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March 11, 2021

VIA FEDERAL EXPRESS &
ELECTRONIC MAIL

Mr. David Recor
Development Services Director
City of Pompano Beach
100 W. Atlantic Boulevard
Pompano Beach, FL 33060

Re: Notice of Appeal - U-Haul Co. of Florida

Dear David:

This firm represents U-Haul Co. of Florida, the owner of property located at 790 SW 12th Avenue, in the City of Pompano Beach, Florida (the "City"), Folio Numbers: 494202000510, 494202030840 and 494202030850 (the "Property"). Pursuant to Section 155.2424 of the City's Zoning Code, a Notice of Appeal is hereby filed by U-Haul Co. of Florida (the "Appellant"), contesting a decision made by you, the City's Development Services Director (the "Director"), in a letter dated February 10, 2021 denying Appellant's vested rights to develop a self-storage facility on the Property ("City Denial Letter") in accordance with the Commercial: Self-Service Storage Uses set forth in Section 155.4223, prior to this Section's amendment on June 23, 2020. The City Denial Letter, Zoning Letter Number 21-02000021, is attached hereto as **Ex. 1**.

Pursuant to our discussions of March 10, 2021, this Notice of Appeal ("Appeal") is being filed to preserve the Appellant's rights. However, as discussed, we ask that it be placed in abeyance and not scheduled for hearing pending further review and consideration of the proposed use and development of the Property.

Section 155.2424 of the City's Zoning Code governs this Appeal. The Appellant has been aggrieved by a final decision by the Director and is filing this Notice of Appeal to be reviewed by the Zoning Board of Appeals in accordance with the following:

1. The appellate body shall review an Appeal in accordance with the standards of this Code applicable to the decision or interpretation being appealed and shall base its decision solely on the record established below in making the decision or interpretation being appealed. The record shall consist of all documents, hearing records, and other materials related to the decision or interpretation.

2. The appellate body may modify or reverse a decision or interpretation on appeal (in whole or in part) only if it finds that there is competent substantial evidence in the record of a clear and demonstrable error in the application of the relevant standards or provisions of this Code.

The Zoning Board of Appeals must determine whether the Director applied the correct law and whether the Director based its decision upon relevant and material evidence that a reasonable mind would accept as adequate to support the decision reached. Our Appeal addresses each of these criteria in detail. Appellant will show that:

1. There is a clear and demonstrable error in the Director's application of the relevant standards or provisions of the City's Zoning Code in denying Appellant's Vested Rights Determination; and

2. The Director's denial of Appellant's vested rights determination was not supported by competent substantial evidence and therefore, the denial must be reversed.

Incorporated herewith is a complete Record on Appeal including without limitation, applications, documents, staff comments, relevant code provisions, ordinances, correspondence and reports to support the Appeal.

STATEMENT OF FACTS

On June 1, 2017, the Appellant purchased the vacant Property for the sole purpose of developing a self-storage facility. Prior to purchasing the Property, the Appellant conducted thorough due diligence to confirm that self-storage facilities would be permitted on the Property. The Property is made up of three parcels containing approximately 2.25 acres and is zoned I-1 General Industrial. Two of the parcels are separated by a right-of-way (See, Broward County Property Appraiser information, attached as **Ex. 2**). At the time of purchase, self-storage facilities were permitted as of right on the Property. (See, I-1 Zoning District and Commercial: Self-Service Storage Uses regulations, attached as **Ex. 3**).

For the next several months, Appellant began assessing the design and engineering of the Property for the self-storage facility. It hired consultants, engineers, surveyors and architects to work on plans and designs required for a Major Site Plan application, right-of-way vacation and plat application through the City. Upon preparing these plans, Appellant began the City required application process.

Pursuant to the City's procedures as set forth in Section 155.2301.B, a Pre-Application meeting "***shall be required*** before submittal of" a Major Site Plan application (*emphasis added).* The Pre-Application Meeting requires the submittal of a formal application, which entails extensive documents, plans and fees and requires a significant amount of work to be done on the part of the applicant (See, Pre-Application Plans Checklist attached as **Ex. 4**). See also, Code Section 155.2301.B attached as **Ex. 5**, and City Denial Letter, attached as **Ex. 1**.

On April 4, 2018, the Appellant submitted an application for its Pre-Application Meeting, along with a $790 application fee, and detailed site plans including floor plans, paving and drainage plans, elevations, landscaping plans, survey, and water and sewer plans, depicting a four-story self-storage facility – Case No. P&Z:18-12000010 (the "Application"). See, Application attached as **Ex. 6**. Appellant's application was accepted, approved and processed. The Appellant invested considerable time, effort and money into this Application. On April 24, 2018, the Appellant attended an in-person Pre-Application meeting with City Staff and received extensive written comments from the various City departments, including without limitation, engineering, fire and planning.

Subsequent to the Pre-Application Meeting, Appellant began addressing all the comments from City staff and worked on various design changes and site planning for the proposed self-storage facility. Over the next several months, Appellant scheduled several meetings and had various correspondence with Staff to address comments (See, correspondence attached as **Ex. 7**) and was ready to file for the Major Site Plan. However, the Appellant was also working with the City, Broward County and various utilities to request a vacation of the right-of-way located between the parcels, as well as to apply to Plat the Property (See, correspondence between Staff and Appellant, attached as **Ex. 8)**. The right-of-way vacation was imperative for the proposed self-storage facility development, so on August 15, 2019, the Appellant filed another application with the City to vacate the portion of the right-of-way between the Property (the "ROW Application"). See, ROW Vacation application Case No. P&Z: 19-18000002, attached as **Ex. 9**). The only reason the Appellant was vacating the right-of-way, was to pursue the self-storage project on the Property. Again, the ROW Application was accepted, reviewed and approved by the City.

Unbeknownst to the Appellant, while its Application and ROW Application for the self-storage facility were pending, the City was working to impose a moratorium on new self-storage facilities. The Appellant has learned that in early 2019, the Development Services Department hired the consulting firm, Development Services, Inc., to conduct "a supply and demand and equilibrium analysis for the Pompano Beach market and surrounding secondary market for the self-storage industry." The consultant collected data for months and prepared an extensive report entitled "Self-Storage Supply and Demand Analysis" dated May 2019 (the "Report"), which was sent to Daniel Keester-O'Mills on June 6, 2019 (See, Report attached as **Ex. 10**) and forwarded to the City's Planning & Zoning Board for discussion at its June 26, 2019 meeting (See, Administrative Memorandum No-19-167 attached as **Ex. 11**). Staff presented the Report and various options to the Planning & Zoning Board to amend the Zoning Code to include additional self-storage restrictions (See, June 26, 2019 P&Z Meeting minutes attached as **Ex. 12**). Staff drafted proposed self-storage regulations which imposed new design requirements and required self-storage facilities in the I-1 Zoning District to be approved only by a Special Exception review process. This new ordinance would no longer permit Appellant's self-storage development to be an as-of-right development in the I-1 Zoning District and placed additional restrictions on the Property and hardships on the Appellant.

Appellant met and corresponded with staff numerous times between August 15, 2019 and November 5, 2019 (See, correspondence attached as **Ex. 13**), and had a pending and approved

Application and ROW Application, where the sole purpose of these applications was to develop a self-storage facility on the Property. Appellant was not informed and was unaware that the City was instituting a moratorium or changing the Zoning Code, until November 5, 2019 at a meeting with planner, Daniel Keester-O'Mills (See, email from D. Keester-O'Mills dated November 5, 2019, attached as **Ex. 14**). This was two months after the City Commission had already passed the moratorium on September 24, 2019, placing a six-month prohibition on accepting or processing self-storage facilities (the "Moratorium"). (See, Moratorium Ordinance 2019-108, attached as **Ex. 15**).

Notwithstanding the foregoing, the City continued to process the approved Application and ROW Application. Staff also stated to Appellant that a Developer's Agreement would be required to tie the Major Site Plan, the ROW Application, a roadway dedication and a unity of title together. Based on Staff's advice, Appellant withdrew its ROW Application to proceed with the Developer's Agreement. Appellant began working on the Developer's Agreement, modified the plans, worked with the various utilities and obtained a no objection letter from Appellant's neighbor regarding the proposed project (See, No Objection Letter dated December 19, 2019, attached as **Ex. 16**). Despite that Appellant was in the first stage of the City's required application process, on January 7, 2020, Appellant received email correspondence from Staff stating that the City will not process any new applications for self-storage until the moratorium ends or the Code has been revised. (See, email from D. Keester-O'Mills dated January 7, 2020, attached as **Ex. 17**). Again, Appellant was only informed about the Moratorium for self-storage on November 5, 2019, after Staff had been working on it for over seven (7) months.

Between December 2019 and May 2020, Appellant and City worked on numerous drafts of the Developer's Agreement (See, correspondence between D. Keester-O'Mills and Appellant, attached as **Ex. 18**). During this same time, City was processing the text amendments to change the self-storage regulations, so that Appellant's pending Application would not be permitted as-of-right, and would now require additional processes, review and a redesign of the entire project. (See, "Self-Storage Ordinance" No. 2020-62 passed by City Commission on June 23, 2020) attached as **Ex. 19**). Due to this hardship, Appellant scheduled meetings on June 18, 2020 (the "June Meeting") and July 27, 2020 to discuss the project and its vested rights to develop the self-storage facility on the Property under the former regulations.

These facts amount to common law vested rights. However, at the June Meeting, Appellant agreed to work with staff and incorporate as many of the newly enacted provisions of the Self-Storage Ordinance (now codified in Section 155.4223.A.3.e – Self Storage Building Appearance) into Appellant's proposed self-storage project. The goal was always to be a good neighbor.

Following the June Meeting, Appellant in good faith spent the next several months designing and redesigning its proposed project and site plan so that it would meet not just some, but **ALL** of the new Building Appearance requirements for self-storage facilities set forth in the Self-Storage Ordinance. The redesign of the Property took time, because the Appellant worked very hard to incorporate everything that the City wanted, again despite that it was not required. Appellant incurred significant resources, time and consultant fees to redesign the project, in

reliance of Director and Staff's stated position. Again, this was done to work with the City even though the application was vested.

On January 29, 2021, at the request of the City, Appellant sent a letter to the Director setting forth the Appellant's steps it has taken and processes it has gone through for the Property's development of a self-storage facility, the substantial expenses it has incurred, and the modifications it made to the site plan at Staff's request (See, January 29, 2021 letter, attached as **Ex. 20**). On February 10, 2021, the Appellant received the City Denial Letter, which was a complete, 180-degree change of position from what was stated at the Meeting and relied upon by Appellant. This substantial change in position resulted in Appellant incurring such excessive obligation and expenses that it becomes highly inequitable and unjust to destroy the rights Appellant has acquired. In response to the City's Denial Letter, on February 25, 2021, Appellant sent a follow up letter to Mr. Recor. (See, February 25, 2021 Letter, attached as **Ex. 21**).

ARGUMENT

The Appellant is hereby timely filing an Appeal pursuant to Section 155.2429 of the Zoning Code, as the City is equitably estopped from denying Appellant's vested rights determination and presents its arguments as follows:

CLEAR AND DEMOSTRABLE ERROR IN APPLICATION OF CODE

The Director did not observe the essential requirements of law in denying Appellant's vested rights. This matter turns on the correct articulation and application of the common law doctrine of equitable estoppel. The doctrine of equitable estoppel will preclude a municipality from exercising a zoning power where a property owner (1) in good faith (2) upon some act or omission of the government (3) has made such a substantial change in position or has incurred such extensive obligations and expenses that it would be highly inequitable and unjust to destroy the right he acquired. *Hollywood Beach Hotel Company v. City of Hollywood*, 329 So. 2d 10, 15 (Fla. 1976). Simply stated, every citizen has the right to expect that he will be dealt with fairly by his government, *Id.* at 18 (*See also, Smith v. City of Clearwater*, 383 So. 2d 681, 686 (Fla. 2d DCA 1980)). Under appropriate circumstances, the doctrine of equitable estoppel may be invoked against a municipality as if it were an individual. *Salkolsky v. City of Coral Gables*, 151 So. 2d 433, 435 (Fla. 1963).

It is generally necessary that the representations, whether consisting of words, acts, omissions, or conduct of the party against whom the estoppel is being asserted, were believed by the party claiming the estoppel. *State ex rel. Watson v. Gray*, 48 So. 2d 84 (Fla. 1950). Moreover, the party asserting equitable estoppel must prove that he or she reasonably relied on the conduct of the other party. *Miller v. American Banker's Ins. Group*, 85 F. Supp. 2d 1297 (S.D. Fla. 1999) (applying Florida law). Equitable estoppel is also based on principles of fair play and essential justice and arises when one party lures another party into a disadvantageous legal position. *Major League Baseball v. Morsani*, 790 So. 2d 1071 (Fla. 2001). Every citizen has the right to expect that he will be dealt with fairly by his government. *City of Hollywood, citing City of North Miami*

v. Marguiles, 289 So.2d 424 (Fla.App. 1st 1965) at 425-426. Unfair dealing by a municipality can also serve as the basis for the invoking equitable estoppel. *City of Hollywood, citing City of Jacksonville v. Wilson*, 157 Fla. 838, 27 So.2d 108 (1946).

Appellant engaged in the City required process, as delineated in its Code, conducted meetings with City Staff to discuss the pending Application, and relied on that process in spending significant amounts in working through that process. At Staff's request and notwithstanding the fact that its Property rights were vested, Appellant also agreed to incorporate design changes to its proposed self-storage facility plans to meet the newly adopted standards. The Appellant, in good faith relied upon the City's Code and representations that the pending Application would be sufficient to confer the development rights for the self-storage facility. The right Appellant acquired as a result of the City's statements and actions was authorization to proceed with the self-storage development without the need for a Special Exception, which should be a sufficient right to invoke the doctrine of equitable estoppel.

> ". . . the theory of estoppel amounts to nothing more than an application of the rules of fair play. One party will not be permitted to invite another onto a welcome mat and then be permitted to snatch the mat away to the detriment of the party induced or permitted to stand thereon. A citizen is entitled to rely on the assurances or commitments of a zoning authority and if he does, the zoning authority is bound by its representations, whether they be in the form of words or deeds . . ."

Equity Resources, Inc. v. County of Leon, 643 So.2d 1112, 1119; *citing, Town of Largo v. Imperial Homes Corp.*, 309 So. 2nd 571, 573 (Fla. 2d DCA 1975)

Appellant relied on the words and actions of the Code, in addition to the confirmation from Director and Staff, and therefore, the Director and Staff should be bound by its representations that the Appellant's Application vested its Property rights and the legal right to develop a self-storage facility in accordance with the regulations in place at the time the Application was submitted and approved. The City is equitably estopped from denying Appellant's vested rights determination and not acknowledging Appellant's pending Application. Moreover, by denying Appellant's vested property rights to develop a self-storage facility under the regulations at the time the Application was submitted, accepted and approved by the City, the Director misapplied and incorrectly applied Code Section 155.2301.B, by failing to recognize that the Pre-Application Meeting process is mandated and expressly required by the Zoning Code as the first step in the Major Site Plan application process. Once accepted and approved by the City, the Application and Appellant's property rights were vested and the Appellant proceeded to rely on these rights and the actions by the City and the Director.

The Director departed from the essential requirements of law by misapplying the City's Zoning Code. Section 155.2301.B of the Zoning Code states that a "pre-application meeting between the applicant and either selected city staff members or the DRC, as determined appropriate by the Development Services Director, ***shall be required***" before submittal of a Major Site Plan (See, Section 155.2301.B, attached as **Ex. 5**) ***emphasis added***. This Pre-Application Meeting is

mandated by the Zoning Code and an applicant cannot submit a Major Site Plan Application without first complying with the Zoning Code requirement of submitting the Pre-Application Meeting application and following its formal process.

The City's Pre-Application Meeting relative to a Major Site Plan review is the first Development Review Committee meeting, where detailed information is provided and the various City departments review the plans and issue very comprehensive comments on the applicant's submittal (See, comments by various City development review committee departments, attached as **Ex. 22**). The submittal requirements involve detailed plans and extensive preparation by the Appellant and its consultants (See, Pre-Application Meeting Checklist requirements, attached as **Ex. 23**). Additionally, the Appellant is required to address each of the comments from Staff prior to moving forward.

At the time of the submittal of the Application on May 4, 2018 and when the Application was accepted, approved and processed by the City, Appellant's property rights and the rights to develop a self-storage facility, a permitted use in the I-1 Zoning District without a Special Exception approval, were vested.

DECISION IS NOT SUPPORTED BY COMPETENT SUBSTANTIAL EVIDENCE.

The Director's decision must be supported by competent substantial evidence. Florida courts define substantial evidence as evidence that "establishes a substantial basis of fact from which the fact at issue can be reasonably inferred". In order for substantial evidence to be competent, the evidence must be "sufficiently relevant and material that a reasonable mind would accept it as adequate to support the conclusion reached." *De Groot v. Sheffield*, 95 So. 2d 912 (Fla. 1957); *Pollard v. Palm Beach County*, 560 So. 2d 1358 (Fla. 4th DCA 1990).

The Director's decision is a conclusion that is not supported by any record evidence, much less competent substantial evidence to support its determination. The Director, when making his determination failed to rely on relevant and material evidence regarding Appellant's pending Application, the processes it endured as required by Code, and the significant costs it expended in reliance of the Code. Appellant expended significant funds to purchase property as well as to prepare the required documents and collateral materials for the Application, ROW Application, plat application and Developer's Agreement, all as required by the City. Additionally, in reliance on the direction from City staff, extensive costs were expended to revise plans to incorporate the new development regulations.

The City processes took time and the Appellant incurred extensive costs including, but not limited to, consultant fees, application fees, time and effort to address each comment from different disciplines relying on the Code, as well as City representatives' statements. Based on the City's Zoning Code in place when the Application was submitted and approved, Appellant has invested a significant amount of money and time towards developing the Property with a self-storage facility under the regulations in place at the time the Application was submitted and accepted by the City. The Appellant purchased the Property expending approximately $718,000.00 (see

Property Appraiser information on estimated purchase price for Property, attached as **Ex. 2**) and has spent approximately $690,000.00 improving the Property. Additionally, the Appellant has expended approximately $175,000.00 on consultant fees related to the property and the processing of the Application itself, all in order to develop a self-storage facility as-of-right, without the need for a Special Exception.

Moreover, no evidence was submitted to reflect Applicant's diligence in addressing Staff's comments and working with the City's engineering department for numerous months to relocate utilities at the Property and vacate the right-of-way between the parcels, all which took considerable amount of time to address (See, email correspondence between Appellant and Staff, attached as **Ex. 6**).

The Director also failed to include evidence of the timeline when the City began the process to study, report, present and draft regulations to amend the self-storage regulations, while Appellant's Application was pending. The Appellant was not informed that there were proposed amendments to the self-storage regulations and the Moratorium that may adversely affect Appellant's proposed project. In fact, Appellant was not informed until November 5, 2019, two months after the Moratorium was already passed by the City Commission and over seven months after a study, report and text amendments were prepared and reviewed by the Planning & Zoning Board at its June 26, 2019 meeting (*See*, Staff Memo, dated June 6, 2019 and P&Z Minutes, attached as **Ex. 12**).

The record reflects that significant competent substantial evidence was not considered or properly relied upon in the determination to deny Appellant's vested rights.

NO VESTED RIGHTS DETERMINATION REQUIRED

Pursuant to Section 155.2429 of the Zoning Code, which pertains to Takings or a Vested Rights Determination, "Nothing in this section shall be construed or applied to abrogate the vested right of a property owner to complete development where the property owner demonstrates each of the following:

a. A governmental act of development approval was obtained prior to the effective date of this section or prior to the effective date of an amendment to this section; and

b. The property owner has detrimentally relied upon a governmental act of development approval and made a substantial change in position or has incurred extensive obligations and expenses; and

c. That it would be highly inequitable to deny the property owner the right to complete the development.

Section 155.2429.B, City Zoning Code.

Here, the City's act of development approval was when the City accepted, approved and processed Appellant's Application on April 4, 2018, prior to the effective date of this Section on January 22, 2019 (See, Ordinance No. 2019-23 approved on January 22, 2019, attached as **Ex. 24**). The Appellant detrimentally relied upon the Zoning Code provisions and followed the mandated processes for submitting its Application, all costing substantial time and money. The City amended the Zoning Code after acceptance of and processing of Appellant's Application, which again resulted in the Appellant incurring extensive additional obligations and expenses. Appellant's Application was vested and should not have to adhere to the new regulations imposed. It would be highly inequitable to now deny Appellant's vested rights to develop a self-storage facility in accordance with the regulations in place at the time the Application was accepted, approved and processed by the City.

CONCLUSION

As Florida Courts have stated, "Owners are entitled to fair play." *Colonial Apartments, L.P. v. City of Deland*, 577 So. 2d 593, 598 (Fla. 5th DCA), review denied, 584 So. 2d 997 (Fla. 1991). Here, the Appellant was not afforded "fair play". The City changed the rules after Appellant was already proceeding in the game. Appellant followed and relied on the rules per the Zoning Code, but because of the Code changes, which now require an extra layer of review and additional requirements, Appellant is subjected to even more excessive expenses and obligations. The City's misapplication and misinterpretation of the Zoning Code, which resulted in a departure from the essential requirements of law, not based on competent substantial evidence, was not fair play.

Appellant hereby requests that the Zoning Board of Appeals reverse the Director's denial and direct Staff to process Appellant's self-storage Application which is vested in accordance with the zoning regulations in place at the time the Application was initially submitted to the City as part of the required pre-application meeting process.

Sincerely,

/s/ Heidi Davis Knapik
Heidi Davis Knapik

cc: (via electronic mail)
Mario Martinez
Wesley Chadwick
Jennifer Gomez
Daniel Keester-O'Mills
Brian Seymour, Esq.
Mark Berman - City Attorney

RECORD ON APPEAL

Exhibit	Document
1.	City Denial Letter (Zoning Letter Number 21-02000021) dated February 10, 2021
2.	Broward County Property Appraiser Information
3.	I-1 Zoning District and Commercial: Self-Service Storage Uses Regulations in Effect at Time of Application Filing
4.	Pre-Application Plans Checklist
5.	Section 155.2301.B
6.	Pre-Application Meeting Application – Case No. P&Z: 18-12000010
7.	Various Correspondence between Appellant and City Addressing Comments
8.	Various Correspondence between Appellant, City, Broward County and Various Utilities regarding Vacation of Right-of-Way
9.	Right-of-Way Vacation Application - Case No. P&Z: 19-18000002
10.	Self-Storage Supply and Demand Analysis
11.	Administrative Memorandum No. 19-167
12.	June 26, 2019 Planning and Zoning Board Meeting Minutes
13.	Various Correspondence between Appellant and Staff from August 15, 2019 through November 5, 2019
14.	E-mail from D. Keester-O'Mills dated November 5, 2019
15.	Moratorium Ordinance 2019-108

Exhibit	Document
16.	No Objection Letter dated December 19, 2019 and Executed by All Parties on January 2, 2020
17.	E-mail from D. Keester-O'Mills dated January 7, 2020
18.	Correspondence between D. Keester-O'Mills and Appellant regarding Developer's Agreement dated from December 2019 through May 2020
19.	Self-Storage Ordinance No. 2020-62 passed by City Commission on June 23, 2020
20.	Letter from Appellant to Development Services Director dated January 29, 2021
21.	Letter from Appellant to Development Services Director dated February 25, 2021
22.	Comments by Various Departments
23.	Pre-Application Meeting Checklist Requirements
24.	Ordinance No. 2019-23 approved on January 22, 2019

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DEVELOPMENT SERVICES

David L. Recor, ICMA-CM, Development Services Director
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February 10, 2021

Zoning Letter Number: 21-02000021

Gunster
Attention: Heidi Davis
450 E Las Olas Blvd, Suite 1400
Fort Lauderdale, FL 33301
Sent via email: hdavis@gunster.com

CC: Mark Berman, City Attorney

Re: U-Haul / Vested Rights Determination
790 SW 12 Avenue / Folio Number: 494202000510

Dear Mrs. Davis,

The City of Pompano Beach Development Services Department has received your letter dated 1/29/2021 which requests staff to consider a vested rights claims to develop a self-storage facility at 790 SW 12 Avenue in accordance with the Zoning Code standards prior to Ordinance 2020-62.

The letter states that an Application was submitted for a new 4-story, 47,820 square foot self-storage facility. The scope of such a development would require a "Major Site Plan," application. Prior to the submittal of a Major Site Plan application, the Applicant would be required to have a "pre-application meeting" with staff (155.2301). The purpose of a pre-application meeting is to provide an opportunity for the applicant to determine the submittal requirements, the review procedures and standards applicable for a development. A pre-application meeting requires conceptual and preliminary drawings to be submitted and the comments issued are not comprehensive. The Applicant filed an application (P&Z: 18-12000010) to have the conceptual plans reviewed by staff at a Pre-Application Meeting on April 24, 2018. A development application for a Major Site Plan was never subsequently filed, which would require a new application & fee.

The site plan submitted illustrated the Applicant's intent to request the City to vacate a portion of right-of-way (SW 10th Avenue) and dedicate additional land east of the subject property. As such, it was noted by staff that such a proposal would require the approval of the City Commission. In August 2019, U-haul filed an application requesting to vacate a portion of right-of-way (P&Z: 19-18000002). The Utilities & Development Services Departments offered objections to the proposed abandonment. Following the objections, Staff met with the Applicant on Tuesday, November 5, 2019. Staff noted the moratorium that the City Commission adopted in September 2019 & the vested rights period, but no requests was submitted at that time.

During the meeting and via email, Staff recommended that based on the multiple concurrent applications that would be required to receive all the necessary approvals for the development (Abandonment of Right-of-Way, dedication of a new road, Major Site Plan, Major Building Design, Unity of Title, etc.), it might be advantageous to enter into a "Development Agreement." The Applicant withdrew their application for the abandonment on November 13, 2019, following the meeting, stating that they would be pursuing a developer's agreement.

On September 24, 2019, the City Commission adopted an ordinance (Ordinance 2019-108) enacting a temporary moratorium prohibiting the acceptance or processing of any applications for permit. The ordinance included a provision for vested rights claims (Section 2. Imposition of Moratorium, Section 155.2429). The Applicant filed no vested rights determinations.

At the February Planning & Zoning Board meeting, amended standards for self-storage facilities were presented to the Board. The Board unanimously recommended approval of the text amendment, which

enacted "Zoning in Progress." The text amendment was subsequently presented to the City Commission at the May 2020 Meeting, where it passed first reading & it was ultimately adopted on June 23, 2020.

No revisions to the conceptual site plan were formally submitted to the City since the pre-application meeting held in April 2018, thus this is not an active or pending application. The plans submitted for the pre-application meeting were reviewed & preliminary comments were issued. Staff notified the Applicant of the moratorium & vested rights period, but U-haul took no action to secure development rights. Based on these facts, there are no vested rights to develop a self-storage facility at this property by right. The currently adopted self-storage standards now requires that any self-storage facility must first obtain approval of a special exception by the Zoning Board of Appeals and comply with the use-specific standards adopted by the City Commission (Ordinance 2020-62).

Please note that any party aggrieved by a final decision by the Development Services Director may appeal the decision within 30 days of the date of the decision or interpretation to the appellate board responsible for reviewing such appeals (Zoning Board of Appeals), as set forth in Section 155.2424C., Appeals Procedure. If you have any questions or would like to discuss this matter further please feel free to contact the Development Services Department at (954) 786-4679.

Yours truly,

THE CITY OF POMPANO BEACH

David L. Recor, Director

David L. Recor, ICMA-CM
Development Services Director

Attachments:

- Ordinance 2020-62
- 155.2301 – Pre-Application Meeting
- Pre-Application Meeting Application (P&Z: 18-12000010)
- Pre-Application Meeting Comments (P&Z: 18-12000010)
- Abandonment Application (P&Z: 19-18000002)
- Abandonment Objections (Utilities & Development Services)
- Email – Notifying the Moratorium & Developers Agreement (11/5/2019)
- Email – Withdrawing Abandonment Application (11/13/2019)
- Ordinance 2019-108 – Self-Storage Moratorium

DocuSign Envelope ID: 0A31C05F-DFBC-4708-B71D-8FB369CE6F26

ORDINANCE NO. 2020-62

CITY OF POMPANO BEACH
Broward County, Florida

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, AMENDING CHAPTER 155, "ZONING CODE," OF THE POMPANO BEACH CODE OF ORDINANCES, BY AMENDING SECTION 155.4223., "COMMERCIAL SELF-SERVICE STORAGE UNITS," TO MODIFY THE PROCEDURES AND APPROVALS REQUIRED TO LOCATE SELF-STORAGE UNITS; AND TO MODIFY REQUIREMENTS FOR SELF-STORAGE UNITS LOCATED IN B-4 AND I-1 ZONING DISTRICTS; BY AMENDING APPENDIX A: CONSOLIDATED USE TABLE, TO CONFORM TO CHANGES IN THE ORDINANCE; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission determines that it is in the best interest of its residents, businesses and visitors to enact sufficient regulations to protect the public health, safety and welfare to ensure that the city residents are best served by an appropriate distribution of businesses throughout the city; and

WHEREAS, the city engaged a consultant to analyze the supply and demand of self-storage facilities within the city to provide a report; and

WHEREAS, the consultant's report advised that there was an overabundance of self-storage facilities within the city based upon the city's current and projected population (per capita) as compared to other southeast Florida municipalities; and

WHEREAS, the City, in response to the consultant's initial report, studied the Zoning Code and analyzed the findings of the report to seek solutions to mitigate the inundation of self-storage facilities; and

WHEREAS, the temporary moratorium adopted by the City Commission (Ordinance 2019-108) on the processing of applications for, and the issuance of building permits, development permits, site plan approvals or any other official action of the City of Pompano Beach permitting or having the

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effect of allowing the construction of self-storage facilities within the city's control for a period of six months is set to expire on March 24, 2020; and

WHEREAS, the City Commission declare these text amendments "Zoning in Progress," in accordance with Section 155.2309 of the city's Zoning Code; and

WHEREAS, in accordance with Florida Statutes, Section 166.041(3)(c)2, advertisements in accordance with said statute have been published in a newspaper of general paid circulation in the City of Pompano Beach and of general interest and readership in the community, notifying the public of two public hearings on this proposed Ordinance; and

WHEREAS, two public hearings have been held pursuant to said published hearings and all persons so desiring had the opportunity to be, and were, in fact, heard; now, therefore,

BE IT ENACTED BY THE CITY OF POMPANO BEACH, FLORIDA:

SECTION 1. That Section 155.4223., "Commercial: Self-Service Storage Uses," of Chapter 155, "Zoning Code," of the Code of Ordinances of the City of Pompano Beach is hereby amended to read as follows:

§ 155.4223. COMMERCIAL: SELF-SERVICE STORAGE USES

A. SELF-STORAGE OR MINI-WAREHOUSE FACILITY

1. Districts Where Permitted

RS -1	RS -2	RS -3	RS -4	RS -L	RD -1	RM -7	RM -12	RM -20	RM -30	RM -45	MH -12	B -1	B -2	B -3	B -4
															~~P~~ S

M -1	C R	I-1	I-I X	OIP	M-2	T O	PR	CF	PU	T	BP	RPUD	PC D	PD-TO	LA C	PD-1
		~~P~~ S	P	~~P~~ S									P			

. . .

