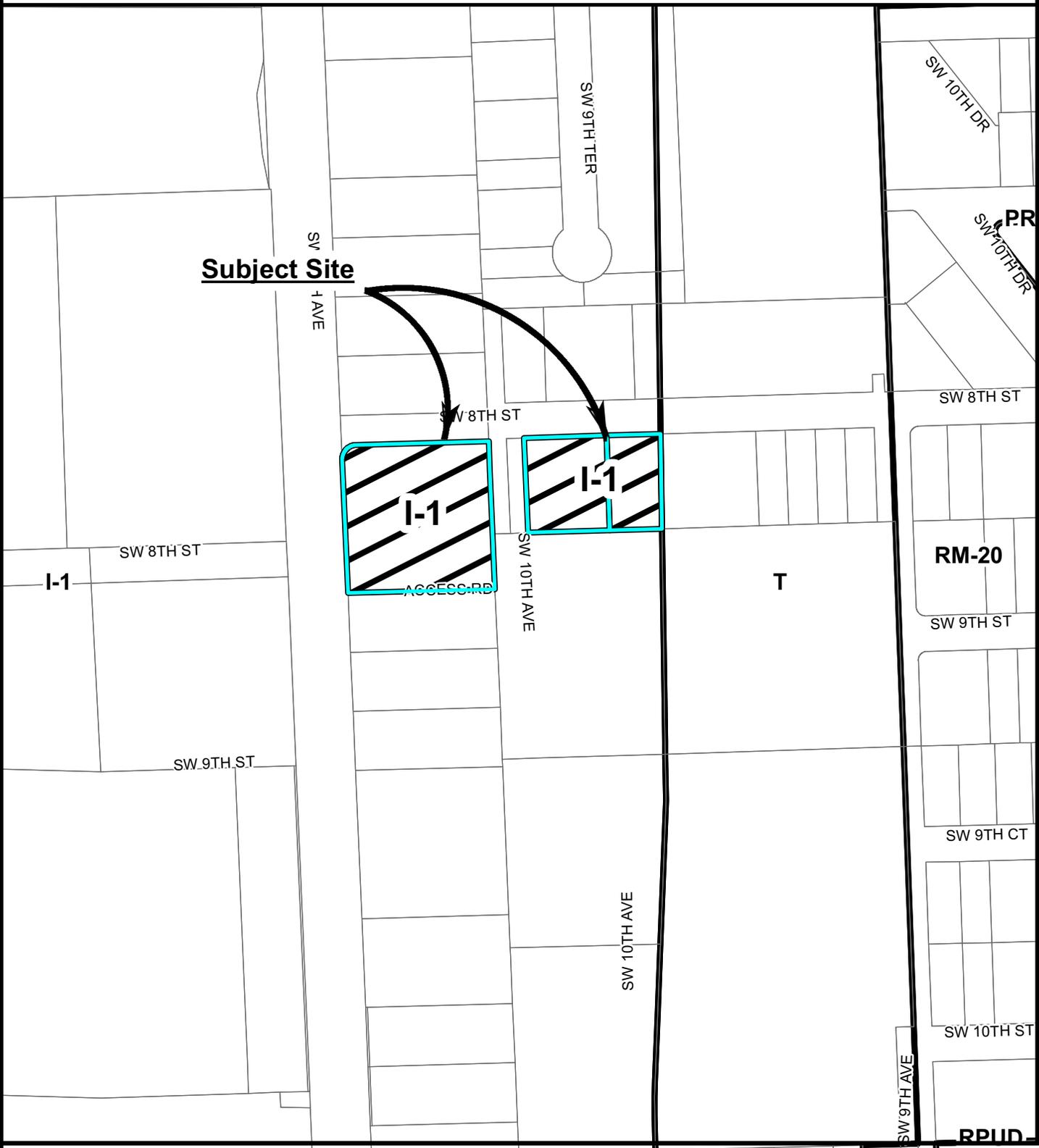
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PZ23-1200014
11/15/2023

CITY OF POMPANO BEACH OFFICIAL ZONING MAP



Subject Site

I-1

I-1

T

RM-20

RPUD

P & Z
Scale = 235 ft

LEGEND

FOR LAND USE PLAN		FOR ZONING MAP	
Symbol	Classification Units/ Acre	Symbol	District
		RS-1	Single-Family Residence 1
L	Low (1-5 DU/AC)	RS-2	Single-Family Residence 2
LM	Low- Medium (5-10 DU/AC)	RS-3	Single-Family Residence 3
M	Medium (10-16 DU/AC)	RS-4	Single-Family Residence 4
MH	Medium-High 16-25 DU/AC)	RS-L	Single-Family Residence Leisureville
H	High (25-46 DU/AC)		
IRR	Irregular Density	RD-1	Two- Family Residence
MUR-H	Mixed Use Residential (High)		
		RM-7	Multiple-Family Residence 7
C	Commercial	RM-12	Multiple-Family Residence 12
CR	Commercial Recreation	RM-20	Multiple-Family Residence 20
		RM-30	Multiple-Family Residence 30
✱	I Industrial	RM-45	Multiple-Family Residence 45
		MH-12	Mobile Home Park
T	Transportation		
		B-1	Limited Business
U	Utilities	B-2	Neighborhood Business
		B-3	General Business
CF	Community Facilities	B-4	Heavy Business
		M-1	Marina Business
OR	Recreation & Open Space	CR	Commerical Recreation
W	Water	✱	I-1 General Industrial
			I-1X Special Industrial
RAC	Regional Activity Center	O-IP	Office Industrial Park
		M-2	Marina Industrial
LAC	Local Activity Center		
	Transit Oriented Corridors:	TO	Transit Oriented
DPTOC	Downtown Pompano	PR	Parks & Recreation
ETOC	East Atlantic Blvd	CF	Community Facilities
		PU	Public Utility
		T	Transportation
		BP	Business Parking
		LAC	Local Activity Center
			<i>Planned Developments</i>
		RPUD	Residential Planned Unit Development
		PCD	Planned Commercial Development
*	Current Designation	PD-TO	Planned Development - Transit Oriented
>	Proposed Designation	PD-I	Planned Development - Infill
			<i>Overlay Districts</i>
		RM-45 HR	Multiple-Family Residence 45 High Rise
		DPOD	Downtown Pompano Beach
		EOD	East Atlantic Blvd.
		AOD	Atlantic Boulevard

