

October 21st, 2021

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

**Re: Site Plan Review Standards Narrative  
U-Haul Self Storage  
PZ21-12000026  
SDA Project #1121A.00**

Dear Ms. Gratzer,

Please find below responses to the Site Plan Review Standards for this project.

**Site Plan Review Standards**

1. Is consistent with the land use designation in the comprehensive plan; **The land use designation for this project site is Industrial. The Self-Storage use is a conditional use in industrial zoned areas. A Special Exception was granted by the Zoning Board of Appeals on April 15<sup>th</sup>, 2021 to allow the Self-Storage use for this project.**
2. Complies with the applicable district, use and intensity and dimensional standards of this Code; **This development complies with all dimension requirements of Article 3 for the General Industrial (I-1) zoning district. This development complies with the requirements for Self-Storage uses in Article 4. A Special Exception has been granted by the Zoning Board of Appeals to allow for the Self-Storage use in the I-1 zoning district. This development complies with the development standards outlined in Article 5 as required.**
3. Complies with the applicable development standards of this Code; **This development complies with the development standards outlined in Article 5, as required.**
4. Complies with all other applicable standards in this Code; **This development complies with all other applicable development standards of the City Code.**

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5. Complies with all requirements or conditions of any prior applicable development orders or prior applicable approved plans on record; **This development will comply with all conditions set forth as part of the Special Exception that was granted by the Zoning Board of Appeals on April 15<sup>th</sup>, 2021. No other development orders or plans have been previously approved for this project.**
6. The concurrency review has been completed in accordance with Chapter 154 (Planning) of the Code of Ordinances; **A concurrency review is required as part of this site plan application. The concurrency review will be conducted by the City in conjunction with the development review process.**
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 proposed development provides safe and adequate paved vehicular access between all buildings within this development and adjacent streets, as allowed by Broward County and City of Pompano Beach requirements.**
8. Complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance; **This project site is not located within a Broward County Wellfield Protection Zone.**
9. Complies with crime prevention security strengthening and CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance, and activity support; **A Crime Prevention plan has been included with this site plan submittal and complies with CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance, and activity support as practicable.**
10. Complies with adopted Fire Codes and Standards, per City Code Section 95.02; **This development complies with the Fire Codes and Standards per City Code.**
11. Considers and mitigates any potential adverse impacts on environmentally sensitive lands identified by the City Comprehensive Plan or Broward County Land Use Plan; **This development does not contain any environmentally sensitive lands. Still will be no adverse impacts to environmentally sensitive lands as part of this development.**
12. Complies with the approved Transportation Corridor Study, unless in direct conflict with another zoning code provision. **There is no applicable Transportation Corridor Study for this project area.**

**DRC**

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Sincerely,

**SHAH, DRTOS & ASSOCIATES**



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

**DRC**

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