3. Standards

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A self-storage or mini-warehouse facility shall comply with the following standards:

a. Site Layout

. . .

b. Operation

i. The only commercial uses permitted on-site shall be the rental of storage bays and the pickup and deposit of goods or property in dead storage and the incidental sales or rental of moving supplies (e.g., boxes) and equipment (e.g., dollies). Storage bays shall not be used to manufacture, fabricate, or process goods, to service or repair vehicles, small engines or electrical equipment, or conduct similar repair activities, to conduct garage sales or retail sales of any kind, or to conduct any other commercial or industrial activity on the site.

. . .

iii. Hours of public access to a self-storage use abutting a residential zoning district or existing residential use shall be restricted to the hours between 6:00 a.m. and 10:00 ~~a~~ p.m.

. . .

e. Building Appearance

In addition to the General Commercial, Institutional, and Mixed-Use Design Standards of Section 155.5602, the following design standards are applicable for self-storage uses in B-4 and I-1 Zoning districts.

i. Garage doors or overhead doors serving individual storage units, or similar architectural treatment shall ~~be perpendicular to a public or private street so as to~~ not be visible from adjacent streets. When overhead doors are within a building, they must be setback a minimum of 15 feet from any window facing a public right-of-way (this shall not include opaque glass or false windows, where the interior space is not visible from the right-of-way).

ii. ~~The exterior facades of all structures shall receive uniform architectural treatment, including masonry, stucco, and painting of surfaces.~~ Colors used shall be compatible with the character of the surrounding area, abutting residential neighborhoods. ~~Perimeter or~~

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~~exterior walls visible from a public street or detached residential dwelling shall not include metal as a primary material.~~

iii. Regardless of the number of stories, buildings greater than 24 feet in height shall include a clearly recognizable base, middle and top configured in accordance with the standards of Section 155.5602.C.4.

iv. Each story above the ground level must provide at least 30 percent of the street-facing facade area as glass treatment (measured from the story line denoting the lower floor to the underside of the eave, top of the parapet, or the story line denoting the upper floor).

v. When a self-storage facility is proposed along an arterial or collector roadway, the building must be designed to accommodate a commercial liner. The liner building may be in the same building or separate from the self-storage facility; however, when it is integrated into the same building at minimum the ground floor must be designed to allow for active commercial use(s) fronting the street, independent from the self-storage facility.

SECTION 2. That Appendix A, "Consolidated Use Table," of Chapter 155, "Zoning Code," of the Code of Ordinances of the City of Pompano Beach is hereby amended to read as follows:

APPENDIX A: CONSOLIDATED USE TABLE

. . .

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APPENDIX A: CONSOLIDATED USE TABLE

P = PERMITTED PRINCIPAL USE
S = USE ALLOWED AS A SPECIAL EXCEPTION
A = PERMITTED ACCESSORY USE
T = TEMPORARY USE ALLOWED WITH A MAJOR TEMPORARY USE PERMIT
t = TEMPORARY USE ALLOWED WITH A MINOR TEMPORARY USE PERMIT
√ = TEMPORARY USE ALLOWED WITHOUT TEMPORARY USE PERMIT
I = INTERIM USE ALLOWED WITH AN INTERIM USE PERMIT
BLANK CELL = PROHIBITED USE

USE CATEGORY (PRINCIPAL USES) AND/OR USE TYPE		RESIDENTIAL DISTRICTS												COMMERCIAL DISTRICTS						INDUSTRIAL DISTRICTS				SPECIAL DISTRICTS						PLANNED DEVELOPMENT DISTRICTS					USE-SPECIFIC STANDARDS
		RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-1X	O-IP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO	LAC	PD-I	
PRINCIPAL USES																																			
COMMERCIAL USES																																			
Retail Sales and Service Uses - Retail Sales	Pawn Shop																P							P							P	P	P	P	155.4222.N
	Thrift Shop															S	P							P							P	P	P	P	155.4222.O
	Retail sales establish-met, large															P	P														P				155.4222.P
	Indoor mall or marketplace															P	P														P		P	P	155.4222.Q
	Other retail sales establish-ment													P	P	P	P							P							P	P	P	P	155.4222.R
Self-Service Storage Uses	Self-Storage or mini-warehouse facility																~~P~~ S			~~P~~ S	P	~~P~~ S									P				155.4223.A
Sexually Oriented Businesses	Sexually oriented businesses																				P														155.4224.A
Visitor Accommo-dation Uses	Condo Hotel									S	S	S			P	P	P							P							P	P	P	P	155.4225.A
	Bed and breakfast inn	S	S	S	S	S		S	S	S	S	S		P	P	P	P	S						P						P	P	P	P	P	155.4225.B
	Hotel or motel									S	S	S			S	P	P	S	P					P							P	P	P	P	155.4225.C

. . .

DocuSign Envelope ID: 0A31C05F-DFBC-4708-B71D-8FB369CE6F26

SECTION 3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

SECTION 4. This Ordinance shall become effective upon passage.

PASSED FIRST READING this 26th day of May, 2020.

PASSED SECOND READING this 23rd day of June, 2020.

DocuSigned by:
Rex Hardin
502CB780EB3E480...

REX HARDIN, MAYOR

ATTEST:

DocuSigned by:
Asceleta Hammond
775D4290316A490...

ASCELETA HAMMOND, CITY CLERK

MEB/jrm
5/12/2020
[3/10/2020]
L:ord/ch155/2020-156

155.2301. PRE-APPLICATION MEETING

A. Purpose

The purpose of a pre-application meeting is to provide an opportunity for the applicant to determine the submittal requirements and the review procedures and standards applicable to an anticipated application for a development permit reviewed under this Code. A pre-application meeting is also intended to provide an opportunity for city staff to become familiar with, and offer the applicant preliminary comments about, the scope, features, and impacts of the proposed development, as it relates to Code requirements.

B. APPLICABILITY

1. Pre-Application Meeting Required

Except for applications for a development permit initiated by city staff, the P&Z, or the City Commission, a pre-application meeting between the applicant and either selected city staff members or the DRC, as determined appropriate by the Development Services Director, shall be required before submittal of the following applications:

a. Site-Specific Zoning Map Amendment (Rezoning);

b. Planned Development;

c. Special Exception;

d. Major Site Plan;

e. Building Design;

f. Major Certificate of Appropriateness;

g. Plat;

h. Major Temporary Use Permit ;

i. Minor Temporary Permit;

j. Variance;

k. Placement on Local Register of Historic Places; and

l. Development Agreement.

2. Pre-Application Meeting Optional

A pre-application meeting may be requested and held at the applicant's option for any application reviewed under this Code other than those listed in subsection 1 above. Such requests shall be submitted to the Development Services Director, who shall determine whether the conference is conducted with selected city staff members or the DRC.

3. Only One Pre-Application Meeting for Concurrent Applications

Where two or more applications for a development permit are submitted concurrently, the requirement for a pre-application meeting may be met with a single meeting.

C. Sketch Plan or Conceptual Drawings Required

1. At least five business days before a pre-application meeting for a Planned Development (Section 155.2405), Special Exception (Section 155.2406), Major Site Plan (Section 155.2407), Building Design (Section 155.2408), or Plat (Section 155.2410), the applicant shall submit to the Development Services Director a sketch plan or conceptual drawings that show the location, general layout, and main elements of the development to be proposed as part of the application.

2. At least five business days before a pre-application meeting for Building Design (Section 155.2408) or a Major Certificate of Appropriateness (Section 155.2409), the applicant shall submit to the Development Services Director drawings or other graphics that show the exterior facades of the proposed development.

D. Effect

The pre-application meeting is intended as a means of facilitating the review process. Discussions held in accordance with this section are not binding on the city. Processing times for review of applications for a development permit do not begin until a formal, complete application is submitted and determined to be complete.

(Ord. 2012-64, passed 9-11-12; Am. Ord. 2019-110 , passed 9-24-19)

pompano beach
Florida's Warmest Welcome

RECEIVED APR - 5 2018 City of Pompano Beach Planning and Zoning

City of Pompano Beach
Department of Development Services
Planning & Zoning Division

P&Z#: 18-12000010

100 W. Atlantic Blvd Pompano Beach, FL 33060
Phone: 954.786.4679 **Fax:** 954.786.4666

Pre-Application Meeting

Development Review (check one)

Site Plan		
☐ **Minor** (Pre-Application Meeting - *Optional*)	☑ **Major** (Pre-Application Meeting - *Required*)	
Street Address: 790 - 820 SW 12th Ave. Pompano Beach, FL 33069	**Folio Number:** 4942 0200 0510; 4942 0203 0840; 4942 0203 850; 4942 0203 1850	**Zoning District:** I-1
Subdivision: Amended Plat of Fairview PB 9, Page 59	**Block:** 10	**Lot:** 8, 9, 10, 11 and 12, Less 30' West Lot 12

Representative or Agent's interest in property (Owner, Lessee, Etc):	U-Haul Co. of Florida, Owner
Date of Pre-Application Meeting Requested:	
Has a previous application been filed?	No
Project Name:	U-Haul - SW 12th Avenue

Owner's Representative or Agent	Landowner (Owner of Record)
Business Name (if applicable): Shah, Drotos & Associates, P.A.	**Business Name (if applicable):** U-Haul Co. of Florida
Print Name and Title: Bharat Shah, President	**Print Name and Title:** Frank Grau, Marketing CO President
Signature: Bharat R Shah	**Signature:**
Date: April 04, 2018	**Date:** 3/7/18
Street Address: 3410 N. Andrews Ave. Ext.	**Street Address:** 801 S. Andrews Ave.
Mailing Address City/ State/ Zip: Pompano Beach, FL 33064	**Mailing Address City/ State/ Zip:** Pompano Beach, FL 33069
Phone Number: 954-943-9433	**Phone Number:** 954-275-4435
Email: bshah@shahdrotos.com	**Email:** frank_grau@uhaul.com
Email of ePlan agent (if different):	

City of Pompano Beach Verified OFFICIAL COPY

Jae Eun Kim

Subject: Pre-Application Meeting Block
Location: 301 Conference Room

Start: Tue 4/24/2018 9:00 AM
End: Tue 4/24/2018 11:00 AM

18 - 1200 0010 PAM

Recurrence: Weekly
Recurrence Pattern: Occurs every Tuesday from 9:00 AM to 11:00 AM effective 3/4/2014.

When it submitted for DRC
I will require two ownerships
Subject property & South property

Meeting Status: Accepted

Organizer: Paola West
Required Attendees: Michael Rada; Dep. Scott Longo; Wade Collum; Jim Galloway; David McGirr; Nathaniel Watson; Bob Lawson; Patrick_Noble@sheriff.org; Jae Eun Kim; Max Wemyss; Matthew Edge; Carpelo Jeoboam

Call Handling Mode 2: 2 WADE COLLUM . 954.545-7766

Jae Eun Kim.

Bharat Shah bshah@shahdratos.com 954 943 9433

FRANK GRAU FRANK_GRAU@VITAL.COM 954-275-4435

matt Gigni matt Gigni@shahdratos.com 954-943-7433

Jim Galloway Jim.Galloway@copbfl.com 954 786 4978

DAVID MCGIRR David.mcgirr@CopBfl.Com 954-786-5514

PATRICK Noble PATRICK__Noble@SHERIFF.ORG 957709 7006

DAVE BODKER dblapinc@AOL.com 561 276-6311

Chris Clausen chrisclausen@copbfl.com 7 786 4689

No Zeg information on survey

PRE-APP REVIEW CHECKLIST

P&Z #: 18 - 12000010

Project Name: U-HAUL SW 12 AVE

Project Address/ Folio: 494202000510, 494202030850, 494202030840

Project Le: 2-49-42 S 300 OF N 1235 OF E 248 OF W1/2 OF SW1/4 OF NW1/4,LESS THEREFROM PAR DESC AS,BEG AT NW COR OF SAID S 300,E 248,S 50,W 222.6 TO BEG OF CUR,SWLY ARC DIST // FAIRVIEW AMENDED PLAT 10-25 B LOT 8 LESS BEG AT SE COR SAID LOT,NLY 160.03 TO NE COR, W 10.69,S 160.08,E 14.27 TO POB,ALL OF LOT 9 BLK 10 // 2-49-42 S 300 OF N 1235 OF E 248 OF W1/2 OF SW1/4 OF NW1/4,LESS THEREFROM PAR DESC AS,BEG AT NW COR OF SAID S 300,E 248,S 50,W 222.6 TO BEG OF CUR,SWLY ARC DIST

~~DRC Meet~~

Zoning District/ Overlay:

Project Planner: Jae Eun Kim // Zoning District: I-1 // Land Use: I

- ☐ Plat Map Copy Must be provided for DRC
- ☐ Survey Review possibly the future easements with platting
  - ☐ Legal
  - ☐ Easements
- ☐ Dedications yes. Both Andrews (County) and NW 8 ST (City)
- ☐ Uses self-storage
  - ☐ Principal
  - ☐ Accessory
- ☐ Site Research SECTION 2 TAX CARDS #49 & 50
- ☐ Site Requirements
  - ☐ Abandonment yes
  - ☐ UOT yes
  - ☐ Parking Agreement N/K, Maybe
  - ☐ Variance yes
  - ☐ Adjustment N/K
  - ☐ Special Exception N/A
  - ☐ Other
- ☐ Ingress/Egress Cross Access Easement Agreement needs
- ☐ Gross Site Calcs N/A
- ☐ Net Site Calcs needed to provide
- ☐ Density N/A
- ☐ Setbacks rear 30 ft
- ☐ Lot Coverage 65 %
- ☐ Dumpster/Trash Disposal? is not included in the site plan. needs to clarify
- ☐ Floor Plan Review provided
  - ☐ Parking Requirements one per unit
- ☐ Elevations provided but no color rendering
  - ☐ Rooftop Mechanical Equipment RTU
- ☐ Landscape provided
  - ☐ Mechanical Equipment Screened? Equipment plan is not provided
  - ☐ Buffers N/A
  - ☐ Perimeter Landscape 10' between VUAs and PLs
    - ☐ Abutting an Arterial? Andress Ext is Arterial roadway

- ☐ Interior Landscape to be reviewed by UF
- ☐ Photometric Plan Not provided
  - ☐ Conflicts with trees 15' away from the tree trunks
  - ☐ Pole Height 30' Overall Ht. Max
  - ☐ Marine Turtle Protection N/A
- ☐ Details
  - ☐ Parking not enough
  - ☐ Fence details needed
  - ☐ Dumpster Enclosure Details needed
- ☐ Minor DO? No
- ☐ AAC? Yes
- ☐ P&Z? Yes
- ☐ Airpark Zoning? N/A

Aerial & Plat Map

* Utility Easement — Agreement to be established between two properties — per discussion with Zoey. Nat Watson

Comments for 18-12000010 Pre-Application Meeting on April 24, 2018

1. Provide a Plat in accordance with 155.2410. PLAT, prior to a Zoning Compliance Permit approval. Note that a permit would be approved upon a recordation of plat.
2. Per Section 100.01 (C) Minimum Right-of-Way, the required ROW width of Andrews Ave is 106 ft. The property owners require to dedicate a portion of land to comply with 106 ft right-of-way in accordance with Zoning Code § 155.5704. It shall only be required to dedicate half of the applicable right-of-way width to the center line of the street. According to the submitted survey, 51.69' distance is shown between CL and PL. Additional land shall be dedicated to full-fill 53 ft. Andrews Ave is the Broward County ROW. Please contact the Broward County for the dedication.
3. Per Section 100.01 (C) Minimum Right-of-Way, the required width of SW 8 Street is 60 ft. Based on the survey, the property owner shall dedicate additional land to full fill the required width of SW 8 Street. It shall only be required to dedicate half of the applicable right-of-way width to the center line of the street. Please contact the City Engineering to confirm the dedication portion. Land dedication for a ROW purposes shall be completed prior to zoning compliance permit approval.
4. The proposal must be revised to reflect post dedication.
5. Successfully obtain a ROW vacation prior to site plan approval.
6. Provide the recorded sign easement and 12 ft Access Easement. Staff must evaluate the Easements relevant to the project and the proposed driveway to access the neighboring property.
7. Per Section 155.2401.C, a Unity of Title for subject properties will be required prior to zoning code compliance permit approval, and shall be filed with the City.
8. Revise the drawing to provide 30 ft rear yard for the south portion of the building.
9. No backing out to the street. Revise the layout of the five parking spaces, north of the building.
10. Clarify the proposed PHASE II (Existing 2 Story building proposed to be additional self-service storage). It shall be included in this submittal.
11. Easements may be created during platting. Please note that no vertical structure is allowed in the future easements but fence or wall.
12. Cross Access Agreement must be established prior to zoning compliance permit approval. It shall be submitted to the Planning and Zoning for approval prior to the recordation.
13. Revise the parking calculations and layout to exclude loading areas and include the existing 2 story building.
14. Note that the existing curb-cut on Andrews Ave is confirmed; Section 2 Tax Cards # 49 & 50, Permit n 67-3797.
    Per TABLE 155.5102.M.1: MINIMUM NUMBER OF OFF-STREET LOADING BERTHS, provide at least 4 loading berths and following standards: at least 12 feet wide and 55 feet long with at least 14 feet of overhead clearance. Where possible, loading areas shall be located to the rear of the use they serve and shall be located and designed so vehicles using them can maneuver safely and conveniently to it from a public street and complete loading without obstructing or interfering with any public right-of-way or any parking space or parking lot aisle.
15. Curb cuts shall be redesigned per Section 155.5101.G.3. Vehicular Access and Circulation. Entrances on SW 8 Street and Andrews Ext (AKA SW 12 AVE, Arterial roadway per Broward County Trafficways Plan) shall be modified.

Provide New Sidewalk aling SW 8 Street

* Bill Boswell is not sure by owner. He needs to contact survey to Request a legal Doc. to [illegible]

* 18-12000010 PRE. → when PRE submitted, the South pt. needs to be included for PRE submitted.

16. Illustrate the property lines clearly and legibly.
17. Per Section 155.5102.C. 9.off-street parking space shall include a continuous curb instead of wheel stops. Revise parking stalls to be 9ft X 16ft with two foot overhangs. No vertical objects shall be located in the overhangs.
18. Provide parking details including curbing and double striping.
19. The stairway may extend up to five feet into a required rear yard. Provide distance from it to nearby property line.
20. If the dumpster is required and provided on the site, it shall comply with Section 155.5301. C. Location and Screening of Commercial Containers, and provide details accordingly.
21. Provide screening of off-street loading and service areas, per Section 155.5301.B. Screening of Off-Street Loading and Service Areas.

    2. Exterior off-street loading and service areas shall be screened from view from adjacent streets and properties by durable, sight-obscuring walls, fences, and/or dense continuous hedges that are at least six feet in height. Points of vehicular access into or from the loading or service area need not be screened, provided they are located and designed to minimize direct views into the service or loading area from adjacent streets and properties.

    3. Screening walls and fences shall incorporate at least one of the primary materials or colors of the primary structure on the lot. Screening hedges shall be of a type and quality as that used for site landscaping.
22. Applicant shall provide evidence that the project will achieve at least twelve sustainable development points, prior to building permit approval.
23. Provide at least seven foot wide bike path, per Sections 155.5101. H. and a bike rack for at least four bicycles for each ten parking spaces, as per Code Section 155.5102.L.
24. Provide at least five foot walkway, as per Code Section 155.5101.I. These paths should be distinguishable from the vehicular traffic lanes they cross.
25. Provide responses to the Site Plan Standards per Section 155.2407.E. Site Plan Review Standards. The response will be included for the PZB report.

155.2407.E. 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 comprehensive plan;

2. Complies with the applicable district, use, and intensity and dimensional standards of this Code (Articles 3, 4, and 5);

3. Complies with the applicable development standards of this Code (Article 5). While not required to comply with the
Sustainable Development Standards in Part 8, Sustainable Development Standards, of Article 5, Development Standards, applications for Minor Site Plan shall be approved only on a finding that there is competent substantial evidence in the record that the proposed development is consistent with the goals and intention found in Section 155.5801, Purpose;

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

5. Complies with all requirements or conditions of any prior applicable development orders;

6. Is issued a concurrency review certificate in accordance with Chapter 154 (Planning) of the Code of Ordinances;

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;

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

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

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

Building:

Revise the building per Section 155.5603. INDUSTRIAL DESIGN STANDARDS

26. AAC requires original paint color and material samples.
27. Provide color elevations of the building exterior presenting actual color and material schemes.
28. Exterior mechanical equipment shall be screened as per Code Section 155.5301. A. 2.
29. Max. height of the building is limited to 45 ft, measured from the average finish grade to the roof deck. Revise the building.
30. The building shall orient the building facade containing its primary patron entrance to face the street from which the building derives its street address.
31. Per Section 155.5603.F.2, provide alternatives of the proposed loading areas and sliding door. Street-facing facades of the ground level floor shall not include overhead doors, sliding glass doors, removable panels, or similar type of doors.
32. Revise the building to have clearly defined, highly visible primary entrances, per Section 155.5603 F. Entrance.
33. Revise the street facing building facades per Section 155.5603. E. Facade Articulation
    1. Wall Plane Horizontal Articulation, 2. Vertical Articulation, or 3. Roof Line Variation

Lighting

34. Photometric plan shall be provided for the site plan review, per Section 155.5401.E. Minimum And Maximum Illumination Levels.
35. As per Code Section 155.5401.I, wall packs on buildings are not intended to draw attention to the building or provide general building or site lighting. Wall packs on the exterior of the building shall be fully shielded to direct the light vertically downward and have a light output of 900 lumens or less. Provide alternatives.
36. As per code section 155.5203.B.2.g, trees shall be planted at least 15 feet from any light fixture mounted on a pole. Illustrate the exterior lighting and 15 foot radius around the lighting fixture on the landscape plan. If lighting fixtures are proposed within 15' radius of the tree/palm trunks, relocate the poles and revise plans.
37. Note that lighting fixtures shall be concealed or shielded with full cut-off style fixture, per Section 155.5401.G.

Sign

38. Free standing sign to be proposed? If yes, it requires AAC review and approval of the sign structure.
39. Sign requires a separate permit.

40. Additional comments to be rendered at time of formal site plan submittal.
41. Planning & Zoning Board approval required for Major Site Plan. (§155.2407.B.1)
42. Architectural Appearance Committee approval required for Major Building Design. (§155.2408.B.1)

General

43. Ensure that the building and site design are in accordance with Use Standards of Self-Service Storage Uses. Especially see yellow highlighted.

☐ 155.4223. COMMERCIAL: SELF-SERVICE STORAGE USES

A. Self-Storage or Mini-Warehouse Facility

1. Districts Where Permitted

-I	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4
															P

	CR	I-1	I-IX	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO	LAC	PD-I
		P	P	P									P			

2. Definition

A self-storage or mini-warehouse facility is a building or group of buildings divided into separate self-contained units or areas offered for rent for self-service storage of household and personal property. The storage units or areas are designed to allow private access by the tenant for storing and removing personal property. Accessory uses may include leasing offices, outdoor storage of boats and recreational vehicles, incidental sales or rental of moving supplies and equipment, and living quarters for a resident manager or security guard. The rental of trucks or trailers is a separate principal use and not considered accessory to this use.

3. Standards

A self-storage or mini-warehouse facility shall comply with the following standards:

a. Site Layout

i. The facility shall be located on a site with an area of at least one acre.

ii. If separate buildings are constructed, there shall be a minimum separation of ten feet between buildings.

b. Operation

i. The only commercial uses permitted on-site shall be the rental of storage bays and the pickup and deposit of goods or property in dead storage and the incidental sales or rental of moving supplies (e.g., boxes) and equipment (e.g., dollies). Storage bays shall not be used to manufacture, fabricate, or process goods, to service or repair vehicles, small engines or electrical equipment, or conduct similar repair activities, to conduct garage sales or retail sales of any kind, or to conduct any other commercial or industrial activity on the site.

ii. Except as otherwise authorized in this subsection, all property stored on the site shall be contained entirely within enclosed buildings.

iii. Hours of public access to a self-storage use abutting a residential zoning district or existing residential use shall be restricted to the hours between 6:00 a.m. and 10:00 a.m.

c. Storage of Recreational Vehicles and Boats

Open storage of recreational vehicles (RVs) and pleasure boats of the type customarily maintained by persons for their personal use shall be permitted within a self-service storage facility use, provided that the following standards are met:

i. The storage shall occur only within a designated area, which shall be clearly delineated.

ii. Storage shall not occur within required yards.

iii. The parking spaces designated for storage shall not be eligible for compliance with Minimum Off-Street Parking Requirements.

iv. The designated storage area shall be located behind the principal structure and shall comply with the Outdoor Storage Area standards in Section 155.4303.W.

v. The recreational vehicles and pleasure boats shall be operable. The pleasure boats shall be placed on a trailer.

d. Parking and Circulation

i. Interior parking shall be provided in the form of aisleways adjacent to the storage bays. These aisleways shall be wide enough to be used both for circulation and temporary customer parking when accessing storage bays.

ii. The one- or two-way traffic flow patterns in aisleways shall be clearly marked. Marking shall consist, at a minimum, of standard directional signage and painted lane markings with arrows.

iii. Appropriate access and circulation by vehicles and emergency equipment shall be ensured through the design of internal turning radii of aisleways.

iv. All access ways shall be paved with asphalt, concrete, or comparable paving materials.

e. Building Appearance

i. Garage doors serving individual storage units shall be perpendicular to a public or private street so as to not be visible from adjacent streets.

ii. The exterior facades of all structures shall receive uniform architectural treatment, including masonry, stucco, and painting of surfaces. Colors used shall be compatible with the character of the surrounding area. Perimeter or exterior walls visible from a public street or detached residential dwelling shall not include metal as a primary material.

Fire Department Pre-DRC Comments

City of Pompano Beach • Bureau of Fire Prevention
100 West Atlantic Boulevard, Room 220 Pompano Beach, FL 33060
Phone: (954) 786-4978

Date:	4/24/2018	Project:	UHaul
Application:	PZ18-12000010	Address:	790 SW 12th Ave

Current Adopted Fire Code:
Florida Fire Prevention Code 6th Edition
NFPA 1 and 101, 2015 Editions with Florida Changes.
Reference:
FAC 69A-3.012 for additional adopted NFPA Standards.

Fire 1

Refer to NFPA 1 (2012ed), Chapter 18 of the Florida Fire Prevention Code 5th Edition.

Conditions:

1. ( ) Provide a fire apparatus circulation plan, incorporating the approved road widths (minimum 20ft wide) and turning radius, minimum turning radius 30ft inside and 50ft outside. Provide both arcs and center point that arcs are measured from.
2. ( ) Fire hydrant flow test required for all new structures; Minimum required fire hydrant flow is 1000 GPM at 20psi. (NFPA 1, 2015ed chapter 18).
3. ( ) Existing or proposed water distribution systems for all new development must meet the requirements for both domestic water consumption and fire flow demands. This must be a looped water distribution system. It is recommended that the system also be capable of future demands for the area. Minimum size underground water mains for single family residential development are 6-inch. Minimum size underground water mains for all commercial and medium/high density residential development would be 8-inch or larger.
4. ( ) Provide Fire Flow Data: Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 for required fire flow, number/spacing of fire hydrants. Depending on the hydrant flow test results additional fire protection systems or change in construction type maybe required for project. (NFPA 1 2015ed chapter 18) City of Pompano requires a minimum of 2 fire hydrants. Maximum distance to secondary fire hydrant is 400ft of any future building. Distance is measured by fire apparatus travel on access roadways. (COPFL ORD. 95.09(C)) Complete attached form "Water Supply Fire Flow"
5. ( ) Additional fire hydrants required for proposed building, refer to NFPA 1 2015ed, Chapter 18 as a guide, for fire flow GPM requirements, number/spacing of fire hydrants.
6. ( ) Emergency access openings requires as per NFPA 101 chapter 11 section 11.7.3.2
7. ( ) Indoor Radio Propagation Signal Strength Model: This structure may require a Bi-Directional Amplifier system. A qualified BDA designer/installer with local knowledge shall be needed to review this proposed plan. A computer generated "color heat map" showing anticipated unenhanced signal strengths within all areas of the proposed structures shall be required as part of this site plan review. If this computer generated heat map reveals that there will be insufficient signal strength to support the City's public safety radio communications network, a Bi-Directional amplifier system will be required. Plans for system will be required at building permit. Structures requiring a BDA system will not be issued a TCO or CO until this system is installed, tested and functional. System must be approved by Broward County: Office of Regional Communications and Technology, 115 S Andrews Av, #325 | Ft Lauderdale, FL 33301, Tel: 954-357-8570 or 954-357-8673 (NFPA 1 chapter 11 section 11.10.1, NFPA 72 chapter 24, Florida Building Code Broward County Amendments Chapter 1, Section 118)

ARCHITECTS/DESIGNERS MUST DESIGN TO THE ADOPTED CODE AND NOT TO THIS CHECK LIST

Fire 2

Comments:

1. ( ) Visibility and unobstructed working space must be maintained from fire apparatus access routes to fire protection and life safety appliances/equipment. These include but not limited to: Fire hydrants, fire department connections (FDC), post indicating valves (PIV), fire sprinkler risers, fire alarm control panels and electrical room locations.
2. ( ) Clear Space around Fire Hydrants, Fire Department Connections (FDC), and any other Fire Appliance requiring clearance for access. A 36 inch clear space shall be maintained around the circumference of fire hydrant/appliance. (NFPA 1 (2015ed) Ch. 18 Sec. 18.5.3)
3. Refer to attached link for clearance details (must be included with plans as a detail): http://pompanobeachfl.gov/assets/docs/pages/urban_forestry/fire_hydrant_clear_zone_detail.pdf
4. http://pompanobeachfl.gov/assets/docs/pages/engineering/misc/315-1%20Typical%20Screen%20For%20Utilities.pdf
5. ( ) Blue reflective hydrant location markers shall be placed on the access roads in front of all fire hydrants. Blue markers shall be placed in the middle of the drive lane on the side of the road closest to the fire hydrant.
6. ( ) Red reflective fire department connection location markers shall be placed on the access roads in front of all fire department connections. Red markers shall be placed in the middle of the drive lane on the side of the road closest to the fire department connection.

