

Project Narrative
U-Haul Self-Storage
790-820 SW 12th Ave
Pompano Beach, Florida

This project proposes to construct a three-story self-storage and warehouse building located on two parcels and a portion of City of Pompano Beach right-of-way, SW 10th Ave, located at 790-820 SW 12th Ave, Pompano Beach, Florida. As part of this project, the SW 10th Ave right-of-way is proposed to be abandoned, while a 60' portion of property on the eastern side of the project will be dedicated to the City of Pompano Beach. U-Haul will also construct a new 24' wide two-lane roadway in this 60' right-of-way dedicated area. An additional 5' right-of-way dedication is proposed along a portion of SW 8th Street. The two existing parcels will be joined with the vacated SW 10th Ave, less the 60' right-of-way dedication, less the 5' right-of-way dedication, as part of a new Plat totaling 2.22 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 self-storage facility with 730 in-door climate controlled storage units and a warehouse area, along with the existing office building which is to remain.

This development will consist of 0.60 acres of paved area, 0.62 acres of pervious area, and 0.72 acres of total building footprint area. There is an existing two-story building with an 11,477 sq.ft. floor area (7,424 sq.ft. footprint area) on the site which shall remain and shall not be modified as part of this project. The proposed three-story self-storage and warehouse building has a floor area of 91,959 sq.ft. (81,959 sq.ft. self-storage area and 10,000 sq.ft. warehouse area). The building footprint for the self-storage and warehouse building is 23,744 sq.ft.

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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 south of the U-Haul site with a utility easement granted to the City of Pompano Beach. The water service will be re-located to the dedicated 60' right-of-way. The existing 6" watermain running along SW 8th Street will be removed and replaced with an 8" watermain connecting to an existing 12" watermain on the west side of SW 12th Ave. Existing FPL powerlines that run along SW 10th Ave will be relocated around the U-Haul site and through the proposed 60' right-of-way dedication area.

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

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