Pre-Application meeting 4-24-18

David McGirr

Chief Engineering Inspector 954-786-5514 david.mcgirr@copbfl.com

18-12000010

1. Broward County EPD Surface Water Management Division must approve the proposed paving and drainage plans.

2. Plan sheet 003 CE3 PGD shows solid curbing in City right of way. How is the roadway going to drain? Provide a grading and drainage plan on how SW 8 Street will drain with the solid curb. Drainage runoff from the right-of-way cannot drain to private property.

3. The proposed Right of way vacation and proposed utility easement for the sanitary sewer relocation must be approved by the city commission.

5. As per City Code, landscaping materials other than sod are not allowed within (5') five feet of any portion of City owned utilities within the public street right-of-way including meters, hydrants, service lines etc. Show the location of all existing City owned and maintained potable water mains and services, sanitary sewer mains or laterals and storm drainage lines on the proposed landscape plans. Please place a note to this effect on the proposed landscape plans.

6. The proposed water services and sanitary sewer connection to service this project needs approval by the City of Pompano Beach Utilities Division.

7. Submit a sediment and erosion control plan.

8. Obtain approval from the Broward County HRS for the proposed water main construction shown on these plans.

9. The proposed wastewater collection system shown on the civil engineering plans must be approved by Broward County EPD.

10. Upload the 2018 City Engineering standard details for the proposed water, sewer connections and the proposed sidewalk. These detail drawing may be obtained in pdf format from the City's website www.pompanobeachfl.gov under departments /engineering.

**** Please note - additional review comments may be issued by the City Engineering Division throughout the remainder of the permitting process while the civil engineering plans are being finalized for this project.****

Pre-Application Meeting / P&Z#18-12000010 / Tuesday April 24, 2018

City of Pompano Beach Utilities PAM Comments / Nathaniel Watson 954-786-5508 / nathaniel.watson@copbfl.com

P&Z#18-12000010 / U-Haul Co. of Florida / 790 SW 8 & 12 Avenue, Pompano Beach Whitney LLC 40th Street LLC ETAL /3301 & 3571 N Federal Hwy

1. Please note that additional comments may be forth coming contingent upon future submittals and the review process.
2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site work.
3. Please exercise best management practices with regard to sedimentation and erosion control methods on and off-site of the lot.
4. The proposed site work is conducted within a Broward County Water and Wastewater area.

pompano beach
Florida's Warmest Welcome

City of Pompano Beach
Department of Development Services
Planning & Zoning Division

P&Z#: 19-18000002

100 W. Atlantic Blvd Pompano Beach, FL 33060
Phone: 954.786.4634 Fax: 954.786.4666

Request for Vacation

Request for Vacation

Request for Vacation		
☐ Easement Vacation	✔ Right-of-Way Vacation	
Street Address: 801 SW 10th Ave. Pompano Beach, FL 33069	**Folio Number:** 494202031850	**Zoning District:** I-1
Subdivision: Amended Plat of Fairview, PB 10 PG 25	**Block:** 10	**Lot:** 12
Type of Easement (if applicable): N/A		
Does Petitioner have any financial interest in properties near or abutting this property? Yes ☐ No ☐ If yes, explain: U-Haul Co. of Florida owns properties directly to the east and west of the right-of-way to be vacated. As part of this vacation, U-Haul is proposing to dedicate 60' of right-of-way along the eastern portion of their eastern most property.		
Improvements Located on Property: Approx. 23' wide paved road (SW 10th Ave) with overhead and underground utilities.		

Applicant	Landowner (Owner of Record)
Business Name (if applicable): Shah, Drotos & Associates, P.A.	**Business Name (if applicable):** U-Haul Co. of Florida
Print Name and Title: Bharat Shah, President	**Print Name and Title:** Frank Grau, Marketing CO President
Signature: Bharat R Shah	**Signature:**
Date: Aug. 09, 2019	**Date:** Aug. 09, 2019
Street Address: 3410 N. Andrews Ave. Ext.	**Street Address:** 801 S. Andrews Ave.
Mailing Address City/ State/ Zip: Pompano Beach, FL 33064	**Mailing Address City/ State/ Zip:** Pompano Beach, FL 33069
Phone Number: 954-943-9433	**Phone Number:** 954-275-4435
Email: bshah@shahdrotos.com	**Email:** frank_grau@uhaul.com
Email of ePlan agent (if different): mattgiani@shahdrotos.com	

City of Pompano Beach Verified OFFICIAL COPY PM

pompano beach
Florida's Warmest Welcome

City of Pompano Beach
Department of Development Services
Planning & Zoning Division

100 W. Atlantic Blvd Pompano Beach, FL 33060
Phone: 954.786.4634 **Fax:** 954.786.4666

Request for Vacation

Reason for Request

(A separate sheet may be attached for additional information.):

The petitioner is requesting the vacation of approx.160 linear feet of SW 10th Ave. right-of-way with an area of 9,544.72 sq.ft. The portion of right-of-way to be abandoned contains an approx. 23' wide paved roadway, utility poles with overhead utility lines, and underground water and sewer utilities. The petitioner is the current owner of the parcel directly to the west of this right-of-way as well as the two parcels to the east of this right-of-way. The reason for this request is to join all of these parcels together to develop them as a single project to best utilize the land. A conceptual site plan to construct a four-story self-storage building has been included with this submittal. As part of this request, the petitioner is proposing to dedicate a 60' wide portion of right-of-way located along the eastern property line of the eastern-most parcel. This new right-of-way would include a two-lane 24' wide roadway and re-located utilities, including a new fire hydrant to service the existing building located to the south of this project. Also as part of this project, the existing 6" watermain along SW 8th Street will be upgraded to an 8" watermain and will be connected to an existing 12" watermain along the west side of Andrews Avenue.

Frank Grau
Name of Petitioner

Owner of Adjacent Properties
Petitioner's Interest in Property

City of Pompano Beach
Verified
OFFICIAL
COPY

pompano beach
Florida's Warmest Welcome

City of Pompano Beach
Department of Development Services
Planning & Zoning Division

100 W. Atlantic Blvd Pompano Beach, FL 33060
Phone: 954.786.4634 **Fax:** 954.786.4666

Request for Vacation

OWNER'S CERTIFICATE

This is to certify that I am the owner of the subject lands described in this application and that I have authorized the filing of the aforesaid application for rezoning.

Owner's Name: (Print or Type) Frank Grau

Address: 801 S. Andrews Ave.
Pompano Beach, FL 33069
(Zip Code)

Phone: 954-275-4435

Email address: frank)grau@uhaul.com

(Signature of Owner or Authorized Official)

SWORN AND SUBSCRIBED before me this 9th day of August, 2019.

Courtney A. Winchester
NOTARY PUBLIC, STATE OF FLORIDA

Notary Public State of Florida
Courtney A Winchester
My Commission GG 130493
Expires 11/30/2021

(Name of Notary Public: Print, stamp, or Type as Commissioned.)

☑ Personally know to me, or
☐ Produced identification: _____
(Type of Identification Produced)

City of Pompano
Verified
OFFICIAL
COPY
PM

MARTY KIAR
BROWARD
PROPERTY APPRAISER

Site Address	SW 8 STREET, POMPANO BEACH FL 33069	ID #	4942 02 03 0840
Property Owner	U-HAUL CO OF FLORIDA	Millage	1512
Mailing Address	2727 N CENTRAL AVE PHOENIX AZ 85004	Use	40
Abbr Legal Description	FAIRVIEW AMENDED PLAT 10-25 B LOT 8 LESS BEG AT SE COR SAID LOT,NLY 160.03 TO NE COR, W 10.69,S 160.08,E 14.27 TO POB.ALL OF LOT 9 BLK 10		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	$139,780		$139,780	$90,670	
2018	$82,430		$82,430	$82,430	$1,655.89
2017	$82,430		$82,430	$82,430	$1,631.14

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	$139,780	$139,780	$139,780	$139,780
Portability	0	0	0	0
Assessed/SOH	$90,670	$139,780	$90,670	$90,670
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$90,670	$139,780	$90,670	$90,670

Sales History			
Date	Type	Price	Book/Page or CIN
7/28/2017	DR*-T	$100	114529427
6/1/2017	WD*-D	$2,200,000	114435350
1/13/2017	AF*-T		114209108
12/13/2016	CE*-D	$177,800	114129983
3/27/1987	WD*	$800,000	14298 / 779

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations		
Price	Factor	Type
$9.75	13,536	SF
$9.75	800	OA
Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15			4A					
L			4A					
1								



MARTY KIAR
BROWARD
PROPERTY APPRAISER

Site Address	790 SW 12 AVENUE, POMPANO BEACH FL 33069-4530	ID #	4942 02 00 0510
Property Owner	U-HAUL CO OF FLORIDA	Millage	1512
Mailing Address	2727 N CENTRAL AVE PHOENIX AZ 85004	Use	48

Abbr Legal Description	2-49-42 S 300 OF N 1235 OF E 248 OF W1/2 OF SW1/4 OF NW1/4,LESS THEREFROM PAR DESC AS,BEG AT NW COR OF SAID S 300,E 248,S 50,W 222.6 TO BEG OF CUR,SWLY ARC DIST OF 39.68,N 75.4 TO POB

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	$494,770	$936,720	$1,431,490	$1,431,490	
2018	$494,770	$1,130,160	$1,624,930	$1,624,930	$35,973.11
2017	$494,770	$1,004,680	$1,499,450	$1,499,450	$32,217.36

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	$1,431,490	$1,431,490	$1,431,490	$1,431,490
Portability	0	0	0	0
Assessed/SOH	$1,431,490	$1,431,490	$1,431,490	$1,431,490
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,431,490	$1,431,490	$1,431,490	$1,431,490

Sales History			
Date	Type	Price	Book/Page or CIN
7/28/2017	DR*-T	$100	114529427
6/1/2017	WD*-D	$2,200,000	114435350
1/13/2017	AF*-T		114209108
12/13/2016	CE*-D	$177,800	114129983
3/1/1987	WD		14298 / 779

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations		
Price	Factor	Type
$8.00	61,846	SF
Adj. Bldg. S.F. (Card, Sketch)		12448
Eff./Act. Year Built: 1960/1959		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15			4A					
S			4A					
12448								



MARTY KIAR
BROWARD
PROPERTY APPRAISER

Site Address	SW 8 STREET, POMPANO BEACH FL 33069	ID #	4942 02 03 0850
Property Owner	U-HAUL CO OF FLORIDA	Millage	1512
Mailing Address	2727 N CENTRAL AVE PHOENIX AZ 85004	Use	40
Abbr Legal Description	FAIRVIEW AMENDED PLAT 10-25 B LOT 10,11,12 LESS W 30 BLK 10		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	$176,990		$176,990	$176,990	
2018	$176,990		$176,990	$176,990	$3,555.41
2017	$176,990		$176,990	$176,990	$3,502.29

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	$176,990	$176,990	$176,990	$176,990
Portability	0	0	0	0
Assessed/SOH	$176,990	$176,990	$176,990	$176,990
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$176,990	$176,990	$176,990	$176,990

Sales History			
Date	Type	Price	Book/Page or CIN
7/28/2017	DR*-T	$100	114529427
6/1/2017	WD*-D	$2,200,000	114435350
1/13/2017	AF*-T		114209108
12/13/2016	CE*-D	$177,800	114129983
3/27/1987	WD*	$800,000	14298 / 779

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations		
Price	Factor	Type
$8.00	22,124	SF
Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15			4A					
L			4A					
1								

Fire Department
Comcast Communications
Public Works Department
Utilities Administration
Engineering

TECO Peoples Gas Systems
Department of Transportation

FROM: Pompano Beach Planning and Zoning Board

SUBJECT: ABANDONMENT – Right-of-way Abandonment Request

Please be advised that Bharat Shah, of Shah, Drotos & Associates, P. A., on behalf of U-Haul Co. of Florida is requesting the abandonment of the attached described right-of-way that is a portion of SW 10th Ave. Please provide your comments on this form.

We would appreciate your completing the appropriate portion of the response form as follows:

SECTION I:

DATE: _____

We have **NO OBJECTIONS** to this abandonment as requested.

_____ _____
Signature Print Name and Official Title

****

SECTION II:

DATE: _____

We have **NO OBJECTIONS** to this abandonment request subject to retention of the utility easement described on the attached page.

_____ _____
Signature Print Name and Official Title

****

SECTION III:

DATE: September 10, 2019

We **OBJECT** to this abandonment request for the following reasons:

The attached plan does not address the gravity mains, along with any utility easements. We will not be able to serve the 2 properties south of the project that flows though the gravity main.

9/10/19 A. Randolph Brown
Signature Print Name and Official Title

****

NOTE: Please retain one copy of this memorandum form and the back-up material for your files and return the other signed memorandum form to this office. Your response within 2 weeks of this date would be greatly appreciated so we can begin processing this request before the Planning and Zoning Board and the City Commission.

Maggie Barszewski, AICP
City of Pompano Beach
P.O. Drawer 1300
Pompano Beach, Florida 33061
PHONE: (954) 786-7921

RIGHT-OF-WAY ABANDONMENT
Portion of SW 10th Ave
U-Haul Co. of Florida

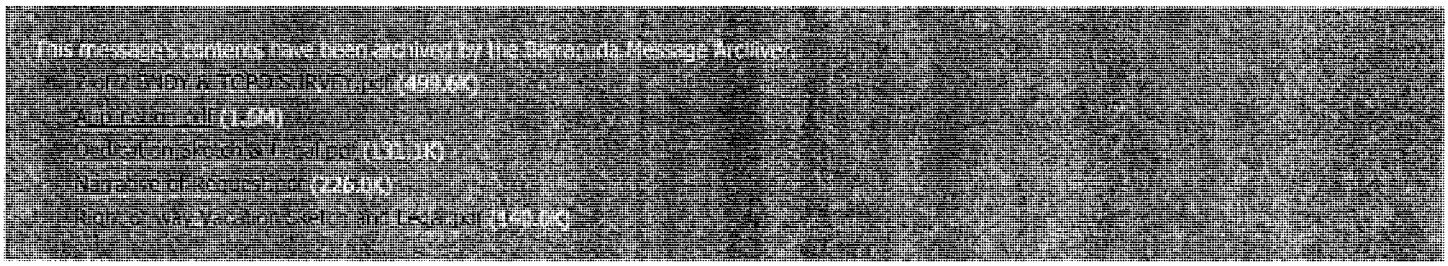
	Comments	Initial	Date	Approve	Disapprove
Water Distribution	NO OBJECTIONS to this abandonment as requested	**NW**	9/10/2019	✓	
Reuse Distribution	NO OBJECTIONS to this abandonment as requested	**AL**	9/10/2019	✓	
WW Transmission	OBJECTIONS (See "Additional Comments" below.)	**SA**	9/10/2019		✓
Stormwater	NO OBJECTIONS to this abandonment as requested	**MT**	8/25/2019	✓	
WW Pumping	NO OBJECTIONS to this abandonment as requested	**BC**	8/26/2019	✓	

Additional Comments:

We disapprove this request on the wastewater side. The attached plan does not address the gravity mains, along with any utility easements. We will not be able to serve the 2 properties south of the project that flows though the gravity main.

Daniel Keester

From: Daniel Keester
Sent: Tuesday, August 27, 2019 10:53 AM
To: 'bshah@shahdrotos.com'
Cc: Maggie Barszewski
Subject: FW: Request for Right-of-way Abandonment of a portion of SW 10th Ave for U-Haul Co. of Florida
Attachments: Stubbed Attachments.htm



Bharat,

I've reviewed your proposal and I have some concerns about the proposed abandonment & dedication that your client proposes. The criteria for approving an abandonment of a roadway is that it is not now, or in the foreseeable future, any benefit to the city or its inhabitants. Based on the following, I think that there is currently a benefit to the city and neighboring properties:

- One of the adjacent properties (820 SW 12 Ave) has an approved plan that uses this as their only (legal) access to public right-of-way. If the abandonment is approved, this would leave this property without legal access to public right-of-way. Although, based on aerial photographs, the site appears to use the property to the west for access to Andrews Avenue I see no legal instrument documenting this access, nor was I able to find any approved site plans that created this access.
    - Have you or your client reached out to this property owner?
    - Are they willing to record a cross-access easement with the property to the west to gain legal access to Andrews Avenue?
    - Are they willing to redesign their site & record a public access easement so that the newly dedicated roadway from SW 8th Street and can travel south towards SW 10th Avenue?
- The proposal to dedicate the approximately 60 feet of the eastern property abutting I-95, to connect SW 8th Street to SW 10th Avenue via private parking lots does not appear to be something that your client can do on their own. These properties (1020 SW 10 Avenue & 1040 SW 10 Avenue) were developed in the 1980 originally under a unified ownership, but now each warehouse is under a separate owner (ICBP IV HOLDINGS 27 LLC %BERKELEY PARTNERS & 1040 SW 10 AVE LLC). Since these properties are already developed, without clear access from one property to the next, these areas would need to be redesigned and legally granted to create this legal public access.
    - Have you or your client reached out to these property owners?
    - Do you have plans to record cross access easements within these unplatted properties to support the dedication?
    - There are structures between property lines that would prevent the access from one property to the next, including a parking spaces, a billboard sign, landscaping & dumpster enclosure. These structures will require that the sites be redesigned to accommodate a new public access. Is your client working on making these changes? What is the timeframe?

Please let us know your clients intent, and submit additional supporting documentation for us to evaluate the request. If we do not have proof that these items can/ will be addressed, we will not be able to support the abandonment. Should you have any questions, or wish to discuss, let us know.

pompano beach
Florida's Warmest Welcome
Daniel T. Keester-O'Mills, AICP
Principal Planner
Daniel.Keester@copbfl.com
954.786.5541
pompanobeachfl.gov

Please be advised, effective August 1, 2019, the hours of City Hall will be: Monday – Thursday, 7 AM – 6 PM.
City Hall will be closed on Fridays, starting August 2nd.

From: Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Sent: Thursday, August 22, 2019 4:02 PM
To: (OK1184@att.com) <OK1184@att.com>; BROWN, ERIC M <eb3965@att.com>; Christine Kale <Kale>; Christina <Christina.Kale@fpl.com>; Dan Marwood <Dan.Marwood@dot.state.fl.us>; Daniel Keester <Daniel.Keester@copbfl.com>; Giancarlo Martinez <Giancarlo.Martinez@dot.ststae.fl.us>; Horacio Danovich <Horacio.Danovich@copbfl.com>; Keightley, Mike S <Keightley>; MikeS <Mike.S.Keightley@fpl.com>; Leonard Maxwell-Newbold (leonard_maxwell-newbold@cable.comcast.com) <leonard_maxwell-newbold@cable.comcast.com>; Leonard Maxwell-Newbold (leonard_maxwell-newbold@cable.comcast.com) <leonard_maxwell-newbold@cable.comcast.com>; Martin Barett <mb4738@att.com.>; Megan Bailey <Megan.Bailey@FPL.com>; Mike.S.Keightley@fpl.com; mjchamorro@tecoenergy.com; msotolongo@calvin-giordano.com; Peter McGinnis <Peter.McGinnis@copbfl.com>; Radford, Gary <wr6359@att.com>; Randolph Brown <Randolph.Brown@copbfl.com>; Robert McCaughan <Robert.McCaughan@copbfl.com>; Robin Burns <Robin.Burns@copbfl.com>
Subject: Request for Right-of-way Abandonment of a portion of SW 10th Ave for U-Haul Co. of Florida

Reviewers,
Please be advised that Bharat Shah, of Shah, Drotos & Associates, P. A., on behalf of U-Haul Co. of Florida is requesting the abandonment of the attached described right-of-way that is a portion of SW 10th Ave. The applicant is proposing to dedicate property (see "Dedication Sketch & Legal") in exchange for the proposed right-of-way abandonment area. Please see the attached Application, Survey and Reason for Request and legal sketch & description from the petitioner.

Then provide comments on the attached form.

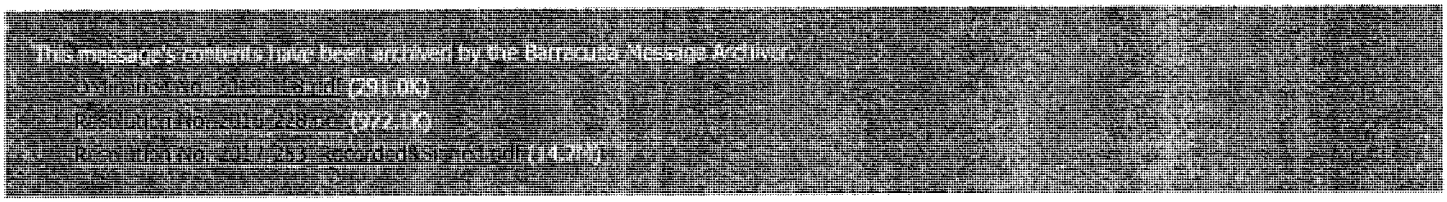
Please send comment by September 5th. Let me know if you have any questions.

Sincerely,
Maggie Barszewski, AICP

pompano beach
Florida's Warmest Welcome
Maggie Barszewski, AICP
Planner
Maggie.Barszewski@copbfl.com
954.786.7921
pompanobeachfl.gov

Daniel Keester

From: Daniel Keester
Sent: Tuesday, November 5, 2019 3:29 PM
To: 'Frank_Grau@uhaul.com'
Cc: bshah@shahdrotos.com; 'Matthew Giani, PE'; Maggie Barszewski
Subject: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights
Attachments: Stubbed Attachments.htm



Frank,

Thanks for taking the time today to discuss the abandonment application! Based on our discussion, this application was filed because in your view it was a step that needs to happen for you to move forward with the development. Although, this abandonment is one step in the overall development, which will require several applications (Abandonment, Dedication, Major Site Plan, Major Building Design, Building Permits, etc.) the approval of an abandonment is final and cannot be conditioned. Given that fact, I recommended that you consider a development agreement to help give you the written assurance to go forward with the financial commitment to redesign & construct a roadway, so that you can proceed with planning the U-Haul Development.

A Development Agreement is intended to encourage strong commitment to long-term planning and ensuring the adequate public facilities for development concurrent with the impacts of development, while reducing the economic cost of development. The City Commission is authorized to review and enter into a Development Agreement with the landowner. The procedures and standards for such an agreement are outlined in the Zoning Code (155.2428. DEVELOPMENT AGREEMENT). I've attached to this email 3 examples of Development Agreements that the City has entered into:

- Resolution 2016-228 (Pompano Imports, Inc) – This development agreement was between Pompano Imports, Inc & the City, allowing the business time to remedy code compliance cases while they install on-street parking spaces within the City right-of-way.
- Resolution 2017-283 (Habitat for Humanity of Broward, Inc) – This development agreement was a part of a Master Plan development with Habitat for Humanity for the construction of 77 homes, where the Developer would be developing a public park, installing light poles, landscaping and extending public facilities. This includes a phasing plan of the site development work.
- Resolution 2016-122 (BW US 1 Sample, LLC) – This development agreement was to separate the site development from other improvements.

Additionally, and on a separate issue, we discussed the Moratorium that the City Commission adopted in September 2019. At the City Commission Meeting held on September 24th, an ordinance was approved to enact a moratorium for 6 months on all new self-storage facilities. During this period (ending March 24, 2020 – if not extended by the City Commission) we will not be accepting any new site plans, plats, etc. for anyone interested in developing self-storage. Section 2 of the ordinance acknowledges that there may be vested rights & I would encourage you to review this ordinance & the section in our code related to vested rights (155.2429. TAKINGS OR VESTED RIGHTS DETERMINATION).

We do not have an application specific to Vested Rights Determination, instead of an application, please submit a letter that outlines your claims for the vested rights. This letter should include contact information for the property owner(s) and agent that will receive the final determination, as well as points of contact if we require any additional information. Additionally, the letter should outline the various steps, commitments and investments that that property owner has made towards developing a self-storage facility at a particular location. Please submit copies of any relevant documents to support this narrative.

The fee for submitting a Vested Rights Determination is $600. You may file this application in person, at the 3rd floor Zoning Counter, to my attention or mail it:

City of Pompano Beach
Development Services Department
Attn: Daniel Keester-O'Mills, Principal Planner
100 W Atlantic Blvd, Room 359
Pompano Beach, FL 33060

Should you have any questions, please let me know.

pompano beach
Daniel T. Keester-O'Mills, AICP
Principal Planner
Daniel.Keester@copbfl.com
954.786.5541
pompanobeachfl.gov

Please be advised, effective August 1, 2019, the hours of City Hall will be: Monday – Thursday, 7 AM – 6 PM.
City Hall will be closed on Fridays, starting August 2nd.

From: Pamela McCleod
To: "Matthew Giani, PE"
Subject: RE: 12/16/18 PZB Meeting - U-Haul Co. of Florida (PZ#19-18000002)
Date: Wednesday, November 13, 2019 8:40:00 AM

Hello Matthew,

Thank you for informing me.

Have a great day.

pompano beach
Florida's Warmest Welcome

Pamela McCleod
Assistant Planner
Pamela.McCleod@copbfl.com
954.786.4310
pompanobeachfl.gov

From: Matthew Giani, PE <mattgiani@shahdrotos.com>
Sent: Wednesday, November 13, 2019 8:23 AM
To: Pamela McCleod <Pamela.McCleod@copbfl.com>
Subject: RE: 12/16/18 PZB Meeting - U-Haul Co. of Florida (PZ#19-18000002)

Thanks Pamela.

We met with Maggie and Daniel last week and we are moving forward with drafting a developers agreement in lieu of the right of way vacation request at this time. Therefore, I do not believe we will be moving forward with this request to the P&Z meeting. Maggie or Daniel should be able to confirm, thanks.

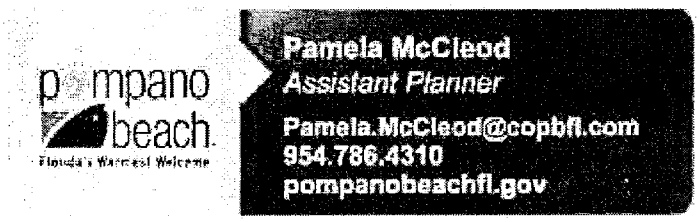
Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Pamela McCleod [mailto:Pamela.McCleod@copbfl.com]
Sent: Wednesday, November 13, 2019 7:40 AM
To: Matthew Giani, PE
Subject: RE: 12/16/18 PZB Meeting - U-Haul Co. of Florida (PZ#19-18000002)

Good Morning,

I have reviewed the uploaded documents and the submittal is complete. U-Haul Co. of Florida will be heard December 16th, pending the Project Planner's approval.

Thank you.



From: Matthew Giani, PE <mattgiani@shahdrotos.com>
Sent: Tuesday, November 5, 2019 12:19 PM
To: Pamela McCleod <Pamela.McCleod@copbfl.com>
Subject: RE: 12/16/18 PZB Meeting - U-Haul Co. of Florida (PZ#19-18000002)

EXTERNAL Email: Do not reply, click links, or open attachments unless you recognize the sender's **EMAIL ADDRESS** as legitimate and know the contents are safe.

Thanks Pamela. The uploading has been completed.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Pamela McCleod [mailto:Pamela.McCleod@copbfl.com]
Sent: Tuesday, November 5, 2019 11:07 AM
To: mattgiani@shahdrotos.com
Subject: 12/16/18 PZB Meeting - U-Haul Co. of Florida (PZ#19-18000002)

Good Morning,

I am in receipt of your application. You now have access to upload the required documents in ePlan.

Please let me know when the upload is complete.

Thank you.



ORDINANCE NO. 2019-108

CITY OF POMPANO BEACH
Broward County, Florida

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, ENACTING A TEMPORARY MORATORIUM TO PROHIBIT THE ACCEPTANCE OR PROCESSING OF ANY APPLICATION FOR A PERMIT, DEVELOPMENT ORDER, OR ANY OTHER OFFICIAL ACTION OF THE CITY HAVING THE EFFECT OF ALLOWING OR PERMITTING THE CONSTRUCTION OF ADDITIONAL SELF-STORAGE FACILITIES IN THE CITY; PROVIDING FOR VESTED RIGHTS DETERMINATION; PROVIDING FOR A SIX MONTH TERM TO BE EXTENDED IF NECESSARY BY THE CITY COMMISSION; PROVIDING FOR EARLY TERMINATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, to protect the public health, safety and welfare of its citizens, the city has adopted several zoning ordinances, which regulate the location of self-storage facilities within the city, as well as other businesses; and

WHEREAS, the city engaged a consultant to analyze the supply and demand of self-storage facilities within the city and to provide a report to the city; and

WHEREAS, the consultant's initial report advised that there was an overabundance of self-storage facilities within the city based upon the city's current and projected population (per capita) as compared to other southeast Florida municipalities; and

WHEREAS, the City, in response to the consultant's initial report, wants to study its Zoning Code and potentially enact Code revisions to ensure there is no clustering or an over-abundance of self-storage facilities in the city; and

WHEREAS, the City Commission determines that it is in the best interest of its residents, businesses and visitors to enact sufficient regulations to protect the public health, safety and welfare to ensure that city residents are best served by an appropriate distribution of businesses throughout the city; and

WHEREAS, a temporary moratorium on the processing of applications for, and the issuance of building permits, development permits, site plan approvals or any other official action of the City of Pompano Beach permitting or having the effect of allowing the construction of self-storage facilities within the city's control will allow time to review, study, hold public hearings, and prepare and adopt an amendment or amendments to the City of Pompano Beach Zoning Code and/or Code of Ordinances; and

WHEREAS, at least 10 days' notice has been given of the public hearing once by publication in a newspaper of general circulation notifying the public of this proposed ordinance and of a public hearing in the City Commission meeting room, first floor, City Hall in the City of Pompano Beach; and

WHEREAS, the public hearings were held pursuant to the published notice described at which hearings the parties in interest and all others had an opportunity to be and were, in fact, heard; now, therefore,

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA:

SECTION 1. Purpose.

A. The purpose of this ordinance is to enable the City of Pompano Beach sufficient time to review, hold public hearings and adopt an amendment or amendments to the City of Pompano Beach Code of Ordinances or Zoning Code, relating to the location and operation of self-storage facilities within the city. The city will not approve any application or issue any permits authorizing the construction of self-storage facilities within the city, except as provided in this ordinance, or as may otherwise be required by applicable law.

B. It is further the purpose of this Ordinance to fulfill the city's constitutional charge and statutory obligations to protect and preserve the public health, safety and welfare of the citizens of the City of Pompano Beach, including the enactment of proper zoning regulations for such purpose; and thus defer official government action until the City of Pompano Beach has properly held public hearings and

adopted amendments to the City of Pompano Beach Code of Ordinances and Zoning Code, where necessary.

SECTION 2. Imposition of Moratorium.

A. No application for permit, authorization or any other official action of the city having the effect of permitting or allowing the construction of self-storage facilities within the city limits, may be accepted or processed or approved by the City of Pompano Beach, except as may be required by applicable law. To the extent such an application is submitted, the city staff is authorized to take action to deny such application during the term of this moratorium within such time frame as may be required by applicable law.

B. No Zoning Compliance Permit may be issued by the City of Pompano Beach, which would authorize the construction of a self-storage facility within the city.

C. Any property owner claiming to have vested rights or desiring to retain certain rights affected by this moratorium may file an application with the Development Services Director for a vested rights determination, in accordance with procedures outlined in Section 155.2429.

SECTION 3. Term.

The moratorium imposed by this ordinance is temporary and, unless dissolved earlier by the city, shall automatically dissolve six (6) months from the effective date of this ordinance, unless extended in accordance with applicable law. This moratorium may be reasonably extended, if necessary, by ordinance of the City Commission.

SECTION 4. Early Termination.

The moratorium imposed by this ordinance may terminate prior to its six (6) month period or any extension, upon the passage of ordinances regulating permitting or allowing the construction of self-storage facilities in the City, provided:

1. specific language terminating the moratorium is contained within the enacted ordinance; or

2. by passage of another ordinance providing for termination by the City Commission.

SECTION 5. All ordinances or parts of ordinances in conflict with this Ordinance is revoked.

SECTION 6. If any provision of this ordinance or its application to any person or circumstances is held invalid, such invalidity shall not affect any provisions or applications of this ordinance that can be given effect without the invalid provision or application, and to this end, the provisions of this ordinance are declared to be severable.

SECTION 7. This ordinance shall become effective upon passage.

PASSED FIRST READING this 10th day of September, 2019.

PASSED SECOND READING this 24th day of September, 2019.

REX HARDIN, MAYOR

ATTEST:

ASCELETA HAMMOND, CITY CLERK

JES/MEB/jrm
8/26/19
l:ord/2019-244

GUNSTER
FLORIDA'S LAW FIRM FOR BUSINESS

Our File Number: 46679.00003
Writer's Direct Dial Number: 954.468.1391
Writer's E-Mail Address: hdavis@gunster.com

January 29, 2021

VIA ELECTRONIC MAIL

Mr. David Recor
Development Services Director
City of Pompano Beach
100 W. Atlantic Boulevard
Pompano Beach, FL 33060

Re: Vested Rights Letter - U-Haul of Eastern Florida for Property Located at 790 S.W. 12th Street, Pompano Beach, Florida

Dear David:

As you know, we have long been working with our client, U-Haul of Eastern Florida ("U-Haul"), on the redevelopment of its property located at 790 S.W. 12th Street, in Pompano Beach (the "Property"). U-Haul purchased the Property on June 1, 2017 and over the past three (3) years, it has been working with the City to develop a multi-story self-storage facility on the site. On April 4, 2018, a Major Site Plan application was submitted to the City and is currently active and pending (the "Application"). Because the Application was submitted prior to the City's self-storage use moratorium per Ordinance No. 2019-108, enacted on September 24, 2019 (the "Moratorium"), U-Haul's Application is vested by rule of law. After several meetings with Staff, we are providing this "Vested Rights" letter to outline the various steps, commitments and investments that that U-Haul has made towards developing a self-storage facility on the Property prior to the Moratorium, thus permitting our Application to continue under the former self-storage regulations.

The Property currently contains a two story, 7,424 square foot building, which is used as an office. The Application submitted was for a new 4-story, 47,820 square foot, self-storage facility on the Property, which included architectural features that enhanced the façade to make it look more like an office building. This also required several other elements related to the application, including relocation of utilities and a redesign of S.W. 10th Avenue, all of which would require a plat for the property and vacation of right of way for relocations. Because the relocation issues were paramount, we worked with staff throughout 2018 and 2019 to address those issues; we submitted our application to vacate SW 10th Avenue right of way on August 9, 2019.

Through the City's application process, we attended preapplication conferences with Staff, had meetings with staff, received written comments, worked and reworked the plans to address Staff's comments. It was during one of our meetings, on November 5, 2019 that we were advised that the City had enacted the Moratorium. Ultimately the City approved amendments to the City's Zoning Code applicable to the proposed self-storage use.

Based on the City's Zoning Code in place when we began the Application process, U-Haul has invested a considerable amount of money and time towards developing the Property with a self-storage facility. U-Haul purchased the Property (expending approximately $718,000.00) and has spent approximately $115,000.00 on consultant fees related to the property and the processing of the Application itself. In addition, consistent with the allowance per the City's Zoning Code and the proposed redevelopment plan, U-Haul as expended approximately $690,000.00 improving the Property.

Because U-Haul's Application is valid and pending and because significant monies based on the then existing regulations were expended, this Application is not subject to the newly adopted regulations. However, we do understand that these newly enacted provisions with Zoning Code Section 155.4223 are important to the City and have worked to incorporate those that are feasible into the proposed redevelopment of the project including:

Section 155.4223.A.3.e – Building Appearance:

(i) The project will not have garage doors or overhead doors that serve individual storage units, or similar architectural treatment, visible from adjacent streets. The overhead doors within the building will be setback a minimum of 15 feet from any window facing a public right-of-way.

(ii) There are no residential neighborhoods abutting the Property, but the building's colors are compatible with the character of the surrounding area.

(iii) The proposed building will be greater than 24 feet and will include a clearly recognizable base, middle and top configured in accordance with the standards of Section 155.5602.C.4. The base will incorporate thicker walls and the top will use a 12" cornice that will protrude 2" out along with a different color. The west elevation will also include a stepped parapet.

(iv) Each story above the ground level will provide at least 30 percent of the street-facing façade area as glass treatment.

(v) The Property contains an existing, separate office building, which will be an active commercial use fronting the street and serve as the commercial liner for this project.

As shown above, even though U-Haul is vested in the City's Zoning Code in place when we began the Application process, U-Haul has made every effort to comply with the newly

proposed regulations. We appreciate the City recognizing that because the Application has vested rights, no special exception approval will be required for the self-storage use on the Property.

Please do not hesitate to contact us if you have any questions.

Sincerely,

/s/ Heidi Davis Knapik

Heidi Davis Knapik

cc: Mario Martinez
Wesley Chadwick
Matt Giani
Nicole Hosking
Jennifer Gomez
Daniel Keester-O'Mills
Brian Seymour, Esq.

2



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	790 SW 12 AVENUE, POMPANO BEACH FL 33069-4530	ID #	4942 02 00 0510
Property Owner	U-HAUL CO OF FLORIDA	Millage	1512
Mailing Address	2727 N CENTRAL AVE PHOENIX AZ 85004	Use	48
Abbr Legal Description	2-49-42 S 300 OF N 1235 OF E 248 OF W1/2 OF SW1/4 OF NW1/4,LESS THEREFROM PAR DESC AS,BEG AT NW COR OF SAID S 300,E 248,S 50,W 222.6 TO BEG OF CUR,SWLY ARC DIST OF 39.68,N 75.4 TO POB		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$494,770	$1,007,570	$1,502,340	$1,417,170	
2020	$494,770	$793,570	$1,288,340	$1,288,340	$29,551.70
2019	$494,770	$793,570	$1,288,340	$1,288,340	$29,754.36

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,502,340	$1,502,340	$1,502,340	$1,502,340
Portability	0	0	0	0
Assessed/SOH	$1,417,170	$1,502,340	$1,417,170	$1,417,170
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,417,170	$1,502,340	$1,417,170	$1,417,170

Sales History

Date	Type	Price	Book/Page or CIN
7/28/2017	DR*-T	$100	114529427
6/1/2017	WD*-D	$2,200,000	114435350
1/13/2017	AF*-T		114209108
12/13/2016	CE*-D	$177,800	114129983
3/1/1987	WD		14298 / 779

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$8.00	61,846	SF
Adj. Bldg. S.F. (Card, Sketch)		12448
Eff./Act. Year Built: 1960/1959		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15			4A					
S			4A					
12448								



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	SW 8 STREET, POMPANO BEACH FL 33069	ID #	4942 02 03 0840
Property Owner	U-HAUL CO OF FLORIDA	Millage	1512
Mailing Address	2727 N CENTRAL AVE PHOENIX AZ 85004	Use	40
Abbr Legal Description	FAIRVIEW AMENDED PLAT 10-25 B LOT 8 LESS BEG AT SE COR SAID LOT,NLY 160.03 TO NE COR, W 10.69,S 160.08,E 14.27 TO POB,ALL OF LOT 9 BLK 10		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$186,370		$186,370	$109,700	
2020	$157,700		$157,700	$99,730	$2,394.69
2019	$139,780		$139,780	$90,670	$2,179.53

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$186,370	$186,370	$186,370	$186,370
Portability	0	0	0	0
Assessed/SOH	$109,700	$186,370	$109,700	$109,700
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$109,700	$186,370	$109,700	$109,700

Sales History

Date	Type	Price	Book/Page or CIN
7/28/2017	DR*-T	$100	114529427
6/1/2017	WD*-D	$2,200,000	114435350
1/13/2017	AF*-T		114209108
12/13/2016	CE*-D	$177,800	114129983
3/27/1987	WD*	$800,000	14298 / 779

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$13.00	13,536	SF
$13.00	800	OA
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15			4A					
L			4A					
1								



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	SW 8 STREET, POMPANO BEACH FL 33069	ID #	4942 02 03 0850
Property Owner	U-HAUL CO OF FLORIDA	Millage	1512
Mailing Address	2727 N CENTRAL AVE PHOENIX AZ 85004	Use	40
Abbr Legal Description	FAIRVIEW AMENDED PLAT 10-25 B LOT 10,11,12 LESS W 30 BLK 10		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$287,610		$287,610	$214,140	
2020	$243,360		$243,360	$194,680	$4,255.10
2019	$176,990		$176,990	$176,990	$3,608.41

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$287,610	$287,610	$287,610	$287,610
Portability	0	0	0	0
Assessed/SOH	$214,140	$287,610	$214,140	$214,140
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$214,140	$287,610	$214,140	$214,140

Sales History

Date	Type	Price	Book/Page or CIN
7/28/2017	DR*-T	$100	**114529427**
6/1/2017	WD*-D	$2,200,000	**114435350**
1/13/2017	AF*-T		**114209108**
12/13/2016	CE*-D	$177,800	**114129983**
3/27/1987	WD*	$800,000	**14298 / 779**

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$13.00	22,124	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15			4A					
L			4A					
1								

3

Sign

38. Free standing sign to be proposed? If yes, it requires AAC review and approval of the sign structure.
39. Sign requires a separate permit.

40. Additional comments to be rendered at time of formal site plan submittal.
41. Planning & Zoning Board approval required for Major Site Plan. (§155.2407.B.1)
42. Architectural Appearance Committee approval required for Major Building Design. (§155.2408.B.1)

General

43. Ensure that the building and site design are in accordance with Use Standards of Self-Service Storage Uses. Especially see yellow highlighted.

☐ 155.4223. COMMERCIAL: SELF-SERVICE STORAGE USES

A. Self-Storage or Mini-Warehouse Facility

1. Districts Where Permitted

-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4
															P

I	CR	I-1	I-IX	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO	LAC	PD-I
		P	P	P									P			

2. Definition

A self-storage or mini-warehouse facility is a building or group of buildings divided into separate self-contained units or areas offered for rent for self-service storage of household and personal property. The storage units or areas are designed to allow private access by the tenant for storing and removing personal property. Accessory uses may include leasing offices, outdoor storage of boats and recreational vehicles, incidental sales or rental of moving supplies and equipment, and living quarters for a resident manager or security guard. The rental of trucks or trailers is a separate principal use and not considered accessory to this use.

3. Standards

A self-storage or mini-warehouse facility shall comply with the following standards:

a. Site Layout

i. The facility shall be located on a site with an area of at least one acre.

ii. If separate buildings are constructed, there shall be a minimum separation of ten feet between buildings.

b. Operation

i. The only commercial uses permitted on-site shall be the rental of storage bays and the pickup and deposit of goods or property in dead storage and the incidental sales or rental of moving supplies (e.g., boxes) and equipment (e.g., dollies). Storage bays shall not be used to manufacture, fabricate, or process goods, to service or repair vehicles, small engines or electrical equipment, or conduct similar repair activities, to conduct garage sales or retail sales of any kind, or to conduct any other commercial or industrial activity on the site.

ii. Except as otherwise authorized in this subsection, all property stored on the site shall be contained entirely within enclosed buildings.

iii. Hours of public access to a self-storage use abutting a residential zoning district or existing residential use shall be restricted to the hours between 6:00 a.m. and 10:00 a.m.

c. Storage of Recreational Vehicles and Boats

Open storage of recreational vehicles (RVs) and pleasure boats of the type customarily maintained by persons for their personal use shall be permitted within a self-service storage facility use, provided that the following standards are met:

i. The storage shall occur only within a designated area, which shall be clearly delineated.

ii. Storage shall not occur within required yards.

iii. The parking spaces designated for storage shall not be eligible for compliance with Minimum Off-Street Parking Requirements.

iv. The designated storage area shall be located behind the principal structure and shall comply with the Outdoor Storage Area standards in Section 155.4303.W.

v. The recreational vehicles and pleasure boats shall be operable. The pleasure boats shall be placed on a trailer.

d. Parking and Circulation

i. Interior parking shall be provided in the form of aisleways adjacent to the storage bays. These aisleways shall be wide enough to be used both for circulation and temporary customer parking when accessing storage bays.

ii. The one- or two-way traffic flow patterns in aisleways shall be clearly marked. Marking shall consist, at a minimum, of standard directional signage and painted lane markings with arrows.

iii. Appropriate access and circulation by vehicles and emergency equipment shall be ensured through the design of internal turning radii of aisleways.

iv. All access ways shall be paved with asphalt, concrete, or comparable paving materials.

e. Building Appearance

i. Garage doors serving individual storage units shall be perpendicular to a public or private street so as to not be visible from adjacent streets.

ii. The exterior facades of all structures shall receive uniform architectural treatment, including masonry, stucco, and painting of surfaces. Colors used shall be compatible with the character of the surrounding area. Perimeter or exterior walls visible from a public street or detached residential dwelling shall not include metal as a primary material.

4

PRE-APP REVIEW CHECKLIST

P&Z #: 18 - 12000010

Project Name: U-HAUL SW 12 AVE

Project Address/ Folio: 494202000510, 494202030850, 494202030840

Project Le: 2-49-42 S 300 OF N 1235 OF E 248 OF W1/2 OF SW1/4 OF NW1/4,LESS THEREFROM PAR DESC AS,BEG AT NW COR OF SAID S 300,E 248,S 50,W 222.6 TO BEG OF CUR,SWLY ARC DIST // FAIRVIEW AMENDED PLAT 10-25 B LOT 8 LESS BEG AT SE COR SAID LOT,NLY 160.03 TO NE COR, W 10.69,S 160.08,E 14.27 TO POB,ALL OF LOT 9 BLK 10 // 2-49-42 S 300 OF N 1235 OF E 248 OF W1/2 OF SW1/4 OF NW1/4,LESS THEREFROM PAR DESC AS,BEG AT NW COR OF SAID S 300,E 248,S 50,W 222.6 TO BEG OF CUR,SWLY ARC DIST

DRC Meet

Zoning District/ Overlay:

Project Planner: Jae Eun Kim // Zoning District: I-1 // Land Use: I

- ☐ Plat Map Copy Must be provided for DRC
- ☐ Survey Review possibly the future easements with platting
  - ☐ Legal
  - ☐ Easements
- ☐ Dedications yes. Both Andrews (County) and NW 8 ST (City)
- ☐ Uses self-storage
  - ☐ Principal
  - ☐ Accessory
- ☐ Site Research SECTION 2 TAX CARDS #49 & 50
- ☐ Site Requirements
  - ☐ Abandonment yes
  - ☐ UOT yes
  - ☐ Parking Agreement N/K, Maybe
  - ☐ Variance yes
  - ☐ Adjustment N/K
  - ☐ Special Exception N/A
  - ☐ Other
- ☐ Ingress/Egress Cross Access Easement Agreement needs
- ☐ Gross Site Calcs N/A
- ☐ Net Site Calcs needed to provide
- ☐ Density N/A
- ☐ Setbacks rear 30 ft
- ☐ Lot Coverage 65 %
- ☐ Dumpster/Trash Disposal? is not included in the site plan. needs to clarify
- ☐ Floor Plan Review provided
  - ☐ Parking Requirements one per unit
- ☐ Elevations provided but no color rendering
  - ☐ Rooftop Mechanical Equipment RTU
- ☐ Landscape provided
  - ☐ Mechanical Equipment Screened? Equipment plan is not provided
  - ☐ Buffers N/A
  - ☐ Perimeter Landscape 10' between VUAs and PLs
    - ☐ Abutting an Arterial? Andress Ext is Arterial roadway

- ☐ Interior Landscape to be reviewed by UF
- ☐ Photometric Plan Not provided
  - ☐ Conflicts with trees 15' away from the tree trunks
  - ☐ Pole Height 30' Overall Ht. Max
  - ☐ Marine Turtle Protection N/A
- ☐ Details
  - ☐ Parking not enough
  - ☐ Fence details needed
  - ☐ Dumpster Enclosure Details needed
- ☐ Minor DO? No
- ☐ AAC? Yes
- ☐ P&Z? Yes
- ☐ Airpark Zoning? N/A

Aerial & Plat Map

Pre-Application Meeting (PAM)

Resubmittals to DRC

Submit Plans for Development Review Committee (DRC)**

- Complete submittal of paper applications and affidavits, with original signatures, & applicable fees – refer to. Meeting Dates & Deadlines Schedule
- Digital Upload of Plans into e-plan, within 2 days of submittal
- Review for Completeness, by the Zoning Technician (5 business days)

Plans routed to Staff Members Participating in DRC

- Plans reviewed by: Engineering, BSO, Zoning, Solid Waste, Urban Forestry, CRA, Utilities, Fire & Building
- 1 week before the DRC Meeting, comments are emailed to the Agent
- Comments are discussed at DRC Meeting.

DRC Meeting

- If comments affect multiple disciplines or may alter the site design, applicant must resubmit to DRC.
- **For all projects, except Minor Site Plan,** if comments are not significant, applicant may proceed to next step.
- For Minor Site Plan, if comments are not significant, applicant resubmits revised plans to Planning & Zoning staff and a Development Order will be issued by the Director of Development Services.

Submit Plans for Architectural Appearance Committee (AAC)**

- Master Sign Program: Complete submittal of paper application, with original signatures
- Building Design: Request folder permissions from Zoning Technician, copying zoning@copbfl.com, to make submittal
- Digital Upload of Plans into e-plan, within 2 days of submittal deadline
- Review for Completeness, by the Zoning Technician (5 business days)

Resubmittals to AAC

Plans routed to Staff & Committee Members for review

- 1 week prior to AAC Meeting, staff report is emailed to the Agent, and uploaded on e-plan.

AAC Meeting

- If approved, AAC Development Order or Memorandum is issued. If P&Z review is not required, applicant may file for building permit.
- If not approved, the applicant must resubmit.

If application requires only P&Z Review:

If application requires AAC review:

Subsequent to AAC approval, the applicant may submit to P&Z:

Submit Plans for Planning & Zoning Board (P&Z)**

- Complete submittal of paper application, with original signatures, affidavits & applicable fees (if necessary)
- Request folder permissions from Zoning Technician, copying zoning@copbfl.com, to make submittal
- Digital Upload of Plans into e-plan, within 2 days of submittal deadline
- Review for Completeness, by the Zoning Technician (5 business days)

Plans routed to Staff Members & Board Members for review

- 1 week prior to P&Z Meeting, staff report is emailed to the Agent, and uploaded on e-plan.

P&Z (Meeting)

- Recommendation body – Recommendation to the City Commission

If application requires City Commission approval:

City Commission

- If subject to City Commission approval, request for review/ submit necessary documents 30 days prior to the Meeting date.

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Application Types	PAM	DRC	AAC	P&Z	CC
Text Amendment	O	R		R	D
Rezoning (Site Specific)	O	R		R	D
Rezoning (Planned Development)	R	R		R	D
Site Plan (Minor)	O	R*			
Site Plan (Major)	R	R	D	D	
Plat	R	R		R	D
Administrative Adjustment (Major)	O	R		D	
Development Agreeement	O	R		R	D
Flex Unit Request	R	R		R	D
Land Use Plan Amendment	O	R		R	D

O - Optional Review

R - Required Review/ Comments Rendered

D - Required Review/ Decision Making Body

R* - Development Order issued by Development Services Director

**Refer to the specific application for instructions on how to submit applications, fees, affidavits, drawings, and documents.

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155.2301. PRE-APPLICATION MEETING

A. Purpose

The purpose of a pre-application meeting is to provide an opportunity for the applicant to determine the submittal requirements and the review procedures and standards applicable to an anticipated application for a development permit reviewed under this Code. A pre-application meeting is also intended to provide an opportunity for city staff to become familiar with, and offer the applicant preliminary comments about, the scope, features, and impacts of the proposed development, as it relates to Code requirements.

B. APPLICABILITY

1. Pre-Application Meeting Required

Except for applications for a development permit initiated by city staff, the P&Z, or the City Commission, a pre-application meeting between the applicant and either selected city staff members or the DRC, as determined appropriate by the Development Services Director, shall be required before submittal of the following applications:

a. Site-Specific Zoning Map Amendment (Rezoning);

b. Planned Development;

c. Special Exception;

d. Major Site Plan;

e. Building Design;

f. Major Certificate of Appropriateness;

g. Plat;

h. Major Temporary Use Permit ;

i. Minor Temporary Permit;

j. Variance;

k. Placement on Local Register of Historic Places; and

l. Development Agreement.

2. Pre-Application Meeting Optional

A pre-application meeting may be requested and held at the applicant's option for any application reviewed under this Code other than those listed in subsection 1 above. Such requests shall be submitted to the Development Services Director, who shall determine whether the conference is conducted with selected city staff members or the DRC.

3. Only One Pre-Application Meeting for Concurrent Applications

Where two or more applications for a development permit are submitted concurrently, the requirement for a pre-application meeting may be met with a single meeting.

C. Sketch Plan or Conceptual Drawings Required

1. At least five business days before a pre-application meeting for a Planned Development (Section 155.2405), Special Exception (Section 155.2406), Major Site Plan (Section 155.2407), Building Design (Section 155.2408), or Plat (Section 155.2410), the applicant shall submit to the Development Services Director a sketch plan or conceptual drawings that show the location, general layout, and main elements of the development to be proposed as part of the application.

2. At least five business days before a pre-application meeting for Building Design (Section 155.2408) or a Major Certificate of Appropriateness (Section 155.2409), the applicant shall submit to the Development Services Director drawings or other graphics that show the exterior facades of the proposed development.

D. Effect

The pre-application meeting is intended as a means of facilitating the review process. Discussions held in accordance with this section are not binding on the city. Processing times for review of applications for a development permit do not begin until a formal, complete application is submitted and determined to be complete.

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City of Pompano Beach
Department of Development Services
Planning & Zoning Division

100 W. Atlantic Blvd Pompano Beach, FL 33060
Phone: 954.786.4679 **Fax:** 954.786.4666

Pre-Application Meeting

Development Review (check one)

Site Plan	
☐ **Minor** (Pre-Application Meeting Optional)	☒ **Major** (Pre-Application Meeting Required)

DEADLINE: Initial paper submission and fee must be received by 12:00 PM each Monday. *Electronic file submission must be uploaded into the ePlan system within 24 hours of this deadline.* ***To ensure quality submittal, Pre-Application Meetings can only be scheduled when a complete submission has been uploaded into the ePlan system. If a complete submission is not uploaded by the allotted time, the application will be rejected via email.***

To facilitate the submittal process, digital submittals may be made in person, by appointment only with the Zoning Technician on Mondays between 10am and 12pm. Please call 954-786-4679 to schedule an appointment or email zoning@copbfl.com. When an appointment is scheduled, you must come prepared to submit with all plans and documents saved in a flash drive/USB/disk, properly labeled, in accordance with the naming conventions identified under page 3 of this application.

Application Review Process:

Application Type	Step 1	Step 2	Step 3	Step 4
Minor Site Plan Review	Pre-Application Conference (Optional)	DRC Review	Development Order from the DSD	
Major Site Plan Review	Pre-Application Conference (Required)	DRC Review	AAC/P&Z Review	Development Order from the P&Z

APPLICATION SUBMISSION PROCESS: Upon reception of the ***PAPER SUBMISSION*** (see below) at the Zoning Inquires counter, an email will be sent to the agent with a link to ePlan where all project drawings and documents listed in the ***DIGITAL SUBMISSION*** section (see below) shall be uploaded.

PAPER SUBMISSION: The following paper documents are to be submitted to the Planning & Zoning Department:

PAPER	☒	One (1) completed application with original signatures. (pg. 2)
	☒	Application Fee as established by resolution of the City Commission. See Appendix C - Fee Schedule in the Information section of the P&Z webpage.

DIGITAL SUBMISSION: The following digital documents are to be uploaded directly to Electronic Plan Review (ePlan):

ePLAN	☒	Current survey (with flood information)	☒	Narrative with project specifics including a full description of the proposed development.
	☒	Completed Plans Checklist on pages 3-4 *(this must be filled out)*	☒	Digital Plans*

*Refer to the Plans Checklist on pages 3 and 4 of this application for more information.

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Pre-Application Meeting

CIVIL PLAN(S): Must include the following:	
☑	Location of all existing and proposed paving specifications, all existing and proposed spot grades, and all existing and proposed drainage utilities.
☑	Location of all existing and proposed water and sewer utilities.
PUBLIC SAFETY SECURITY PLAN: Incorporating security strengthening and CPTED principles:	
☑	Location, height, and specification of security-aiding landscaping or landscape maintenance (thorny shrubs, continuous hedging, low maintenance of shrubs).
☑	Location of all walls, fences, and gates with material specifications and heights
☑	Location of all external cameras and motion sensors
☑	Narrative identifying how all 5 CPTED Principles will be achieved in the Security Drawing Plan. See principles in the table below.

CPTED PRINCIPLES

Crime Prevention Through Environmental Design

CPTED Principle #1 - Natural Surveillance
"See and be seen" is the overall goal when it comes to CPTED and natural surveillance. A person is less likely to commit a crime if they think someone will see them do it. Lighting and landscape play an important role in Crime Prevention Through Environmental Design.

CPTED Principle #2 - Natural Access Control
Natural Access Control is more than a high block wall topped with barbed wire. Crime Prevention Through Environmental Design or CPTED utilizes the use of walkways, fences, lighting, signage and landscape to clearly guide people and vehicles to and from the proper entrances. The goal with this CPTED principle is not necessarily to keep intruders out, but to direct the flow of people while decreasing the opportunity for crime.

CPTED Principle #3 - Territorial Reinforcement
Creating or extending a "sphere of influence" by utilizing physical designs such as pavement treatments, landscaping and signage that enable users of an area to develop a sense of proprietorship over it is the goal of this CPTED principle. Public areas are clearly distinguished from private ones. Potential trespassers perceive this control and are thereby discouraged.

CPTED Principle #4 - Maintenance
CPTED and the "Broken Window Theory" suggests that one "broken window" or nuisance, if allowed to exist, will lead to others and ultimately to the decline of an entire neighborhood. Neglected and poorly maintained properties are breeding grounds for criminal activity. A formal CPTED based maintenance plan will help you preserve your property value and make it a safer place.

CPTED Principle #5 – Activity Support
Increase the use of a built environment for safe activities with the intent of increasing the risk of detection of criminal and undesirable activities. Natural Surveillance by the intended users is casual and there is no specific plan for people to watch out for criminal activity.

If you have any questions or concerns with incorporating the CPTED Principles in your design. Please contact Deputy Patrick Noble with the Broward County Sheriff's Office at: Patrick_Noble@sheriff.org or at (954) 709-7006.

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Planning & Zoning Division

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Pre-Application Meeting

PLANS CHECKLIST

******THIS CHECKLIST MUST BE INITIALED AND FILLED OUT. ALL OF THE FOLLOWING DRAWINGS ARE REQUIRED UNLESS INITIALED BY THE PROJECT PLANNER.******

☑ Survey	☑ Conceptual Landscape Plan	☑ Conceptual Civil Plan
☑ Conceptual Site Plan	☑ Conceptual Architectural Plan	☑ Conceptual CPTED Security Plan

All plans to be oriented the same as survey. Each plan must be uploaded as a single-sheet PDF. Plans must be named using a 3-digit ordering number, sheet name, and sheet title as named in the checklist above. An example is provided below:

001 S-1 Survey
002 SP-1 Site Plan
003 C-1 Civil Plan
004 A-1 Architectural Floor Plan

SURVEY: COPY of signed and sealed original:		
☑	Current or dated within 1 year of submittal. ✓	
☑	Location of all easements and utilities	
☑	Flood zone and flood elevation data	
SITE PLAN(S): Must be drawn to ONE (1") INCH = TWENTY (20') FEET where practical and include the following:		
A.	**General Information:**	
☑	All adjacent rights-of-way, indication of required right-of-way dedications, and right-of-way and pavement widths	
☑	Scale and north arrow	
B.	**Article 3 / Zoning District Information:**	
☑	Location of all principal and accessory structures with dimensions to lot lines and between structures	
☑	Total square footage of pervious and impervious areas and as percentages of total area computation	
☑	Net acreage	
☑	Number of off-street parking spaces required and provided including handicapped: with typical sizes shown; Number of required and provided loading spaces; Access aisles and driveways with dimensions	
☐ NA	**Residential & Non-Residential Use**	Number of dwellings
☑		Total Gross square footage for all buildings
☑		Gross square footage for individual buildings
☑		Gross square footage for individual buildings per floor
C.	**Use Information:**	
☑	Proposed Principal Use(s), ***fill in***: self storage	
☑	Proposed Accessory Use(s), ***fill in***: NA	
D.	**Development and Design Information:**	
☑	Location of all ground-mounted mechanical equipment and commercial containers/dumpsters	
☑	Location and height of all fences and walls	
☑	Location and type of all signs.	
LANDSCAPE PLAN: Must include the following:		
☑	Location of all landscaped areas with dimensions	
☑	Table indicating all landscape requirements	Common and scientific names for all plant material
☑		Plant location
☑		Quantities and sizes of plant material
☑	Screening of ground-mounted mechanical equipment	
ARCHITECTURAL PLAN(S) Must include the following:		
☑	Dimensioned floor plan	
☑	Dimensioned building elevation and height	

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City of Pompano Beach
Department of Development Services
Planning & Zoning Division

P&Z#: _____

100 W. Atlantic Blvd Pompano Beach, FL 33060
Phone: 954.786.4679 **Fax:** 954.786.4666

Pre-Application Meeting

Development Review (check one)

Site Plan		
☐ **Minor** (Pre-Application Meeting - *Optional*)	☑ **Major** (Pre-Application Meeting - *Required*)	
Street Address: 790 - 820 SW 12th Ave. Pompano Beach, FL 33069	**Folio Number:** 4942 0200 0510; 4942 0203 0840; 4942 0203 850; 4942 0203 1850	**Zoning District:** I-1
Subdivision: Amended Plat of Fairview PB 9, Page 59	**Block:** 10	**Lot:** 8, 9, 10, 11 and 12, Less 30' West Lot 12
Representative or Agent's interest in property (Owner, Lessee, Etc):	U-Haul Co. of Florida, Owner	
Date of Pre-Application Meeting Requested:		
Has a previous application been filed?	No	
Project Name:	U-Haul - SW 12th Avenue	

Owner's Representative or Agent	Landowner (Owner of Record)
Business Name (if applicable): Shah, Drotos & Associates, P.A.	**Business Name (if applicable):** U-Haul Co. of Florida
Print Name and Title: Bharat Shah, President	**Print Name and Title:** Frank Grau, Marketing CO President
Signature: Bharat Shah	**Signature:**
Date: April 04, 2018	**Date:** 3/7/18
Street Address: 3410 N. Andrews Ave. Ext.	**Street Address:** 801 S. Andrews Ave.
Mailing Address City/ State/ Zip: Pompano Beach, FL 33064	**Mailing Address City/ State/ Zip:** Pompano Beach, FL 33069
Phone Number: 954-943-9433	**Phone Number:** 954-275-4435
Email: bshah@shahdrotos.com	**Email:** frank_grau@uhaul.com
Email of ePlan agent (if different):	

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

The proposed development is the construction of a self-storage building located on three parcels totaling 2.47 acres located at 790-820 SW 12th Ave, Pompano Beach, Florida. The parcels include an abandoned masonry facility (1.39 acres), a vacant lot (0.83 acres) and a portion of City of Pompano Beach right-of-way (0.25 acres) to be vacated. The zoning for this parcel is I-1 and the property will be used as a self-storage facility with 1,459 in-door climate controlled storage units.

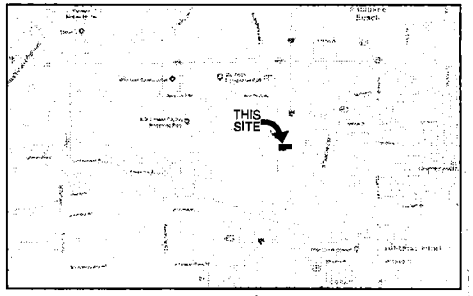
This development will consist of 0.51 acres of paved area, 0.69 acres of pervious area, and 1.27 acres of total building footprint area. There is an existing two-story building with an 11,597 sq.ft. floor area (7,451 sq.ft. footprint area) on the site which shall remain and shall not be modified as part of this project. The proposed four-story self-storage building has a floor area of 191,280 sq.ft. (47,820 sq.ft. footprint area).

Water and Sewer utilities which currently run through the existing City right-of-way to be vacated shall be re-routed through the U-Haul site. A utility easement will be granted to the City for the gravity sewer main. The water service shall be private once it enters the U-Haul site and will be shared between U-Haul and the property to the South located at 874 SW 12th Ave. The drainage system for this site will include a combination of exfiltration trench, underground storage, and possibly drainage wells.

U-HAUL
SELF-STORAGE
POMPANO BEACH, BROWARD COUNTY, FLORIDA

GENERAL NOTES:

1. THE LOCATION OF ALL EXISTING UTILITIES ON THE PLAN IS APPROXIMATE. THE CONTRACTOR SHALL LOCATE AND EXPOSE ALL EXISTING UTILITIES TO BE CONNECTED SUFFICIENTLY AHEAD OF CONSTRUCTION TO ALLOW REDESIGN BY THE ENGINEER IF SUCH UTILITIES ARE FOUND TO BE DIFFERENT THAN SHOWN ON THESE PLANS.
2. THE CONTRACTOR SHALL PROTECT ALL UTILITIES AND OTHER IMPROVEMENTS SHOWN ON THESE PLANS AND OTHER UTILITIES AND OTHER IMPROVEMENTS NOT SHOWN. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR REPAIRS OF UTILITIES AND OTHER IMPROVEMENTS DAMAGED DURING CONSTRUCTION, AND SHALL MAINTAIN SUFFICIENT PROTECTION TO ALL UTILITIES REQUIRED TO PROTECT THEM FROM DAMAGE AND TO PROTECT THE PUBLIC DURING CONSTRUCTION.
3. CONTRACTOR SHALL CONTACT THE CITY OF POMPANO BEACH ENGINEERING DEPARTMENT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
4. CONTRACTOR SHALL NOTIFY SHAH, DROTOS & ASSOCIATES AT (954) 943-9433 AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
5. THE CONTRACTOR SHALL NOTIFY FLORIDA POWER & LIGHT CO., SOUTHERN BELL TELEPHONE CO., THE LOCAL WATER AND SEWER UTILITY COMPANIES AND ANY OTHER UTILITY COMPANY WHICH MAY HAVE THEIR UTILITIES WITHIN THE CONSTRUCTION AREAS BEFORE BEGINNING CONSTRUCTION.
6. A PRE-CONSTRUCTION MEETING IS TO BE HELD BETWEEN THE CITY OF POMPANO BEACH, FLORIDA DEPARTMENT OF TRANSPORTATION(IF APPLICABLE), ENGINEER OF RECORD AND CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. THE CONTRACTOR MUST NOTIFY THE CITY OF POMPANO BEACH UTILITIES DEPARTMENT AND F.D.O.T.(IF APPLICABLE) 48 HOURS PRIOR TO TYING INTO ANY EXISTING STRUCTURES AND HAVE AN INSPECTOR PRESENT.
8. PLANS AND SPECIFICATIONS REQUIRE THAT COMPACTED BACKFILL BE PLACED ALONG SIDE OF AND OVER ALL UTILITIES. THE ENGINEER MAY REQUIRE THAT COMPACTION TESTS BE TAKEN TO VERIFY BACKFILL COMPACTION. THE COSTS OF SUCH COMPACTION TESTS WILL BE BORNE BY THE OWNER.
9. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
10. THE SEQUENCE OF CONSTRUCTION SHALL BE SUCH THAT ALL UNDERGROUND INSTALLATIONS OF EVERY KIND (INCLUDING SPRINKLERS) SHALL BE PLACED BENEATH THE PAVEMENT AND ITS EDGE PRIOR TO THE CONSTRUCTION OF PAVEMENT. THE PAVEMENT SHALL NOT BE CUT WITHOUT PRIOR APPROVAL OF THE ENGINEER.
11. ALL MATERIALS AND CONSTRUCTION WITHIN THE D.O.T. R/W SHALL CONFORM TO THE D.O.T. "DESIGN STANDARDS" (LATEST EDITION) AND "STANDARDS SPECIFICATIONS" (LATEST EDITION)
12. ALL LABOR, MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE MINIMUM ENGINEERING AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF POMPANO BEACH UTILITIES DEPARTMENT AND THE PLANS AND CONSTRUCTION SPECIFICATIONS. WHERE CONFLICTS OR OMISSIONS EXIST, THE CITY OF POMPANO BEACH UTILITIES DEPARTMENT STANDARDS SHALL DICTATE. SUBSTITUTIONS AND DEVIATIONS FROM PLANS AND SPECIFICATIONS SHALL BE PERMITTED ONLY WHEN WRITTEN APPROVAL HAS BEEN ISSUED BY THE ENGINEER.
13. CONSTRUCTION INSPECTION WILL BE PERFORMED BY THE ENGINEER AND IS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION, AND AT LEAST 48 HOURS BEFORE REQUIRING INSPECTION OF EACH AND EVERY PHASE OF WORK.
14. CONSTRUCTION SURVEYING WILL BE PERFORMED BY THE ENGINEER OR SURVEYORS DESIGNATED BY THE OWNER. THE CONTRACTOR SHALL CONTACT THE SURVEYOR NOT LESS THAN 48 HOURS BEFORE THE SURVEYORS ARE NEEDED ON-SITE TO STAKE OUT ANY PHASE OF WORK. THE CONTRACTOR SHALL ASSUME THE RESPONSIBILITY OF PROTECTING ALL SURVEY STAKES AND MONUMENTS. REPLACEMENT COSTS OF ALL MISTAKES SHALL BE BORNE BY THE CONTRACTOR.
15. THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF APPROVED CONSTRUCTION PLANS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION.
16. SHOP DRAWINGS OF ALL MATERIALS BEING USED SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. THE DRAWINGS WILL THEN BE FORWARDED TO, THE CITY OF POMPANO BEACH UTILITIES DEPARTMENT AND ENGINEERING DEPARTMENT.
17. THE CONTRACTOR MUST CALL BROWARD COUNTY TRAFFIC ENGINEERING DEPARTMENT AT 954-484-2929 AT LEAST 48 HOURS BEFORE ANY EXCAVATION WITHIN THE D.O.T. R/W TO DETERMINE THE LOCATION OF THE EXISTING TRAFFIC SIGNAL INTERCONNECT CABLE.
18. AT THE END OF EACH WORK PERIOD, ANY DROP-OFF IN THE AREA ADJACENT TO THE TRAVEL WAY OF THE STATE ROAD SHALL BE BACKFILLED IN ACCORDANCE WITH STANDARD INDEX 600 OR SHALL BE OTHERWISE PROTECTED WITH TEMPORARY BARRIER RAIL AT THE CONTRACTOR EXPENSE.
19. THE CONSULTANT'S ENGINEER RESPONSIBLE FOR CONSTRUCTION INSPECTION SHALL INSURE THAT THE MAINTENCE OF TRAFFIC FOR THE PROJECT CONFORMS WITH STANDARD INDEX SERIES 600, APPLICABLE INDEX WORK BEING PERFORMED.
20. ALL MOT SIGNS SHALL BE POST MOUNTED AND LANE CLOSURE SIGNS SHALL BE COVERED WHEN LANES ARE NOT CLOSED. NO LANES CLOSURES ARE ALLOWED BETWEEN 7:00 AM AND 9:00 AM OR BETWEEN 4:00 PM AND 6:00 PM, PEAK TRAFFIC HOURS.



LOCATION MAP
N.T.S.



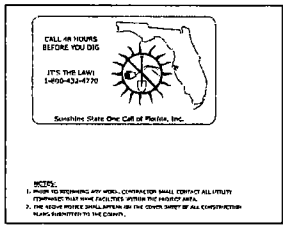
INDEX OF SHEETS

CIVIL
CE1 ..... COVERSHEET
CE2 ..... CONCEPTUAL SITE PLAN
CE3 ..... CONCEPTUAL PAVING, GRADING AND DRAINAGE PLAN
CE4 ..... CONCEPTUAL WATER AND SANITARY SEWER PLAN
CE5 ..... CONCEPTUAL CRIME PREVENTION PLAN

SURVEY
1 OF 2 ..... ALTA LAND TITLE SURVEY
2 OF 2 ..... ALTA LAND TITLE SURVEY

ARCHITECTURAL
A1 ..... BUILDING FLOOR PLAN
A3 ..... BUILDING ELEVATIONS

LANDSCAPING
L-1 ..... PLANTING PLAN
L-2 ..... SPECIFICATIONS, DETAILS, NOTES



SDA SHAH DROTOS & ASSOCIATES

1121A.00

CE1

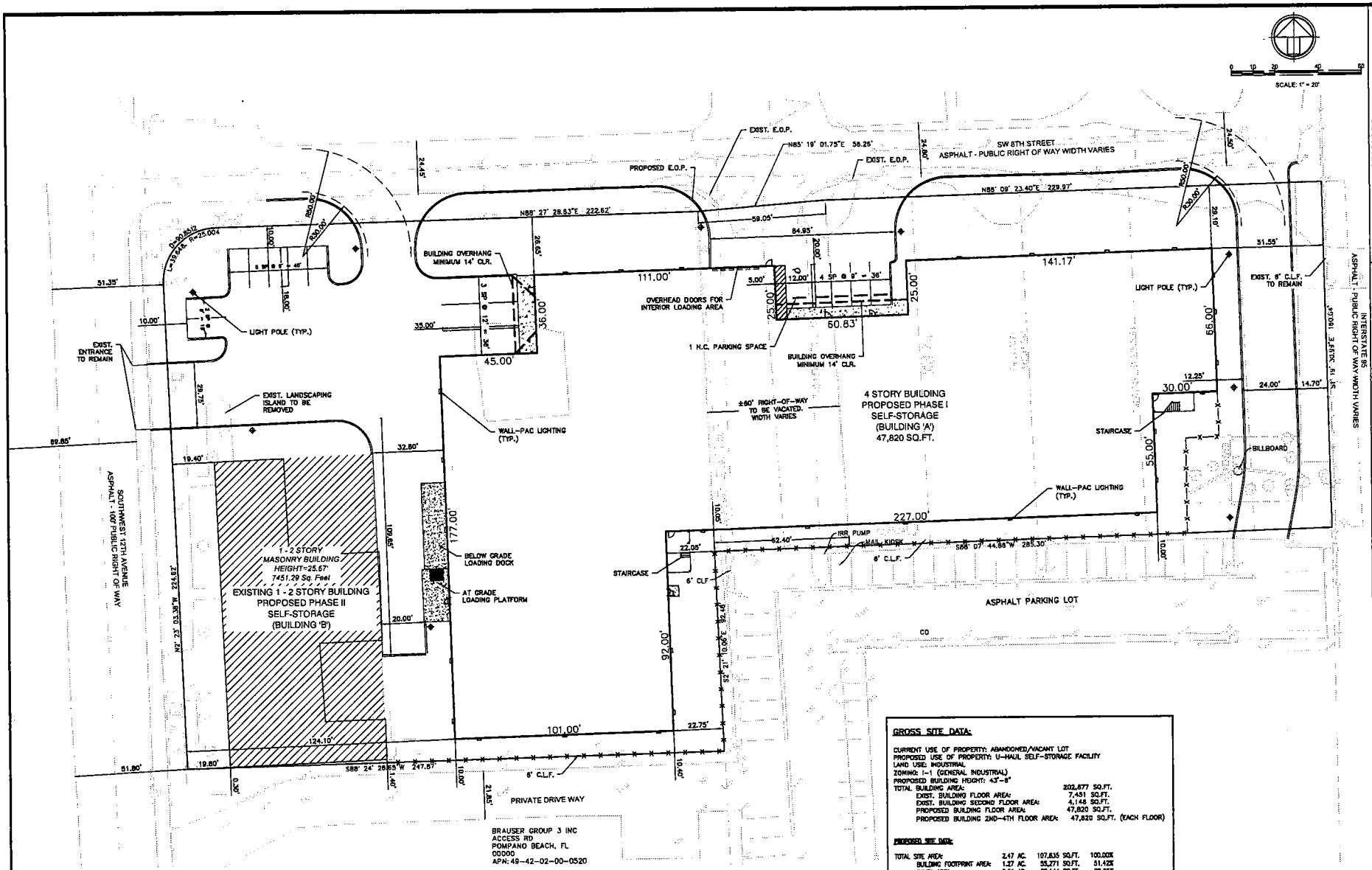
REVISIONS		
DATE	BY	DESCRIPTION

ENGINEERING • SURVEYING • PLANNING

3410 NORTH ANDREWS AVENUE EXT., POMPANO BEACH, FL 33064
PH: 954-943-9433 • FAX: 954-783-4754

FOR THE FIRM, BY:

BHARAT SHAH P.E.
CIVIL ENGINEER
FLA. P.E. No. 19702



BUILDING SETBACK TABLE FOR PROPOSED BUILDING

	FRONT	INTERIOR SIDE	STREET SIDE	REAR
REQUIRED	25'	10'	10'	30'
PROVIDED	25.65'	10.00'	124.10'	50.95'

GROSS SITE DATA:

CURRENT USE OF PROPERTY: ABANDONED/VACANT LOT
PROPOSED USE OF PROPERTY: U-HAUL SELF-STORAGE FACILITY
LAND USE: INDUSTRIAL
ZONING: I-1 (GENERAL INDUSTRIAL)
PROPOSED BUILDING HEIGHT: 43'-8"
TOTAL BUILDING AREA: 202,877 SQ.FT.
EXIST. BUILDING FLOOR AREA: 7,451 SQ.FT.
EXIST. BUILDING SECOND FLOOR AREA: 4,148 SQ.FT.
PROPOSED BUILDING FLOOR AREA: 47,820 SQ.FT.
PROPOSED BUILDING 2ND-4TH FLOOR AREA: 47,820 SQ.FT. (EACH FLOOR)

PROPOSED SITE DATA:

TOTAL SITE AREA:	2.47 AC.	107,635 SQ.FT.	100.00%
BUILDING FOOTPRINT AREA:	1.27 AC.	55,271 SQ.FT.	51.42%
PAVED AREA:	0.51 AC.	22,144 SQ.FT.	20.65%
GREEN AREA:	0.69 AC.	30,220 SQ.FT.	27.94%
TOTAL IMPERVIOUS AREA:	1.78 AC.	77,415 SQ.FT.	72.06%
TOTAL PERVIOUS AREA:	0.69 AC.	30,220 SQ.FT.	27.94%

FLOOR AREA RATIO PROVIDED: 4.86 / 2.47 = 1.89

VEHICULAR USE LANDSCAPING:

REQUIRED VEHICULAR USE LANDSCAPING: 15%

VEHICULAR USE AREA:	0.48 AC.	21,152 SQ.FT.	
REQUIRED LANDSCAPING AREA:	0.07 AC.	3,173 SQ.FT.	
LANDSCAPED VEHICULAR USE AREA:	0.08 AC.	3,467 SQ.FT.	

PARKING CALCULATION:

PARKING REQUIRED
1 SPACE PER EACH 100 STORAGE UNIT
1,459 STORAGE UNITS = 15 SPACES

TOTAL REQUIRED = 15 SPACES

PARKING PROVIDED
UHAUL/CUSTOMER REGULAR SPACES = 14 SPACES
HANDICAP SPACES = 1 SPACE (12'X20')

TOTAL PROVIDED = 15 SPACES

PRELIMINARY ENGINEERING
NOT FOR CONSTRUCTION

SHAH DROTOS & ASSOCIATES
ENGINEERING | SURVEYING | PLANNING
ENGINEERING AUTH. NO. 5634 SURVEYING LIC. NO. LB-6458
3410 N. Andrews Avenue Ext. Pompano Beach, Fl. 33064
PH: 954-943-9433 • FAX: 954-783-4754

DRAWN BY: MJG
CHECKED BY: BRS
DESIGNED BY: BRS
APPROVED BY: S.D.A.
SCALE: 1"=20'

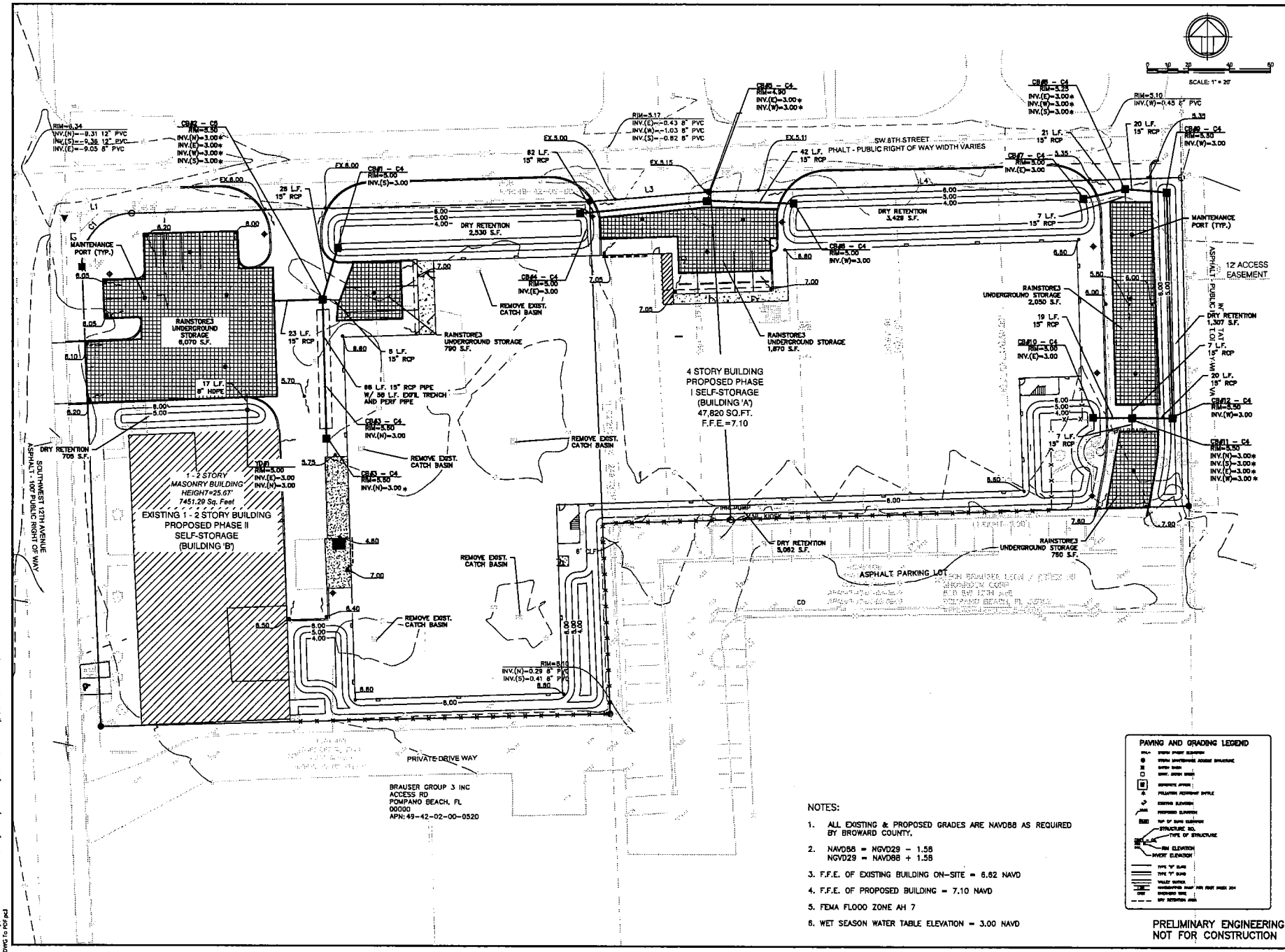
U-HAUL SELF-STORAGE
POMPANO BEACH, BROWARD COUNTY, FLORIDA

CONCEPTUAL SITE PLAN

SEAL
FOR THE FIRM, BY:

BHARAT SHAH P.E.
CIVIL ENGINEER
FLA. P.E. No. 19702

DATE: MARCH 2018
JOB NO. 1121A.00
SHEET CE2



REVISIONS			
DESCRIPTION	BY	DATE

SHAH DROTOS & ASSOCIATES
ENGINEERING
SURVEYING
PLANNING
ENGINEERING AUTH. NO. 5634 SURVEYING LIC. NO. LB-6456
3410 N. Andrews Avenue Ext.● Pompano Beach, FL. 33064
PH: 954-943-9433 ● FAX: 954-783-4754

DRAWN BY: MJC
CHECKED BY: BRS
DESIGNED BY: BRS
APPROVED BY: S.D.A.
SCALE: 1"=20'

U-HAUL SELF-STORAGE

POMPANO BEACH, BROWARD COUNTY, FLORIDA

CONCEPTUAL PAVING, GRADING AND DRAINAGE PLAN

SEAL

FOR THE FIRM, BY:

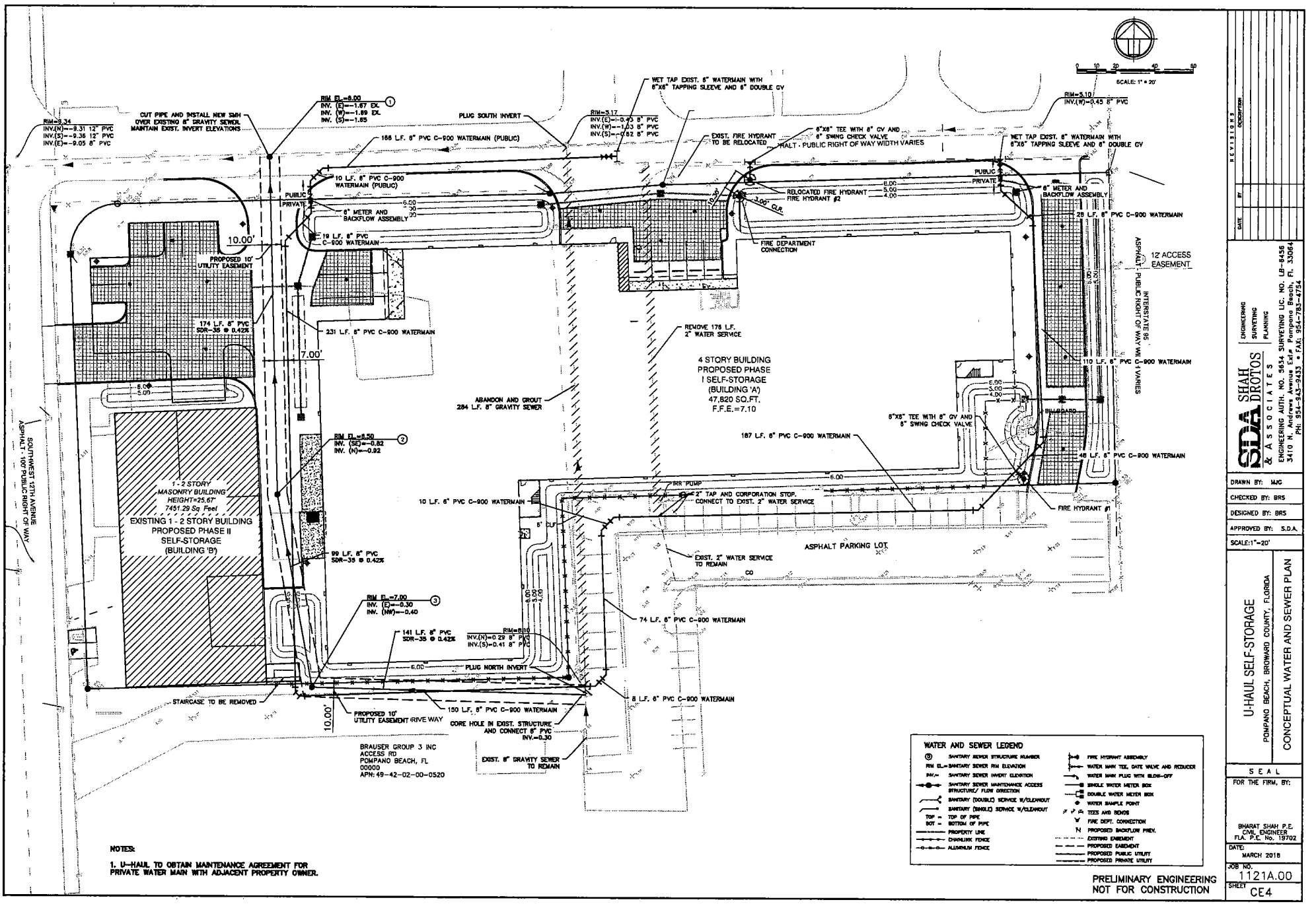
BHARAT SHAH P.E.
CIVIL ENGINEER
FLA. P.E. No. 19702

DATE: SEPTEMBER 2017

JOB NO. 1122A.00

SHEET CE3

X:\Cad\Eng\1122 U-Haul SW 12th Ave\Paving, Grading and Drainage\1122 PGD PLAN.dwg, 4/3/2018 12:27:11 PM, DWG To PDF.pc3



NOTES:

1. U-HAUL TO OBTAIN MAINTENANCE AGREEMENT FOR PRIVATE WATER MAIN WITH ADJACENT PROPERTY OWNER.

PRELIMINARY ENGINEERING NOT FOR CONSTRUCTION

REVISIONS

DESCRIPTION	BY	DATE

SHAH DROTOS & ASSOCIATES
ENGINEERING SURVEYING PLANNING
ENGINEERING AUTH. NO. 5634 SURVEYING LIC. NO. LB-6456
3410 N. Andrews Avenue Ext.e Pompano Beach, FL. 33064
PH: 954-943-9433 • FAX: 954-783-4754

DRAWN BY: MJG
CHECKED BY: BRS
DESIGNED BY: BRS
APPROVED BY: S.D.A.
SCALE:1"=20'

U-HAUL SELF-STORAGE
POMPANO BEACH, BROWARD COUNTY, FLORIDA

CONCEPTUAL WATER AND SEWER PLAN

SEAL

FOR THE FIRM, BY:

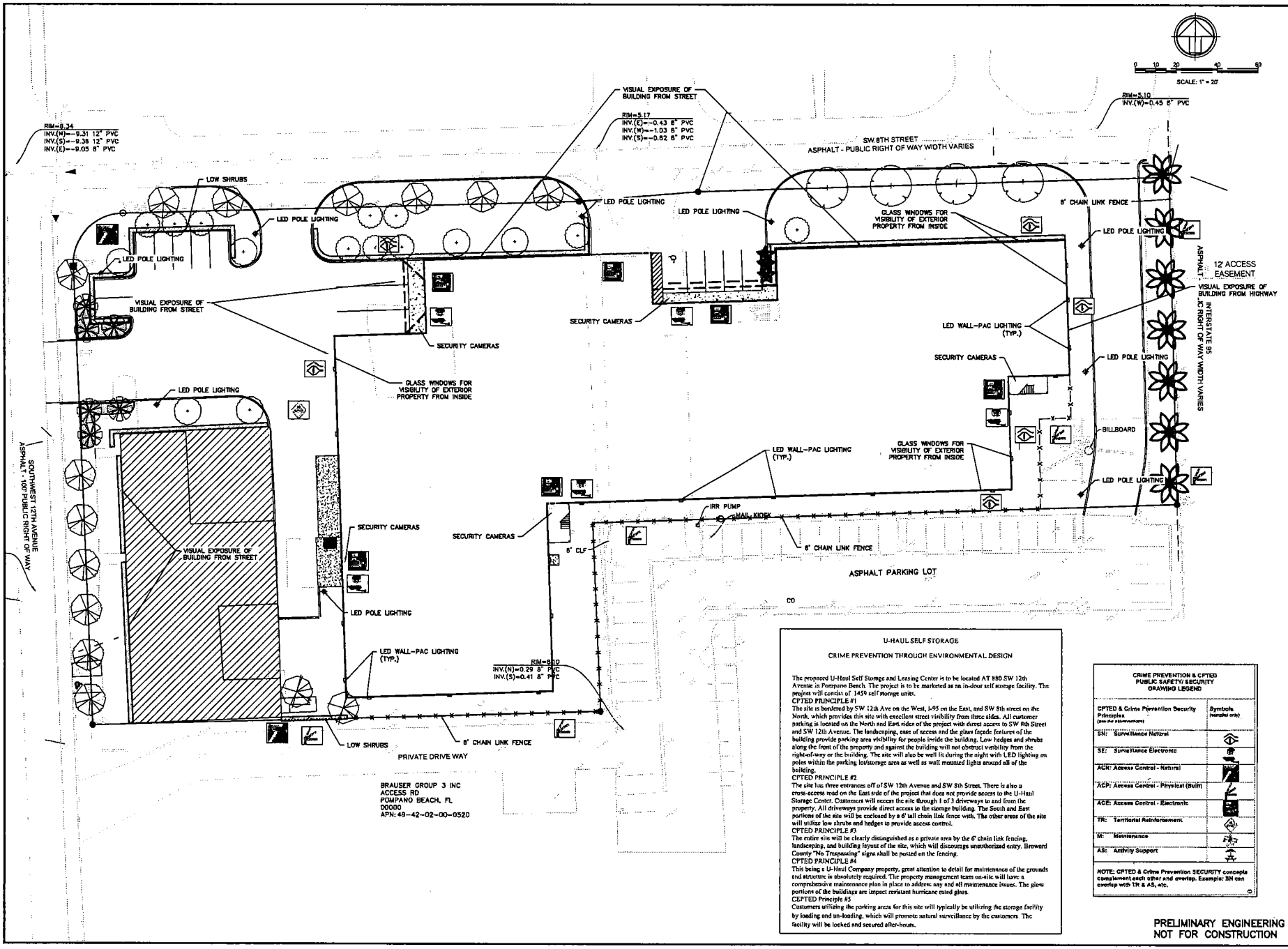
BHARAT SHAH P.E.
CIVIL ENGINEER
FLA. P.E. No. 19702

DATE: MARCH 2018

JOB NO. 1121A.00

SHEET CE4

X:\Cad\Eng\1121 U-Haul SW 12th Ave\Water and Sewer\1121 WS PLAN.dwg, 4/3/2018 12:28:00 PM, DWG To PDF.pc3



U-HAUL SELF STORAGE

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

The proposed U-Haul Self Storage and Leasing Center is to be located AT 980 SW 12th Avenue in Pompano Beach. The project is to be marketed as an in-door self storage facility. The project will consist of 1459 self storage units.

CPTED PRINCIPLE #1
The site is bordered by SW 12th Ave on the West, I-95 on the East, and SW 8th street on the North, which provides this site with excellent street visibility from three sides. All customer parking is located on the North and East sides of the project with direct access to SW 8th Street and SW 12th Avenue. The landscaping, ease of access and the glass façade features of the building provide parking area visibility for people inside the building. Low hedges and shrubs along the front of the property and against the building will not obstruct visibility from the right-of-way or the building. The site will also be well lit during the night with LED lighting on poles within the parking lot/storage area as well as wall mounted lights around all of the building.

CPTED PRINCIPLE #2
The site has three entrances off of SW 12th Avenue and SW 8th Street. There is also a cross-access road on the East side of the project that does not provide access to the U-Haul Storage Center. Customers will access the site through 1 of 3 driveways to and from the property. All driveways provide direct access to the storage building. The South and East portions of the site will be enclosed by a 6' tall chain link fence with. The other areas of the site will utilize low shrubs and hedges to provide access control.

CPTED PRINCIPLE #3
The entire site will be clearly distinguished as a private area by the 6' chain link fencing, landscaping, and building layout of the site, which will discourage unauthorized entry. Broward County "No Trespassing" signs shall be posted on the fencing.

CPTED PRINCIPLE #4
This being a U-Haul Company property, great attention to detail for maintenance of the grounds and structure is absolutely required. The property management team on-site will have a comprehensive maintenance plan in place to address any and all maintenance issues. The glass portions of the buildings are impact resistant hurricane rated glass.

CEPTED Principle #5
Customers utilizing the parking areas for this site will typically be utilizing the storage facility by loading and un-loading, which will promote natural surveillance by the customers. The facility will be locked and secured after-hours.

CRIME PREVENTION & CPTED PUBLIC SAFETY/ SECURITY DRAWING LEGEND

CPTED & Crime Prevention Security Principles (see the abbreviations)	Symbols (samples only)
SN: Surveillance Natural	
SE: Surveillance Electronic	
ACN: Access Control - Natural	
ACP: Access Control - Physical (Built)	
ACE: Access Control - Electronic	
TR: Territorial Reinforcement	
M: Maintenance	
AS: Activity Support	

NOTE: CPTED & Crime Prevention SECURITY concepts complement each other and overlap. Example: SN can overlap with TR & AS, etc.

PRELIMINARY ENGINEERING
NOT FOR CONSTRUCTION

REVISIONS

DESCRIPTION	BY	DATE

SDA SHAH DROTOS & ASSOCIATES
ENGINEERING
SURVEYING
PLANNING
ENGINEERING AUTH. NO. 5634 SURVEYING LIC. NO. LB-6456
3410 N. Andrews Avenue Ext. • Pompano Beach, FL 33064
PH: 954-943-9433 • FAX: 954-783-4754

DRAWN BY: MJC
CHECKED BY: BRS
DESIGNED BY: BRS
APPROVED BY: S.D.A.
SCALE: 1"=20'

U-HAUL SELF-STORAGE
POMPANO BEACH, BROWARD COUNTY, FLORIDA

CONCEPTUAL WATER AND SEWER PLAN

SEAL
FOR THE FIRM, BY:

BHARAT SHAH P.E.
CIVIL ENGINEER
FLA. P.E. No. 19702

DATE: MARCH 2018
JOB NO. 1121A.00
SHEET CE5

X:\Cad\Dwg\1121 U-Haul SW 12th Ave\CPTED\1121 CPTED PLAN.dwg 4/3/2018 12:53:39 PM, DWG To PDF.pc3

American National

Commercial Real Estate
Due Diligence Management

3465 South Arlington Rd Suite E8183
Akron, OH 44312

866.290.8121
www.amnatlonal.net

ALTA/NSPS Lond Title Survey

POMPANO BEACH FL SW 12 AVENUE

SURVEYOR CERTIFICATION

790-820 SW 12 AVENUE
POMPANO BEACH, FL 33069
COUNTY OF BROWARD

TO: UMMR, CO. OF FLORIDA; AMCROD REAL ESTATE COMPANY, A NCVADA CORPORATION; FIRST AMERICAN TITLE INSURANCE COMPANY; AND AMERICAN NATIONAL, LLC, THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 9A, 9B, 7A, 7B1, 7C, A, 8, 10A, 11, 13, 14, 16, 17, 18, 19, 20, 21 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 4/13/2017.

DAVID HAY

LAND SURVEYOR NUMBER LS7057
IN STATE OF FLORIDA
DATE OF PLAT OR MAP: 4/14/2017
DATE OF LAST REVISION: 4/18/2017

NETWORK REFERENCE #20170213-001

SURVEY PREPARED BY:
BLEW & ASSOCIATES, P.A.
524 W. DICKSON ST. 4
FAYETTEVILLE, AR 72701

DRAWN BY: MB
JOB REF. #17-064

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

LOTS 9, 10, 11 AND 12, LESS THE WEST 30 FEET OF LOT 12, BLOCK 10, AMENDED PLAT OF FAIRVIEW, AS RECORDED IN PLAT BOOK 9, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THE SOUTH 250 FEET OF THE NORTH 1,235 FEET OF THE EAST 245 FEET OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST, SAID LANDS, SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

LESS THE FOLLOWING PARCEL OF LAND

BEGIN AT THE NORTHEAST CORNER OF SAID SOUTH 250 FEET THEREOF; THENCE SOUTH 88° 26' 49" WEST FOR 232.50 FEET TO A POINT OF CURVATURE, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG SAID CURVE, CONCAVE TO THE SOUTHEAST HAVING TO CENTRAL ANGLES OF 89° 58' 57" AND TWO RADIUSES OF 25 FEET FOR AN ARC DISTANCE OF 39.98 FEET TO A POINT ON THE EAST BOUNDARY OF S.W. 13TH AVENUE; THENCE 2° 30' 11" WEST ALONG SAID WEST BOUNDARY OF S.W. 13TH AVENUE FOR 25.45 FEET; THENCE NORTH 88° 26' 49" EAST FOR 25.45 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION ALSO KNOWN AS:

LOTS 8, 9, 10, 11 AND 12, LESS THE WEST 30 FEET OF LOT 12, BLOCK 10, AMENDED PLAT OF FAIRVIEW, AS RECORDED IN PLAT BOOK 10, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THE SOUTH 250 FEET OF THE NORTH 1,235 FEET OF THE EAST 245 FEET OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST, SAID LANDS, SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

LESS THE FOLLOWING PARCEL OF LAND

BEGIN AT THE NORTHEAST CORNER OF SAID SOUTH 250 FEET THEREOF; THENCE SOUTH 88° 26' 49" WEST FOR 232.50 FEET TO A POINT OF CURVATURE, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG SAID CURVE, CONCAVE TO THE SOUTHEAST HAVING TO CENTRAL ANGLES OF 89° 58' 57" AND TWO RADIUSES OF 25 FEET FOR AN ARC DISTANCE OF 39.98 FEET TO A POINT ON THE EAST BOUNDARY OF S.W. 13TH AVENUE; THENCE 2° 30' 11" WEST ALONG SAID WEST BOUNDARY OF S.W. 13TH AVENUE FOR 25.45 FEET; THENCE NORTH 88° 26' 49" EAST FOR 25.45 FEET TO THE POINT OF BEGINNING.

THE PROPERTY SURVEYED AND LISTED HERE IS THE SAME PROPERTY AS DESCRIBED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY'S TITLE COMMITMENT #NCS-839746-PHX1WITH AN EFFECTIVE DATE OF MARCH 14, 2017

As Surveyed Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

LOTS 8, 10 AND 11, INCLUDING A PORTION OF LOTS 9 AND 12, BLOCK 10 AMENDED PLAT BOOK 10, PAGE 39, SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF LOT 8, AS RECORDED IN PLAT BOOK 10, PAGE 39, AND THENCE S 88°26'25" W 10.98 FEET TO THE NORTHEAST CORNER OF A PORTION OF LOT 8 AND BEING THE TRUE POINT OF BEGINNING

THENCE, ALONG THE SOUTH RIGHT OF WAY OF SW 8TH STREET, S 88°26'27" W 229.17 FEET TO THE EAST RIGHT OF WAY SW 10TH AVENUE

THENCE, ALONG THE EAST RIGHT OF WAY OF SW 10TH AVENUE, S 02°19'41" E 160.21 FEET TO A SET IRON PIN

THENCE N 84°27'44" E 227.92 FEET TO A FOUND IRON PIN

THENCE, ALONG THE WEST RIGHT OF WAY OF INTERSTATE 95, N 07°04'32" W 160.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.831 ACRES OR 36196.84 SQUARE FEET OF LAND, MORE OR LESS.

APN: 49-42-02-03-0850, APN: 49-42-02-03-0840

A PART OF THE NORTH 1,235 FEET OF THE EAST 245 FEET OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST, SAID LANDS SITUATE LYING AND BEING IN THE CITY OF POMPANO BEACH, BOWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 8, AS RECORDED IN PLAT BOOK 10, PAGE 39, AND THENCE S 88°26'25" W 232.50 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST WITH A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 89°58'57" WITH AN ARC LENGTH OF 39.98 FEET AND A CHORD BEARING OF S 42°27'56" W 35.62 FEET

THENCE, ALONG THE EAST RIGHT OF WAY OF SW 12TH AVENUE, S 02°32'50" E 224.93 FEET TO A FOUND IRON PIN

THENCE N 88°34'27" E 247.87 FEET TO A FOUND IRON PIN

THENCE N 02°37'09" W 249.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.392 ACRES OR 60634.67 SQUARE FEET OF LAND, MORE OR LESS.

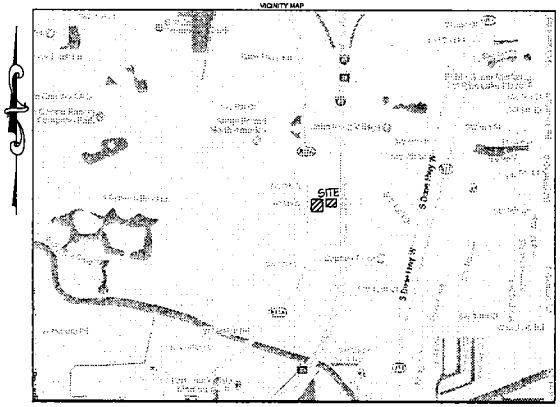
APN: 49-42-02-03-0510

THE PROPERTY SURVEYED AND LISTED HERE IS THE SAME PROPERTY AS DESCRIBED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY'S TITLE COMMITMENT #NCS-839746-PHX1WITH AN EFFECTIVE DATE OF MARCH 14, 2017.

Site Information

790-820 SW 12 Avenue Pompano Beach, FL 33069

VICINITY MAP



NOT TO SCALE

Zoning Information

STATUS	PROPERTY IS CURRENTLY ZONED: AMENDING ZONING REPORT		STATUS
ITEM	REQUIRED	OBSERVED	Contact Info
PERMITTED USE	N/A	-	
MIN. LOT AREA	N/A	60614.51	
MIN. FRONTAGE	N/A	160.21'	
MAX. BLDG COVERAGE	N/A	12.4%	
MIN. SETBACKS FRONT	N/A	17.8±	
MIN. SETBACKS SIDE	N/A	0.2±	Below
MIN. SETBACKS REAR	N/A	N/A	Property does not abut a rear property line. Property abuts SW 12th Ave, SW 8th St, SW 10th Ave, and I-95. Property has no rear property line.
MAX BUILDING HEIGHT	N/A	25.82'	
PARKING REGULAR	N/A	1	
PARKING HANDICAP	N/A	1	
PARKING TOTAL	N/A	2	

FLOOD NOTE: By graphic plotting only, this property is in Zone X, AH AND X SHADED of the Flood Insurance Rate Map,Community Panel No. 12011C0357H which bears an effective date of 08/18/2014 and is in a Special Flood Hazard Area.

Utility Notes

THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS, UTILITY MAP DRAWINGS, AND FLORIDA ONE CALL UTILITY LOCATE REQUEST. BLEW & ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. CALL FLORIDA ONE CALL AT 811 BEFORE DIGGING.

TICKET B63709597

FL: BROWARD COUNTY, POMPANO BEACH CITY
790 SW 12TH AVE

TECO PEOPLES GAS SOUTH FLORIDA
- NO CONFLICT - UTILITY IS OUTSIDE OF THE REQUESTED WORK SITE

COMCAST CABLE
- CLEAR NO FACILITIES

CITY OF POMPANO BEACH WATER/SEWER
- MARKED

FLORIDA POWER & LIGHT--BROWARD
- MARKED

LEVEL 3 COMMUNICATIONS
- NO CONFLICT - UTILITY IS OUTSIDE OF THE REQUESTED WORK SITE

MCI
- MARKED

A T & T/ DISTRIBUTION
- MARKED

BROWARD COUNTY TRAFFIC ENGINEERING
- NO CONFLICT - UTILITY IS OUTSIDE OF THE REQUESTED WORK SITE

Notes Corresponding to Schedule B

9. Provisions of the Plat of Fairview, recorded in Plat Book 9, Page 39 and replatted as Fairview, recorded in Plat Book 10, Page 39, as affected by Surveyor's Affidavit, recorded as Instrument No. 114293108 of the Public Records of Broward County, Florida. (AFFECTS CONTAIN NO PLOTTABLE ITEMS)

10. Terms and provisions of that certain Lease Agreement by and between Pompano Memorial Growth Acquired II (Lessor) and Granite State Outdoor Advertising, Inc., dated July 23, 2002 and recorded in Official Records Book 37041, Page 494, and affected by that certain Collateral Assignment of Ground Lease, dated March 10, 2004 by and between Granite State Outdoor Advertising, Inc., a Georgia corporation ("Lessee") and Courtney, LLC., recorded in Official Records Book 37124, Page 102, and further affected by that Certain Assignment of Lease Agreement, dated August 21, 2018 by and between Pompano Masonry Corporation, a Florida corporation (Assignor) and BVI Opportunity Fund I LLC, a Texas limited liability company (Assignee) recorded as Instrument No. 114078980 of the Public Records of Broward County, Florida. (AFFECTS CONTAIN NO PLOTTABLE ITEMS)

11. Easement, dated January 20, 2017 by and between BVI Opportunity Fund I LLC, a Texas limited liability company (Grantor) and Morton Terminal Land Holdings LLC, a Kentucky limited liability company (Grantee) recorded as Instrument No. 114154580 of the Public Records of Broward County, Florida. (AFFECTS, PLOTTED AS SHOWN)

Miscellaneous Notes

(MN1) SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.

(MN2) DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

(MN3) AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF EARTH WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

(MN4) AT THE TIME OF THE ALTA SURVEY THERE WERE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION OR OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.

(MN5) AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.

(MN6) AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY

(MN7) TOTAL NUMBER OF PARKING SPACES IS 2, WHICH INCLUDES 1 DESIGNATED HANDICAPPED SPACE.

(MN8) THERE IS EVIDENCE OF ENCROACHMENTS.

(MN9) COMPLETED FIELD WORK WAS APRIL 13, 2017.

(MN10) THE BASIS OF BEARING FOR THIS SURVEY IS THE EAST RIGHT OF WAY OF SOUTHWEST 12TH AVENUE WHICH BEARS N 02°32'10" W, AS PER FLORIDA STATE PLANE EAST ZONE, NAD 83

(MN11) THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF SW 8TH STREET AND SW 10TH AVENUE, WHICH IS APPROXIMATELY 3F FROM THE NW CORNER OF THE SUBJECT PROPERTY.

(MN12) THERE IS NO EVIDENCE OF ANY DELINEATED WETLAND AREAS, PER THE U.S. FISH & WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY WEBSITE. NO MARKERS FROM A FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED BIOLOGIST WERE OBSERVED DURING THE COURSE OF THE ALTA SURVEY.

(MN13) AT THE TIME OF THE SURVEY THERE WAS NO EVIDENCE OF A PARTY WALL

(MN14) ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS UTILIZING ONLINE POSITIONING USER SERVICE (OPUS) FOR POINT PROCESSING. (NAVD 1988 DATUM)

(MN15) AT THE TIME OF THE SURVEY INLETS WERE FILLED AND THE SURVEYOR WAS UNABLE TO DETERMINE THE INVERTS OF THE SEWERS AS SHOWN ON THIS SURVEY.

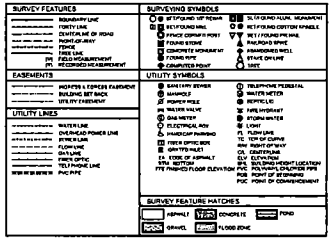
(MN16) AT THE TIME OF THE SURVEY TRAFFIC CONDITIONS PREVENTED THE SURVEYOR FROM OBTAINING INVERTS ON CERTAIN MANHOLES AS NOTED ON SURVEY.

ENCROACHMENTS

E-1. ASPHALT ENCROACHER ON RIGHT OF WAY FOR VARYING DISTANCES ALONG THE WESTERN PROPERTY LINE.

American National
Commercial Real Estate
Due Diligence Management
3465 South Arlington Rd Suite E#183
Akron, OH 44312
866.290.8121
www.amnational.net

Legend of Symbols & Abbreviations



TREE #	TYPE	DIAMETER
T-1	OAK	15"
T-2	PALM	20'
T-3	PALM	6'
T-4	PALM	6'
T-5	PALM	8'
T-6	PALM	10'
T-7	PALM	5'
T-8	MAPLE	12"
T-9	MAPLE	1"
T-10	MAPLE	1"
T-11	PINE	40"
T-12	MAPLE	12"
T-13	MAPLE	12"
T-14	PALM	15"
T-15	MAPLE	3"
T-16	MAPLE	5"
T-17	MAPLE	5"
T-18	PINE	5"
T-19	OAK	10"
T-20	PINE	15"
T-21	MAPLE	6"
T-22	MAPLE	3"
T-23	MAPLE	4"
T-24	MAPLE	6"
T-25	MAPLE	4"
T-26	MAPLE	8"
T-29	MAPLE	12"
T-29	MAPLE	12"
T-30	MAPLE	15"
T-31	MAPLE	8"
T-32	MAPLE	10"
T-33	MAPLE	10"
T-34	MAPLE	15"
T-35	MAPLE	15"
T-36	MAPLE	10"
T-37	MAPLE	4"
T-38	MAPLE	4"
T-39	MAPLE	15"
T-40	MAPLE	12"

MEASURED FOR APN:43-03-03-0410

LINE	BEARING	DISTANCE
L1	N 86°27'09" E	25.00'
L2	N 04°32'51" W	25.57'
L3	S 85°27'09" W	30.00'
L4	S 04°32'51" E	20.00'

RECORD FOR APN:43-03-03-0410

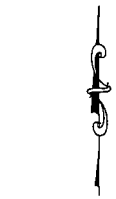
LINE	BEARING	DISTANCE
L1	N 82°30'00" E	15.40'
L2	N 05°30'17" W	20.40'

MEASURED FOR APN:43-03-03-0410

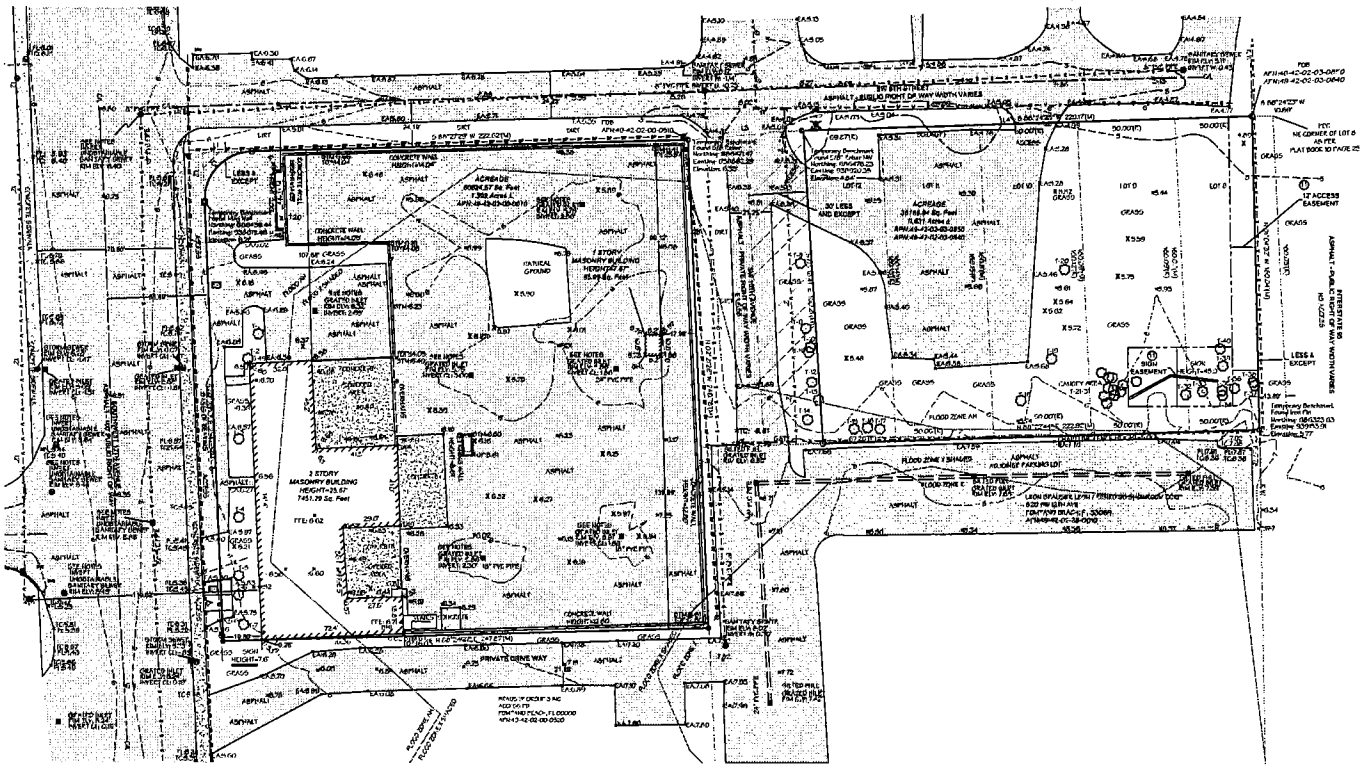
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	S 45°00'27" W	90°00'00"

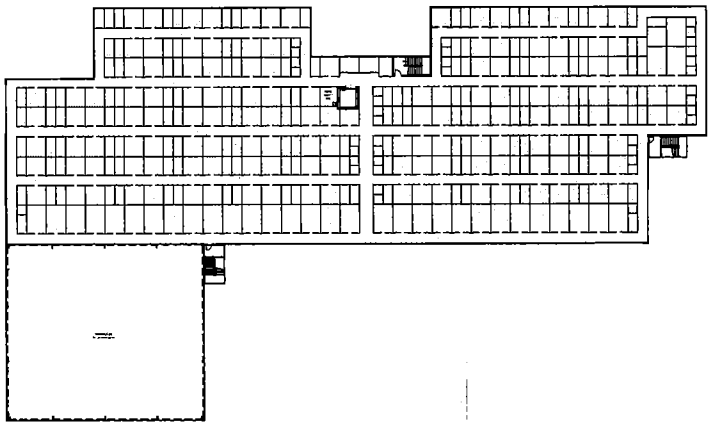
RECORD FOR APN:43-03-03-0410

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.06'			89°50'00"



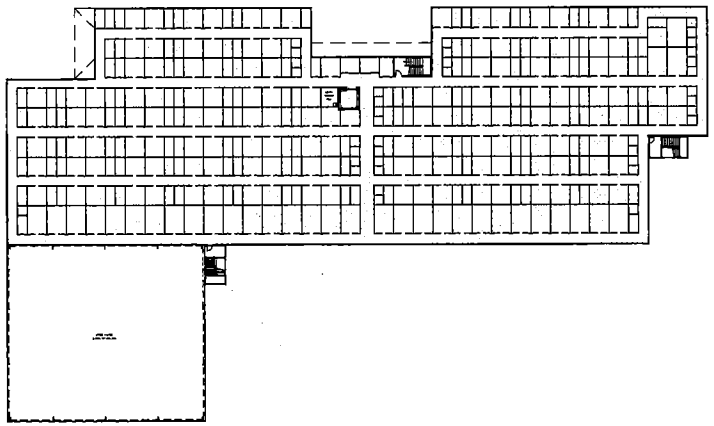
SCALE: 1" = 30'





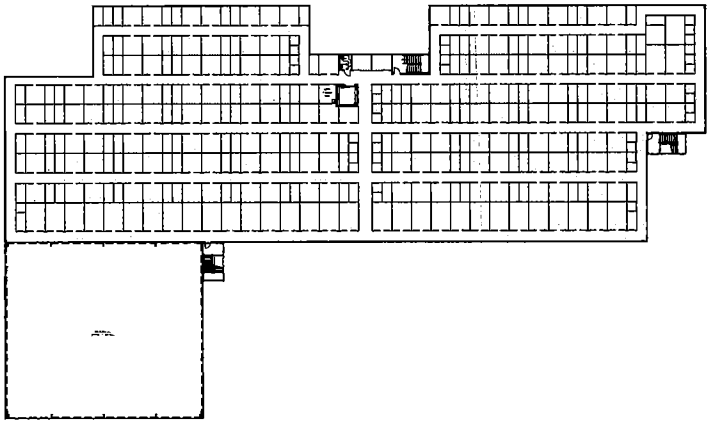
BUILDING 'A' FOURTH FLOOR PLAN

SCALE: 1" = 30'-0"



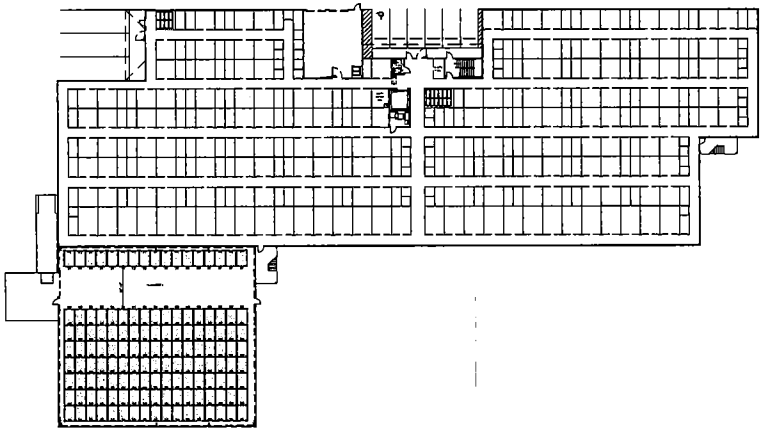
BUILDING 'A' SECOND FLOOR PLAN

SCALE: 1" = 30'-0"



BUILDING 'A' THIRD FLOOR PLAN

SCALE: 1" = 30'-0"



PROPOSED BUILDING 'A' FIRST FLOOR PLAN

SCALE: 1" = 30'-0"

GENERAL NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1			
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS; NOT FOR CONSTRUCTION, FOR INFORMATION ONLY.

ARCHITECT LOGO:

AMERCO
REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004

P: (602) 263-6502

SITE ADDRESS:

U-Haul of Pompano Beach
790 SW 12TH AVENUE
POMPANO BEACH, FL

SHEET CONTENTS:

PROPOSED BUILDING
BUILDING 'A'
FLOOR PLANS

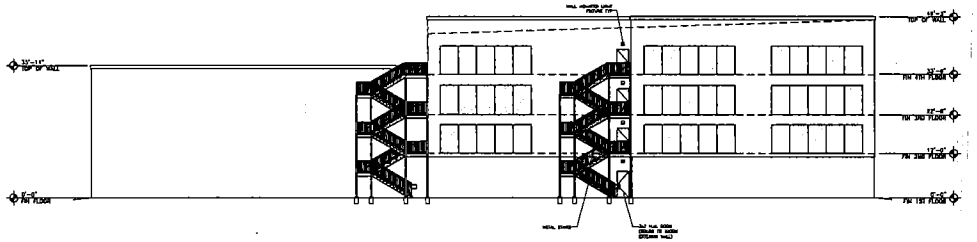
887053

DRAWN:	JRW
CHECKED:	NH
DATE:	02/06/2018

A1

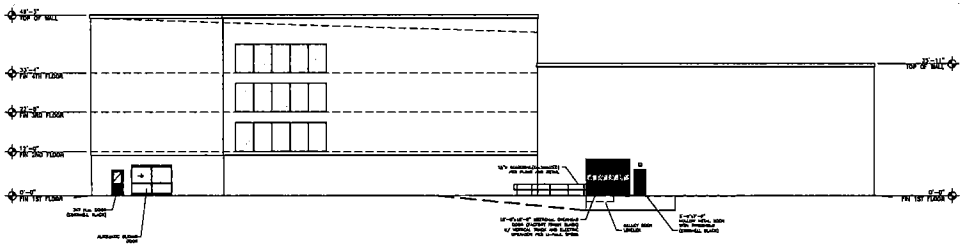
887053A1E.DWG

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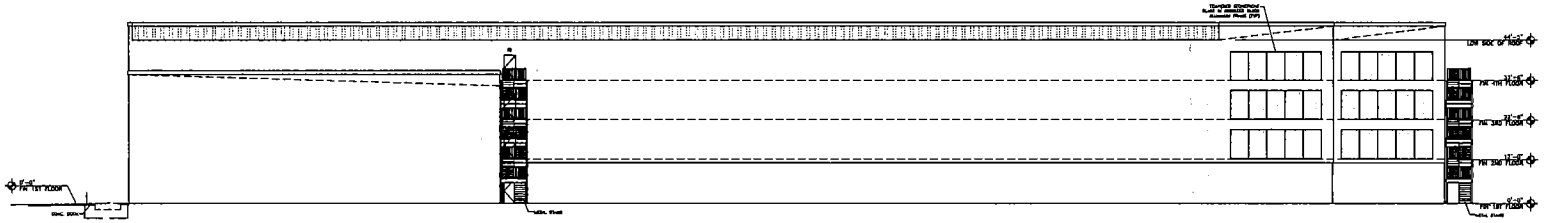
PROPOSED BUILDING 'A' - EAST ELEVATION

SCALE: 1/16" = 1'-0"



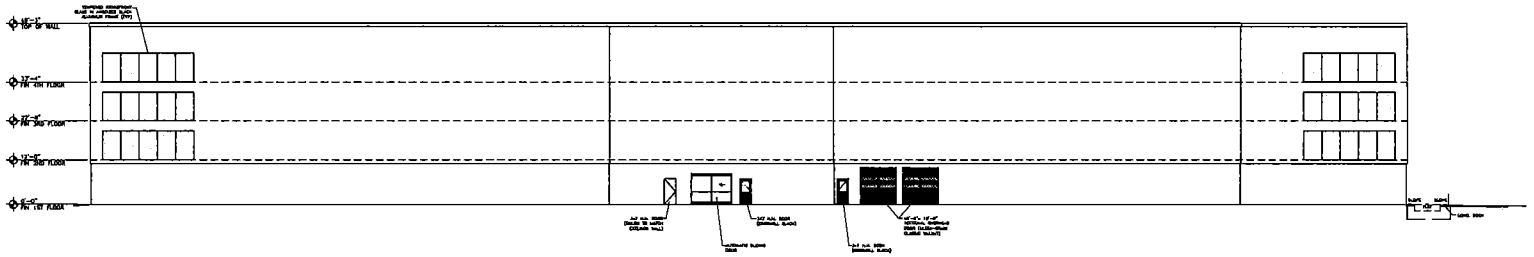
PROPOSED BUILDING 'A' - WEST ELEVATION

SCALE: 1/16" = 1'-0"



PROPOSED BUILDING 'A' - SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



PROPOSED BUILDING 'A' - NORTH ELEVATION

SCALE: 1/16" = 1'-0"

GENERAL NOTES:

REVISIONS.

NO.	DATE	INITIALS	NOTES
1			
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS, NOT FOR CONSTRUCTION, FOR INFORMATION ONLY

ARCHITECT LOGO:

AMERCO
REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004

P: (602) 263-6502

SITE ADDRESS:
U-Haul of Pompano Beach
790 SW 12TH AVENUE
POMPANO BEACH, FL

SHEET CONTENTS:
PROPOSED BUILDING
BUILDING 'A'
ELEVATIONS

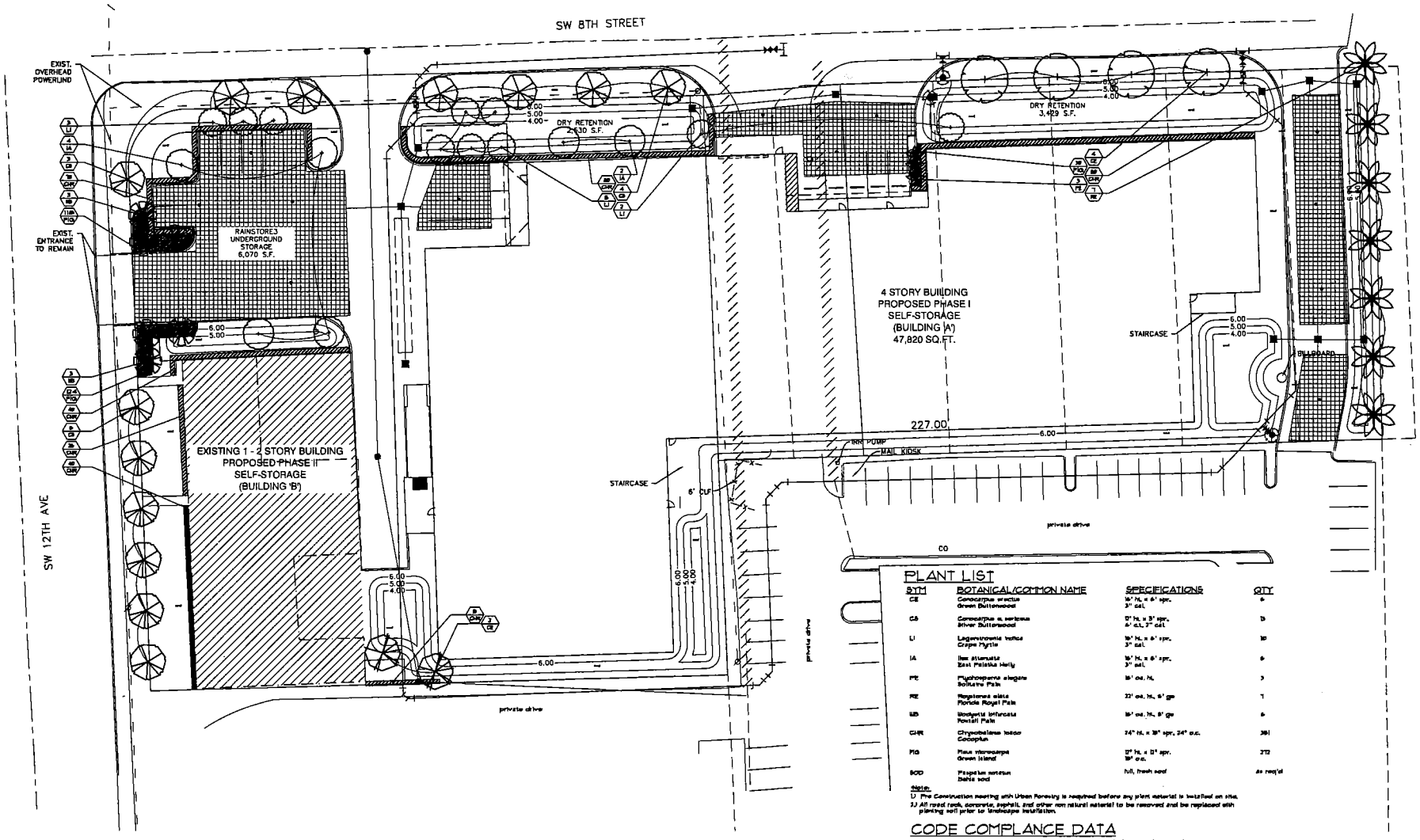
887053

DRAWN:	JRW
CHECKED:	NH
DATE:	02/14/2018

A3

887053A1E.DWG

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PLANT LIST

SYM	BOTANICAL/COMMON NAME	SPECIFICATIONS	QTY
CE	Conocarpus erectus Green Buttonwood	16' ht. x 6' spr. 3" cal.	6
CS	Conocarpus e. sericeus Silver Buttonwood	12' ht. x 5' spr. 6' ctr., 7" cal.	13
LI	Ligustrinomia lotica Crape Myrtle	16' ht. x 6' spr. 3" cal.	10
IA	Ilex stenuata East Palatka Holly	16' ht. x 6' spr. 3" cal.	6
PE	Ptychosperma elegans Solitaire Palm	16' cal. ht.	3
RE	Roystonea elata Florida Royal Palm	22' cal. ht., 6' gw	7
WB	Washingtia bifurcata Foxtail Palm	16' cal. ht., 8' gw	6
CHR	Chrysobalanus icaco Cocoplum	24" ht. x 18" spr., 24" o.c.	361
PIG	Ficus microcarpa green island	12" ht. x 12" spr. 18" o.c.	272
SOD	Paspalum notatum Bahia sod	full, fresh sod	as req'd

Notes:
1) Pre-Construction meeting with Urban Forestry is required before any plant material is installed on site.
2) All road rock, concrete, asphalt, and other non natural material to be removed and be replaced with planting soil prior to landscape installation.

CODE COMPLIANCE DATA

- At least 30' - 0" wide buffer
- An opaque screening wall at least 6' - 0" high
- 1 understory tree per 30 linear feet and 2 continuous hedge at least 3' - 0" ht. on the residential side of the wall or fence
- 1 canopy tree at 30' from on the residential/all side of the wall or fence

Palmas Development Site Landscape
Total Lot: 181,439 s.f. / 36000 =

36 trees required
84 trees provided

36 x 3 =

360 hedge required
381 hedge provided

Southeast Site Property Line Overhead Power Lines
888.39 Footage / 50'=19

4 Trees Required
4 Trees Provided
Hedge Required
Hedge Provided

South Property Line
39' / 30' =

2 Trees Required
2 Trees Provided
Hedge Required
Hedge Provided

East Property Line Overhead Power Lines
849' / 50' =

6 Trees Required
6 Trees Provided
Hedge Required
Hedge Provided

North Property Line - Northeast Power Line
177'-29' Access = 147'/50

3 Trees Required
3 Trees Provided
Hedge Required
Hedge Provided

STREET TREES (-) AV

EAST ROW - Andrews Ave
2569' / 40 =

7 trees required
7 trees provided

NORTH ROW - SW 8th STREET
937'-29' / 50' = 18LNAP

9 trees required
9 trees provided

INTERIOR LANDSCAPE REQUIRED
1 Tree / Island (Inclusive of VUA's) =

7 trees required
7 trees provided

TOTAL TREES REQUIRED = 43
TOTAL TREES PROVIDED = 91

50% of required trees must be native = 9 native trees required
22 native trees provided

50% of trees must alone to bldg. ht. = 22 trees = 16' ht. x 6' spr. or palm = 20' ea.ht. required
24 trees or palms provided

15% of trees must be shade trees = 34 shade trees required
36 shade trees provided

50% of required trees can be palms = 22 palms allowed
16 palms provided

NOTE:
VERIFY DESIGNATED STOP SIGN LOCATIONS PRIOR TO TREE PLANTING TO INSURE THAT STOP SIGNS WILL NOT BE OBSCURED.

NORTH

project:
u-haul self storage
pompano beach florida

dave bodker
landscape architecture/planning inc.
601 n. congress ave., suite 105-a
delray beach, florida 33445
561-276-6311
FLA0000999

sheet title:
planting plan

project number: 3415
date: 3-30-18
scale: 1" = 20'
drawn by: st

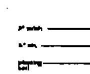
revisions:

sheet:
L-1
1 of 2 sheets

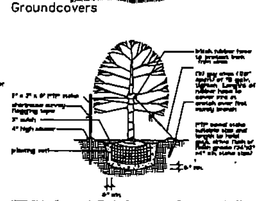
PLANTING DETAILS



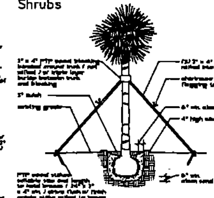
Groundcovers



Shrubs



Trees



Straight Trunk Palms

GENERAL NOTES

project:

u-haul

self storage

pompano beach
florida

dave bodker

landscape architecture/planning inc.

601 n. congress ave., suite 105-a
delray beach, florida 33445
561-276-6311

#LA0000999

sheet title:

specifications

details, notes

project number: 3418

date: 3-30-18
scale: n.t.s.
drawn by: sl

revisions:

sheet:

L-2

2 of 2 sheets

7

mattgiani@shahdrotos.com

From: Jae Eun Kim <JaeEun.Kim@copbfl.com>
Sent: Monday, September 10, 2018 4:22 PM
To: mattgiani@shahdrotos.com
Subject: RE: U-Haul - SW 12th AVenue Pre-Applicaiton Meeting_PZ18-12000010

Maggie is an expert for a plat. Let me know for any questions of a site plan. Thank you.

Jae Eun Kim, Planner
Planning and Zoning, Development Services
My Work Days: Monday – Thursday

From: mattgiani@shahdrotos.com <mattgiani@shahdrotos.com>
Sent: Monday, September 10, 2018 3:54 PM
To: Jae Eun Kim <JaeEun.Kim@copbfl.com>; Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Subject: RE: U-Haul - SW 12th AVenue Pre-Applicaiton Meeting_PZ18-12000010

Good Afternoon Kim and Maggie,

Per the pre-application meeting that we had in April for this project, it was determined that platting would be required. I have a few questions about the platting process in relation to site plan approval. Please see below:

- Do we need to apply for and schedule a pre-application meeting for the Plat request prior to moving forward with the DRC submittal for the site plan approval? Or could the plat request go straight to DRC since we had a pre-application meeting already for the site plan submittal?
- Does the Plat request follow along with the site plan approval request at the same time through DRC, P&Z and Commission? If so, is this required or can the plat submittal happen prior to the site plan set is not ready?

Please advise, thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Jae Eun Kim [mailto:JaeEun.Kim@copbfl.com]
Sent: Tuesday, April 24, 2018 10:55 AM
To: mattgiani@shahdrotos.com
Cc: Lauren Gratzer; bshah@shahdrotos.com; Paola West
Subject: U-Haul - SW 12th AVenue Pre-Applicaiton Meeting_PZ18-12000010

Matt,

Please ensure that the Development Applications for the properties, 494202000520 and 494202280010 are also submitted with the application of PZ 18-12000010.

Additionally, the proposed development shall provide 5' sidewalk along SW 8 Street per Section 155.5101.F. 2. Off-Site.

Please feel free to call me for further clarification of review comments.

Lauren and Paola,
FYI.

pompano beach
Florida's Warmest Welcome

Jae Eun Kim, PLA
Planner
JaeEun.Kim@copbfl.com
954.545.7778
pompanobeachfl.gov

mattgiani@shahdrotos.com

From: Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Sent: Wednesday, October 10, 2018 4:23 PM
To: mattgiani@shahdrotos.com
Cc: bshah@shahdrotos.com
Subject: RE: U-Haul - SW 12th AVenue Pre-Applicaiton Meeting_PZ18-12000010

Perfect.
-Maggie

From: mattgiani@shahdrotos.com <mattgiani@shahdrotos.com>
Sent: Wednesday, October 10, 2018 11:36 AM
To: Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Cc: bshah@shahdrotos.com
Subject: RE: U-Haul - SW 12th AVenue Pre-Applicaiton Meeting_PZ18-12000010

Thanks Maggie, yes 10am works. See you then.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Maggie Barszewski [mailto:Maggie.Barszewski@copbfl.com]
Sent: Tuesday, October 9, 2018 8:55 PM
To: mattgiani@shahdrotos.com
Cc: bshah@shahdrotos.com
Subject: RE: U-Haul - SW 12th AVenue Pre-Applicaiton Meeting_PZ18-12000010

Sure, Thursday the 18th is better for me. Is 10:00 still an O.K. time? Just let me know.

Thanks,
Maggie

From: mattgiani@shahdrotos.com <mattgiani@shahdrotos.com>
Sent: Tuesday, October 9, 2018 10:39 AM
To: Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Cc: bshah@shahdrotos.com
Subject: RE: U-Haul - SW 12th AVenue Pre-Applicaiton Meeting_PZ18-12000010

Good Morning Maggie,

Could we please re-schedule this meeting for next week Tuesday (10/16) or Thursday (10/18)? I apologize for the short notice. Please let me know, thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Maggie Barszewski [mailto:Maggie.Barszewski@copbfl.com]
Sent: Tuesday, October 2, 2018 2:46 PM
To: mattgiani@shahdrotos.com
Cc: bshah@shahdrotos.com
Subject: RE: U-Haul - SW 12th AVenue Pre-Applicaiton Meeting_PZ18-12000010

Mr. Giani,

Sure, Wednesday at 10:00 would work for me. I'll put it in my calendar.

Sincerely,
Maggie
954-786-7921

From: mattgiani@shahdrotos.com <mattgiani@shahdrotos.com>
Sent: Tuesday, October 2, 2018 12:05 PM
To: Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Cc: bshah@shahdrotos.com
Subject: RE: U-Haul - SW 12th AVenue Pre-Applicaiton Meeting_PZ18-12000010

Good Afternoon Maggie,

Would we be able to set up this meeting with you next week on either Tuesday, Wednesday or Thursday around 10am? Please advise, thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: mattgiani@shahdrotos.com [mailto:mattgiani@shahdrotos.com]
Sent: Thursday, September 27, 2018 6:49 PM
To: 'Maggie Barszewski'
Cc: bshah@shahdrotos.com
Subject: RE: U-Haul - SW 12th AVenue Pre-Applicaiton Meeting_PZ18-12000010

Maggie,

I think either Wednesday the 3rd or the following week works better for us. Please let me know if you have any availability those days. Thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Maggie Barszewski [mailto:Maggie.Barszewski@copbfl.com]
Sent: Thursday, September 27, 2018 6:31 PM
To: mattgiani@shahdrotos.com
Subject: RE: U-Haul - SW 12th AVenue Pre-Applicaiton Meeting_PZ18-12000010

Matt,
If you have everything I suggested in my email that I sent on the 10th, then let's meet on Monday, Oct. 1st. I currently have no appointments so just let me know when you're available.

Sincerely,
Maggie
954-786-7921

From: mattgiani@shahdrotos.com <mattgiani@shahdrotos.com>
Sent: Monday, September 24, 2018 1:35 PM
To: Paola West <Paola.West@copbfl.com>; Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Subject: RE: U-Haul - SW 12th AVenue Pre-Applicaiton Meeting_PZ18-12000010

Thanks Paola!

Maggie,

Please let me know when we can schedule a pre-app meeting with you for this plat request. Would October 9th or 10th work? Do I need to submit the paper items first or can I bring those to the meeting? I'll also need clarity regarding the fee submittal. Thanks.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Paola West [mailto:Paola.West@copbfl.com]
Sent: Monday, September 24, 2018 10:36 AM
To: mattgiani@shahdrotos.com; Maggie Barszewski
Subject: RE: U-Haul - SW 12th AVenue Pre-Applicaiton Meeting_PZ18-12000010

Hi Matt, we don't have pre-app meetings for plats (the way we do for site plans where you have to pay a fee and meet with the Committee). If Maggie wants to meet with you herself, that's on the house ;)

From: mattgiani@shahdrotos.com <mattgiani@shahdrotos.com>
Sent: Monday, September 24, 2018 8:40 AM
To: Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Cc: Paola West <Paola.West@copbfl.com>
Subject: RE: U-Haul - SW 12th AVenue Pre-Applicaiton Meeting_PZ18-12000010

Good Morning Paola,

Can you please confirm if the pre-app fee for this plat request is $790? Once the fee amount is confirmed I can submit the application and fee. Thanks.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Maggie Barszewski [mailto:Maggie.Barszewski@copbfl.com]
Sent: Thursday, September 20, 2018 6:20 PM
To: mattgiani@shahdrotos.com
Cc: Paola West
Subject: RE: U-Haul - SW 12th AVenue Pre-Applicaiton Meeting_PZ18-12000010

Matt,
My apologies for the delay, I believe a pre-app fee is a flat fee at $790. I am not involved with these, however, please reach out to Paola West to get the procedure and to schedule one.

Sincerely,
Maggie Barszewski, AICP
954-786-7921

From: mattgiani@shahdrotos.com <mattgiani@shahdrotos.com>
Sent: Wednesday, September 19, 2018 9:41 AM
To: Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Subject: RE: U-Haul - SW 12th AVenue Pre-Applicaiton Meeting_PZ18-12000010

Good Morning Maggie,

I just wanted to follow up on this. Please let me know, thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: mattgiani@shahdrotos.com [mailto:mattgiani@shahdrotos.com]
Sent: Monday, September 17, 2018 2:44 PM
To: 'Maggie Barszewski'
Subject: RE: U-Haul - SW 12th AVenue Pre-Applicaiton Meeting_PZ18-12000010

Maggie,

Could you please verify the fee amount for this project? The acreage is 2.468 acres, so would the fee equate to $877.76 or do you round to the nearest acre?

Also, are pre-app meetings scheduled on certain days? I think we are looking to set something up for the first week in October. Please advise, thanks.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Maggie Barszewski [mailto:Maggie.Barszewski@copbfl.com]
Sent: Monday, September 10, 2018 5:28 PM
To: mattgiani@shahdrotos.com
Cc: Jae Eun Kim
Subject: RE: U-Haul - SW 12th AVenue Pre-Applicaiton Meeting_PZ18-12000010

Matthew,
There is an informal pre-ap. meeting you must make with me in order to submit for the DRC. Call me to make an appointment with me once you have the "Paper" submittal items listed on the applications found on the following link: http://pompanobeachfl.gov/assets/docs/pages/planning_zoning/plat_app.pdf

To assist you in filling out the application please read the information found on the following link: http://pompanobeachfl.gov/pages/dev_scv_application_submission#plat

You should also provide a check if you're ready to submit the application per the following Table:

F. Plat	
1. Residential	$350 plus $25 per acre plus $15 per unit
2. Non-Residential	$705 plus $70 per acre

I look forward to working with you. Please call me if you have any further questions.

Sincerely,
Maggie Barszewski, AICP
954-786-7921

From: mattgiani@shahdrotos.com <mattgiani@shahdrotos.com>
Sent: Monday, September 10, 2018 3:54 PM
To: Jae Eun Kim <JaeEun.Kim@copbfl.com>; Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Subject: RE: U-Haul - SW 12th AVenue Pre-Applicaiton Meeting_PZ18-12000010

Good Afternoon Kim and Maggie,

Per the pre-application meeting that we had in April for this project, it was determined that platting would be required. I have a few questions about the platting process in relation to site plan approval. Please see below:

- Do we need to apply for and schedule a pre-application meeting for the Plat request prior to moving forward with the DRC submittal for the site plan approval? Or could the plat request go straight to DRC since we had a pre-application meeting already for the site plan submittal?
- Does the Plat request follow along with the site plan approval request at the same time through DRC, P&Z and Commission? If so, is this required or can the plat submittal happen prior to the site plan submittal if the site plan set is not ready?

Please advise, thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Jae Eun Kim [mailto:JaeEun.Kim@copbfl.com]
Sent: Tuesday, April 24, 2018 10:55 AM
To: mattgiani@shahdrotos.com
Cc: Lauren Gratzer; bshah@shahdrotos.com; Paola West
Subject: U-Haul - SW 12th AVenue Pre-Applicaiton Meeting_PZ18-12000010

Matt,

Please ensure that the Development Applications for the properties, 494202000520 and 494202280010 are also submitted with the application of PZ 18-12000010.
Additionally, the proposed development shall provide 5' sidewalk along SW 8 Street per Section 155.5101.F. 2. Off-Site.

Please feel free to call me for further clarification of review comments.

Lauren and Paola,
FYI.



mattgiani@shahdrotos.com

From:	John Sfiropoulos <John.Sfiropoulos@copbfl.com>
Sent:	Tuesday, October 23, 2018 3:01 PM
To:	mattgiani@shahdrotos.com; bshah@shahdrotos.com; frank_grau@uhaul.com
Cc:	Robert McCaughan; Tracy Wynn; Ben Bray; Maggie Barszewski
Subject:	RE: U-Haul 12th Ave - Plat Request and Right-of-Way Vacation

Sounds good, I just sent out meeting invite for next week.

Thanks,
John

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Subject: RE: U-Haul 12th Ave - Plat Request and Right-of-Way Vacation

Good Morning John,

Would we actually be able to schedule this meeting for next week on either Tuesday or Wednesday? Around 11am or 12pm would still be a good time. Please let me know, thanks.

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From: John Sfiropoulos [mailto:John.Sfiropoulos@copbfl.com]
Sent: Tuesday, October 23, 2018 11:42 AM
To: mattgiani@shahdrotos.com; bshah@shahdrotos.com; frank_grau@uhaul.com
Cc: Robert McCaughan; Tracy Wynn; Ben Bray; Maggie Barszewski
Subject: FW: U-Haul 12th Ave - Plat Request and Right-of-Way Vacation

Good Morning All,

Regarding below and attached, are you available this Thursday at 11:30?

Thanks,
John

From: mattgiani@shahdrotos.com <mattgiani@shahdrotos.com>
Sent: Thursday, October 18, 2018 6:29 PM
To: John Sfiropoulos <John.Sfiropoulos@copbfl.com>

Cc: Maggie Barszewski <Maggie.Barszewski@copbfl.com>; bshah@shahdrotos.com; frank_grau@uhaul.com
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Cc: Robert McCaughan; Tracy Wynn; Ben Bray; Maggie Barszewski
Subject: RE: U-Haul 12th Ave - Plat Request and Right-of-Way Vacation

Greetings Matthew,

We can meet at 2:00 on Thursday the 20th. If this works for you please send out calendar invite.

Thanks,
John

From: mattgiani@shahdrotos.com <mattgiani@shahdrotos.com>
Sent: Tuesday, December 11, 2018 4:06 PM
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Cc: Robert McCaughan <Robert.McCaughan@copbfl.com>; Tracy Wynn <Tracy.Wynn@copbfl.com>; Ben Bray <Ben.Bray@copbfl.com>; Maggie Barszewski <Maggie.Barszewski@copbfl.com>
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Good Afternoon John,

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Fax: (954) 783-4754
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mattgiani@shahdrotos.com

From: Li, Avram <Avram.Li@fpl.com>
Sent: Friday, December 14, 2018 8:24 AM
To: mattgiani@shahdrotos.com
Cc: Frank Grau; Keightley, Mike S; Thompson, Barry
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Good morning Matt,

How are you? I am currently still in the process of review with my team and should have a more concrete answer by early next week for you. As a side note, I am wondering what the main reason was to bury the underground section. In lieu of going underground, we were wondering if we can route the new feeder lines and tie back in while taking out the overhead lines completely in the section that you want removed. Can you advise if this is a possibility that we can look at?

Normally, a design for a relocation of this magnitude can take 7-9 weeks, but once I have an understanding of what route we want to go, I can provide both you and Frank a ballpark estimate to help you in your decision making. Thank you.

Thank you,
Avram Li
Engineer II
330 SW 12th Ave, Pompano Beach
Office: 954-956-2043
Fax: 954-956-2020
Visit the new **FPL Project Portal** at https://partner.fpl.com/construction.html to manage your FPL Residential and Commercial construction projects. Get information on construction services and project types, apply for your construction project, track project milestones, manage your project team and more.
Ask us about our North Broward Smart Meter Pilot - a new option to disconnect & reconnect the meter faster using smart meter technology

---

From: mattgiani@shahdrotos.com [mailto:mattgiani@shahdrotos.com]
Sent: Thursday, December 13, 2018 3:39 PM
To: Li, Avram
Subject: RE: New Project - Overhead Line Relocation Request

Good Afternoon Avram,

I just wanted to follow up on this project. Did you have a chance to review the dimensioned sketch? Do you feel that the relocation is feasible, and if so, would you be able to give me an estimate on when the relocation design and cost estimate would be completed? Thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: mattgiani@shahdrotos.com [mailto:mattgiani@shahdrotos.com]
Sent: Monday, December 3, 2018 1:36 PM
To: 'Li, Avram'
Cc: 'bshah@shahdrotos.com'; 'Keightley, Mike S'; frank_grau@uhaul.com
Subject: RE: New Project - Overhead Line Relocation Request

Good Afternoon Avram,

It was a pleasure meeting you on site this morning. Please find attached plan showing the proposed utility re-location with dimensions, as well as our proposed plat for this property. Please let me know if you have any questions, thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Li, Avram [mailto:Avram.Li@fpl.com]
Sent: Wednesday, November 28, 2018 1:06 PM
To: mattgiani@shahdrotos.com
Cc: bshah@shahdrotos.com; Keightley, Mike S
Subject: RE: New Project - Overhead Line Relocation Request

Good afternoon Matt,

How are you? Will 9:30 AM work for you? Thank you.

Thank you,
Avram Li
Engineer II
330 SW 12th Ave, Pompano Beach
Office: 954-956-2043
Fax: 954-956-2020
Visit the new **FPL Project Portal** at https://partner.fpl.com/construction.html to manage your FPL Residential and Commercial construction projects. Get information on construction services and project types, apply for your construction project, track project milestones, manage your project team and more.
Ask us about our North Broward Smart Meter Pilot - a new option to disconnect & reconnect the meter faster using smart meter technology

From: mattgiani@shahdrotos.com [mailto:mattgiani@shahdrotos.com]
Sent: Wednesday, November 28, 2018 9:11 AM
To: Li, Avram
Cc: bshah@shahdrotos.com; Keightley, Mike S
Subject: RE: New Project - Overhead Line Relocation Request

Good Morning Avram,

Yes, Monday would work best. Would you like to keep the time at 2:15? I am available any time.

Matthew J. Giani, P.E.
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From: Li, Avram [mailto:Avram.Li@fpl.com]
Sent: Wednesday, November 28, 2018 8:56 AM
To: mattgiani@shahdrotos.com
Cc: bshah@shahdrotos.com; Keightley, Mike S
Subject: RE: New Project - Overhead Line Relocation Request

Good morning Matt,

How are you? Thank you for the wishes. My Thanksgiving was great.

In regards to the meeting today, I won't be able to make 4 PM. Do you have availability for early next week (Monday/Tuesday) if you can't make it today?

Thank you,
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From: mattgiani@shahdrotos.com [mailto:mattgiani@shahdrotos.com]
Sent: Monday, November 26, 2018 9:05 AM
To: Li, Avram
Cc: bshah@shahdrotos.com; Keightley, Mike S
Subject: RE: New Project - Overhead Line Relocation Request

Good Morning Avram,

Hope you had a great Thanksgiving. Would we be able to move our meeting on Wednesday to 4 pm? Please let me know, thanks.

Matthew J. Giani, P.E.
Project Manager
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Cell: (561) 302-9482

From: mattgiani@shahdrotos.com [mailto:mattgiani@shahdrotos.com]
Sent: Monday, November 19, 2018 2:26 PM
To: 'Li, Avram'
Cc: 'bshah@shahdrotos.com'; 'Keightley, Mike S'
Subject: RE: New Project - Overhead Line Relocation Request

Good Afternoon Avram,

Thank you for getting back to me. Yes, I am available to meet you on site on Wednesday the 28th at 2:15pm. I'll see you then, thank you.

Matthew J. Giani, P.E.
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Ph: (954) 943-9433
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Cell: (561) 302-9482

From: Li, Avram [mailto:Avram.Li@fpl.com]
Sent: Monday, November 19, 2018 2:12 PM
To: mattgiani@shahdrotos.com
Cc: bshah@shahdrotos.com; Keightley, Mike S
Subject: RE: New Project - Overhead Line Relocation Request

Good afternoon Matt,

How are you? So that I can get a better understanding of this request, is it possible that we can meet on site on Wednesday 11/28 around 2:15 PM if this works? Thank you.



Thank you,
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330 SW 12th Ave, Pompano Beach
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Sent: Tuesday, November 13, 2018 11:42 AM
To: Li, Avram
Cc: bshah@shahdrotos.com
Subject: New Project - Overhead Line Relocation Request
Importance: High

CAUTION - EXTERNAL EMAIL

Good Morning Avram,

I am working on a new project located at 1000 SW 8th Street in Pompano Beach, and we are looking to relocate existing overhead lines. I've attached a redline drawing of what we are looking to do, as well as an aerial map of the project. Could you please review and let me know if this is something that is possible, and if so, provide us with an engineering cost estimate? If needed we can meet on site to discuss. We would be available to meet tomorrow or Thursday of this week (11/14-15), or the week of 11/26-11/29. Please advise, thank you.

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Subject: U-Haul 12th Ave - Plat Request and Right-of-Way Vacation

Good Afternoon John,

We met with Maggie Barszewski today to discuss the platting of a property in which we would like to vacate a City road (SW 10th Ave) on the west side of the property. In return for the vacated right-of-way, we are proposing to dedicate right-of-way along the east side of the property. There is an existing billboard in the portion of property which we plan to dedicate. Maggie suggested that we meet with you to discuss the project. Could we please schedule a meeting with you next week to discuss? I have attached a copy of the current survey as well as the proposed plat, for your review. Please let me know, thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.

Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

mattgiani@shahdrotos.com

From:	KEEVE, OTIS T <ok1184@att.com>
Sent:	Monday, December 17, 2018 11:24 AM
To:	BARRETT, MARTIN
Cc:	mattgiani@shahdrotos.com; bshah@shahdrotos.com
Subject:	FW: Utility Pole Re-location Request - Pompano Beach
Attachments:	1121 FPL Relocation Exhibit 11-13-18.pdf; 1121A_U-HAUL_PLAT 2 of 2.pdf; 1121A_U-HAUL_PLAT 1 of 2.pdf

Martin, I met Matthew on site this morning to discuss the SW 12th Ave U-Haul project. They are requesting a "no objection" letter from AT&T for the relocation of SW 10th ave, and AT&T facilities. Matt, Martin will be your AT&T contact for this project.

From: mattgiani@shahdrotos.com <mattgiani@shahdrotos.com>
Sent: Tuesday, December 11, 2018 4:28 PM
To: KEEVE, OTIS T <ok1184@att.com>
Cc: bshah@shahdrotos.com
Subject: Uility Pole Re-location Request - Pompano Beach

Good Afternoon Mr. Keeve,

I am working on a project in Pompano Beach to plat a property and re-locate a few existing utility poles with overhead wires. As part of the plat we are planning to dedicate right-of-way along the eastern property line for a new City road, while vacating the SW 10th Ave right-of-way. The utility poles (FPL poles) carry FPL and ATT/Comcast facilities and are currently in the SW 10th Ave right-of-way. We had a meeting on site a few weeks ago with FPL and they suggested we get in contact with you regarding re-locating your facilities while they are working on their engineering drawings for their re-location. I've attached a sketch of the area and clouded the overhead lines that we would like to re-locate. Could you please review the attachment and let me know if this re-location is possible, and how we should proceed? I have also attached a copy of our proposed plat for this property, for reference. Please do not hesitate to contact me if you have any questions or concerns, thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

mattgiani@shahdrotos.com

From:	Matonti, John <John_Matonti@comcast.com>
Sent:	Wednesday, January 2, 2019 8:08 AM
To:	'Brian Kish'; Mike Wood
Cc:	mattgiani@shahdrotos.com
Subject:	FW: [EXTERNAL] RE: Comcast @ Utility Pole Re-location Request - Pompano Beach (12/20/2018_lmn)
Attachments:	1121 Utility Relocation 12-3-18.pdf; 1121A_U-HAUL_PLAT 1 of 2.pdf; 1121A_U-HAUL_PLAT 2 of 2.pdf; 1121A_BNDY_TOPO-SHEET 2 OF 2.pdf; 1121A_BNDY_TOPO_SHEET 1 OF 2.pdf

Good morning Brian,

Could you please reach out to Matthew to meet on this and provide me a survey and cost.

Thank you,

COMCAST
John Matonti

From: mattgiani@shahdrotos.com [mailto:mattgiani@shahdrotos.com]
Sent: Wednesday, December 26, 2018 8:22 AM
To: Matonti, John <John_Matonti@cable.comcast.com>; Olivas, Carlos <Carlos_Olivas@comcast.com>; Maxwell-Newbold, Leonard <leonard_maxwell-newbold@cable.comcast.com>
Cc: Joyner, Bo <Bo_Joyner2@comcast.com>
Subject: RE: [EXTERNAL] RE: Comcast @ Utility Pole Re-location Request - Pompano Beach (12/20/2018_lmn)

Good Morning John,

Please find attached plan, current survey and proposed plat. Once FPL has completed their engineering design, I can send that to you as well.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Matonti, John [mailto:John_Matonti@comcast.com]
Sent: Friday, December 21, 2018 8:47 AM
To: Olivas, Carlos; mattgiani@shahdrotos.com; Maxwell-Newbold, Leonard
Cc: Joyner, Bo
Subject: RE: [EXTERNAL] RE: Comcast @ Utility Pole Re-location Request - Pompano Beach (12/20/2018_lmn)

Good morning Matt,

Could you please send me the plans for this. If FPL is setting a new pole line then we will have to wait until they complete their work before we could attach to any new poles.

Thank you,

COMCAST
John Matonti

From: Olivas, Carlos
Sent: Thursday, December 20, 2018 4:09 PM
To: mattgiani@shahdrotos.com; Maxwell-Newbold, Leonard <leonard_maxwell-newbold@cable.comcast.com>
Cc: Joyner, Bo <Bo_Joyner2@comcast.com>; Matonti, John <John_Matonti@cable.comcast.com>
Subject: RE: [EXTERNAL] RE: Comcast @ Utility Pole Re-location Request - Pompano Beach (12/20/2018_lmn)

Adding John Matonti

From: mattgiani@shahdrotos.com <mattgiani@shahdrotos.com>
Sent: Thursday, December 20, 2018 10:59 AM
To: Olivas, Carlos <Carlos_Olivas@comcast.com>; Maxwell-Newbold, Leonard <leonard_maxwell-newbold@cable.comcast.com>
Cc: Joyner, Bo <Bo_Joyner2@comcast.com>
Subject: [EXTERNAL] RE: Comcast @ Utility Pole Re-location Request - Pompano Beach (12/20/2018_lmn)

Good Morning Carlos,

Please find attached preliminary utility re-location plan per our meeting with FPL and AT&T. It is to my understanding that Comcast has facilities on the poles that we are looking to relocate. I've also included a current survey of the area and our proposed Plat for this property which shows the proposed vacation of SW 10th Ave and the proposed dedication of a new road along the Eastern property line. Please review and let me know if the proposed relocation is possible and what our next steps would be. Thank you for your assistance.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Olivas, Carlos [mailto:Carlos_Olivas@comcast.com]
Sent: Thursday, December 20, 2018 8:58 AM
To: Maxwell-Newbold, Leonard; mattgiani@shahdrotos.com
Cc: Joyner, Bo
Subject: RE: Comcast @ Utility Pole Re-location Request - Pompano Beach (12/20/2018_lmn)

Could you please resend the drawings, they did not come through on the string. Thank you

From: Maxwell-Newbold, Leonard
Sent: Thursday, December 20, 2018 8:49 AM

To: mattgiani@shahdrotos.com
Cc: Olivas, Carlos <Carlos_Olivas@comcast.com>; Joyner, Bo <Bo_Joyner2@comcast.com>
Subject: Comcast @ Utility Pole Re-location Request - Pompano Beach (12/20/2018_lmn)

Adding Carlos Olivas for his coordination and management

lmn

COMCAST

From: mattgiani@shahdrotos.com <mattgiani@shahdrotos.com>
Sent: Wednesday, December 19, 2018 5:49 PM
To: Maxwell-Newbold, Leonard <leonard_maxwell-newbold@cable.comcast.com>
Subject: [EXTERNAL] RE: Utility Pole Re-location Request - Pompano Beach

Good Afternoon,

I just wanted to follow up on this request. Please advise, thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: mattgiani@shahdrotos.com [mailto:mattgiani@shahdrotos.com]
Sent: Tuesday, December 11, 2018 4:30 PM
To: 'leonard_maxwell-newbold@cable.comcast.com'
Cc: bshah@shahdrotos.com
Subject: Utility Pole Re-location Request - Pompano Beach

Good Afternoon Mr. Maxwell-Newbold,

I am working on a project in Pompano Beach to plat a property and re-locate a few existing utility poles with overhead wires. As part of the plat we are planning to dedicate right-of-way along the eastern property line for a new City road, while vacating the SW 10th Ave right-of-way. The utility poles (FPL poles) carry FPL and ATT/Comcast facilities and are currently in the SW 10th Ave right-of-way. We had a meeting on site a few weeks ago with FPL and they suggested we get in contact with you regarding re-locating your facilities while they are working on their engineering drawings for their re-location. I've attached a sketch of the area and clouded the overhead lines that we would like to re-locate. Could you please review the attachment and let me know if this re-location is possible, and how we should proceed? I have also attached a copy of our proposed plat for this property, for reference. Please do not hesitate to contact me if you have any questions or concerns, thank you.

Matthew J. Giani, P.E.
Project Manager

Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
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Fax: (954) 783-4754
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at&t

Martin Barrett
Mgr OPS Planning & Design
SE/CA
Network Operations

AT & T Florida
8601 W Sunrise Blvd
Plantation, FL 33322

Office 954.476-2940
Fax 954-476-7481
Mb4738@att.com
www.att.com

June 26, 2019

Matthew Giani
Shah Drotos & associates
3410 N Andrews Ave. Ext.
Pompano Beach FL 33064

Subject Property : Relocation of Utilities on Poles along SW 10th Ave, Pompano Beach, FL

To Whom It May Concern:

AT&T has reviewed your Proposed Request **to Relocation of Utilities on Poles along SW 10th Ave, Pompano Beach, FL.**

AT&T has No Objection to said request.

Please be advised that AT&T has multiple cables on the pole. There will be a cost associated with the relocation of the AT&T facilities.

If you have any questions, I can be reached at the above telephone number.

Sincerely,

Martin Barrett

Martin Barrett
Mgr. OPS Planning & Design SE/CA
SE Construction & Engineering

USA Proud Sponsor of the U.S. Olympic Team

mattgiani@shahdrotos.com

From: Li, Avram <Avram.Li@fpl.com>
Sent: Thursday, June 27, 2019 7:51 AM
To: Matthew Giani, PE
Cc: 'Frank Grau'; Keightley, Mike S; Thompson, Barry
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Good morning Matt,

How are you? It's been a while since we last spoke on this project, but I revisited the design that was started and am working out a couple more items to finalize the cost and provide an updated plan for your review.

Based on the earlier note, you wanted the reroute rather than the underground conversion, correct? Thank you.

Thank you,
Avram Li
Engineer II
330 SW 12th Ave, Pompano Beach
Office: 954-956-2043
Fax: 954-956-2020
Visit the new **FPL Project Portal** at https://partner.fpl.com/construction.html to manage your FPL Residential and Commercial construction projects. Get information on construction services and project types, apply for your construction project, track project milestones, manage your project team and more.
Ask us about our North Broward Smart Meter Pilot - a new option to disconnect & reconnect the meter faster using smart meter technology

---

From: Matthew Giani, PE [mailto:mattgiani@shahdrotos.com]
Sent: Tuesday, June 25, 2019 8:54 AM
To: Li, Avram
Cc: 'Frank Grau'; Keightley, Mike S; Thompson, Barry
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach
Importance: High

Good Morning Avram,

Could you please provide me with an update on the status of this design and cost estimate? Our client is looking to move forward as soon as possible on this project. Please advise, thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064

Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: mattgiani@shahdrotos.com [mailto:mattgiani@shahdrotos.com]
Sent: Monday, December 17, 2018 9:05 AM
To: 'Li, Avram'
Cc: 'Frank Grau'; 'Keightley, Mike S'; 'Thompson, Barry'
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Good Morning Avram,

Our proposed plan calls for the lines to be re-routed as above ground lines. I do not believe there were any sections we were showing as underground on the plan. We would like to remove the current overhead lines that run N/S down SW 10th Ave, not put them underground in the same location.

Per our meeting, would you also be able to provide a cost estimate for re-routing the lines as shown on our plan, but as underground lines? We are interested in seeing the difference in cost for going underground as opposed to above ground.

If you have any further questions, please feel free to give me a call to discuss, thanks!

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Li, Avram [mailto:Avram.Li@fpl.com]
Sent: Friday, December 14, 2018 8:24 AM
To: mattgiani@shahdrotos.com
Cc: Frank Grau; Keightley, Mike S; Thompson, Barry
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Good morning Matt,

How are you? I am currently still in the process of review with my team and should have a more concrete answer by early next week for you. As a side note, I am wondering what the main reason was to bury the underground section. In lieu of going underground, we were wondering if we can route the new feeder lines and tie back in while taking out the overhead lines completely in the section that you want removed. Can you advise if this is a possibility that we can look at?

Normally, a design for a relocation of this magnitude can take 7-9 weeks, but once I have an understanding of what route we want to go, I can provide both you and Frank a ballpark estimate to help you in your decision making. Thank you.

Thank you,

Avram Li
Engineer II
330 SW 12th Ave, Pompano Beach
Office: 954-956-2043
Fax: 954-956-2020
Visit the new **FPL Project Portal** at https://partner.fpl.com/construction.html to manage your FPL Residential and Commercial construction projects. Get information on construction services and project types, apply for your construction project, track project milestones, manage your project team and more.
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From: mattgiani@shahdrotos.com [mailto:mattgiani@shahdrotos.com]
Sent: Thursday, December 13, 2018 3:39 PM
To: Li, Avram
Subject: RE: New Project - Overhead Line Relocation Request

Good Afternoon Avram,

I just wanted to follow up on this project. Did you have a chance to review the dimensioned sketch? Do you feel that the relocation is feasible, and if so, would you be able to give me an estimate on when the relocation design and cost estimate would be completed? Thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: mattgiani@shahdrotos.com [mailto:mattgiani@shahdrotos.com]
Sent: Monday, December 3, 2018 1:36 PM
To: 'Li, Avram'
Cc: 'bshah@shahdrotos.com'; 'Keightley, Mike S'; frank_grau@uhaul.com
Subject: RE: New Project - Overhead Line Relocation Request

Good Afternoon Avram,

It was a pleasure meeting you on site this morning. Please find attached plan showing the proposed utility re-location with dimensions, as well as our proposed plat for this property. Please let me know if you have any questions, thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Li, Avram [mailto:Avram.Li@fpl.com]
Sent: Wednesday, November 28, 2018 1:06 PM
To: mattgiani@shahdrotos.com
Cc: bshah@shahdrotos.com; Keightley, Mike S
Subject: RE: New Project - Overhead Line Relocation Request

Good afternoon Matt,

How are you? Will 9:30 AM work for you? Thank you.

Thank you,
Avram Li
Engineer II
330 SW 12th Ave, Pompano Beach
Office: 954-956-2043
Fax: 954-956-2020
Visit the new **FPL Project Portal** at https://partner.fpl.com/construction.html to manage your FPL Residential and Commercial construction projects. Get information on construction services and project types, apply for your construction project, track project milestones, manage your project team and more.
Ask us about our North Broward Smart Meter Pilot - a new option to disconnect & reconnect the meter faster using smart meter technology

From: mattgiani@shahdrotos.com [mailto:mattgiani@shahdrotos.com]
Sent: Wednesday, November 28, 2018 9:11 AM
To: Li, Avram
Cc: bshah@shahdrotos.com; Keightley, Mike S
Subject: RE: New Project - Overhead Line Relocation Request

Good Morning Avram,

Yes, Monday would work best. Would you like to keep the time at 2:15? I am available any time.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Li, Avram [mailto:Avram.Li@fpl.com]
Sent: Wednesday, November 28, 2018 8:56 AM
To: mattgiani@shahdrotos.com
Cc: bshah@shahdrotos.com; Keightley, Mike S
Subject: RE: New Project - Overhead Line Relocation Request

Good morning Matt,

How are you? Thank you for the wishes. My Thanksgiving was great.

In regards to the meeting today, I won't be able to make 4 PM. Do you have availability for early next week (Monday/Tuesday) if you can't make it today?



Thank you,
Avram Li
Engineer II
330 SW 12th Ave, Pompano Beach
Office: 954-956-2043
Fax: 954-956-2020
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From: mattgiani@shahdrotos.com [mailto:mattgiani@shahdrotos.com]
Sent: Monday, November 26, 2018 9:05 AM
To: Li, Avram
Cc: bshah@shahdrotos.com; Keightley, Mike S
Subject: RE: New Project - Overhead Line Relocation Request

Good Morning Avram,

Hope you had a great Thanksgiving. Would we be able to move our meeting on Wednesday to 4 pm? Please let me know, thanks.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: mattgiani@shahdrotos.com [mailto:mattgiani@shahdrotos.com]
Sent: Monday, November 19, 2018 2:26 PM
To: 'Li, Avram'
Cc: 'bshah@shahdrotos.com'; 'Keightley, Mike S'
Subject: RE: New Project - Overhead Line Relocation Request

Good Afternoon Avram,

Thank you for getting back to me. Yes, I am available to meet you on site on Wednesday the 28th at 2:15pm. I'll see you then, thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Li, Avram [mailto:Avram.Li@fpl.com]
Sent: Monday, November 19, 2018 2:12 PM
To: mattgiani@shahdrotos.com
Cc: bshah@shahdrotos.com; Keightley, Mike S
Subject: RE: New Project - Overhead Line Relocation Request

Good afternoon Matt,

How are you? So that I can get a better understanding of this request, is it possible that we can meet on site on Wednesday 11/28 around 2:15 PM if this works? Thank you.



Thank you,
Avram Li
Engineer II
330 SW 12th Ave, Pompano Beach
Office: 954-956-2043
Fax: 954-956-2020
Visit the new **FPL Project Portal** at https://partner.fpl.com/construction.html to manage your FPL Residential and Commercial construction projects. Get information on construction services and project types, apply for your construction project, track project milestones, manage your project team and more.
Ask us about our North Broward Smart Meter Pilot - a new option to disconnect & reconnect the meter faster using smart meter technology

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From: mattgiani@shahdrotos.com [mailto:mattgiani@shahdrotos.com]
Sent: Tuesday, November 13, 2018 11:42 AM
To: Li, Avram
Cc: bshah@shahdrotos.com
Subject: New Project - Overhead Line Relocation Request
Importance: High

CAUTION - EXTERNAL EMAIL

Good Morning Avram,

I am working on a new project located at 1000 SW 8th Street in Pompano Beach, and we are looking to relocate existing overhead lines. I've attached a redline drawing of what we are looking to do, as well as an aerial map of the project. Could you please review and let me know if this is something that is possible, and if so, provide us with an engineering cost estimate? If needed we can meet on site to discuss. We would be available to meet tomorrow or Thursday of this week (11/14-15), or the week of 11/26-11/29. Please advise, thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

mattgiani@shahdrotos.com

From:	Bharat Shah <bshah@shahdrotos.com>
Sent:	Monday, July 8, 2019 12:13 PM
To:	David Pollock; Frank Grau; Mario Martinez; Richard Gomez; mattgiani@shahdrotos.com
Subject:	RE: 788053 U-Haul

Hi David, We had meeting last week and to get ret. Area requirement for the project we are , we will design overhang Bldg. over ret. Area. I am preparing proposal for prelim. Design and meeting with BCEPD to get conceptual OK. This will be separate from Vacation/ Dedication project with city. I talked to Frank and he suggested to send proposal to you. Please let me know. Bharat.

Sent from Mail for Windows 10

From: David Pollock
Sent: Tuesday, July 2, 2019 11:46 AM
To: Frank Grau; Mario Martinez; Richard Gomez; Bharat Shah; mattgiani@shahdrotos.com
Subject: 788053 U-Haul

All;PDF and Cadd file for 788053. David

David Pollock, Principal Planner / Development Manager

AMERCO Real Estate Company / U-Haul International

2727 N Central Ave. 5N, Phoenix, Az 85004

Off; 602 263-6502 Cell: 602 300-0565

mattgiani@shahdrotos.com

From: Bharat Shah <bshah@shahdrotos.com>
Sent: Tuesday, August 27, 2019 11:21 AM
To: mattgiani@shahdrotos.com
Subject: FW: Request for Right-of-way Abandonment of a portion of SW 10th Avefor U-Haul Co. of Florida
Attachments: Application.pdf; 2 of 2 BNDY & TOPO SURVEY.pdf; Narrative of Request.pdf; Right of way Vacation Sketch and Legal.pdf; Dedication Sketch & Legal.pdf

Sent from Mail for Windows 10

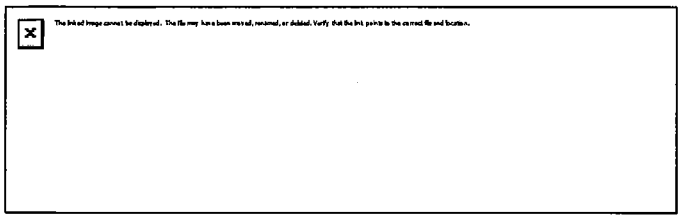
From: Daniel Keester
Sent: Tuesday, August 27, 2019 11:09 AM
To: 'bshah@shahdrotos.com'
Cc: Maggie Barszewski
Subject: FW: Request for Right-of-way Abandonment of a portion of SW 10th Avefor U-Haul Co. of Florida

Bharat,

I've reviewed your proposal and I have some concerns about the proposed abandonment & dedication that your client proposes. The criteria for approving an abandonment of a roadway is that it is not now, or in the foreseeable future, any benefit to the city or its inhabitants. Based on the following, I think that there is currently a benefit to the city and neighboring properties:

- One of the adjacent properties (820 SW 12 Ave) has an approved plan that uses this as their only (legal) access to public right-of-way. If the abandonment is approved, this would leave this property without legal access to public right-of-way. Although, based on aerial photographs, the site appears to use the property to the west for access to Andrews Avenue I see no legal instrument documenting this access, nor was I able to find any approved site plans that created this access.
    - Have you or your client reached out to this property owner?
    - Are they willing to record a cross-access easement with the property to the west to gain legal access to Andrews Avenue?
    - Are they willing to redesign their site & record a public access easement so that the newly dedicated roadway from SW 8th Street and can travel south towards SW 10th Avenue?
- The proposal to dedicate the approximately 60 feet of the eastern property abutting I-95, to connect SW 8th Street to SW 10th Avenue via private parking lots does not appear to be something that your client can do on their own. These properties (1020 SW 10 Avenue & 1040 SW 10 Avenue) were developed in the 1980 originally under a unified ownership, but now each warehouse is under a separate owner (ICBP IV HOLDINGS 27 LLC %BERKELEY PARTNERS & 1040 SW 10 AVE LLC). Since these properties are already developed, without clear access from one property to the next, these areas would need to be redesigned and legally granted to create this legal public access.
    - Have you or your client reached out to these property owners?
    - Do you have plans to record cross access easements within these unplatted properties to support the dedication?
    - There are structures between property lines that would prevent the access from one property to the next, including a parking spaces, a billboard sign, landscaping & dumpster enclosure. These structures will require that the sites be redesigned to accommodate a new public access. Is your client working on making these changes? What is the timeframe?

Please let us know your clients intent, and submit additional supporting documentation for us to evaluate the request. If we do not have proof that these items can/ will be addressed, we will not be able to support the abandonment. Should you have any questions, or wish to discuss, let us know.



Please be advised, effective August 1, 2019, the hours of City Hall will be: Monday – Thursday, 7 AM – 6 PM.
City Hall will be closed on Fridays, starting August 2nd.

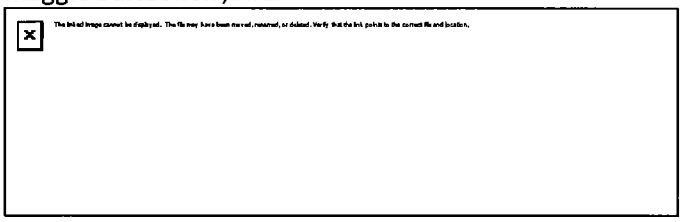
From: Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Sent: Thursday, August 22, 2019 4:02 PM
To: (OK1184@att.com) <OK1184@att.com>; BROWN, ERIC M <eb3965@att.com>; Christine Kale <Kale>; Christina <Christina.Kale@fpl.com>; Dan Marwood <Dan.Marwood@dot.state.fl.us>; Daniel Keester <Daniel.Keester@copbfl.com>; Giancarlo Martinez <Giancarlo.Martinez@dot.ststae.fl.us>; Horacio Danovich <Horacio.Danovich@copbfl.com>; Keightley, Mike S <Keightley>; MikeS <Mike.S.Keightley@fpl.com>; Leonard Maxwell-Newbold (leonard_maxwell-newbold@cable.comcast.com) <leonard_maxwell-newbold@cable.comcast.com>; Leonard Maxwell-Newbold (leonard_maxwell-newbold@cable.comcast.com) <leonard_maxwell-newbold@cable.comcast.com>; Martin Barett <mb4738@att.com.>; Megan Bailey <Megan.Bailey@FPL.com>; Mike.S.Keightley@fpl.com; mjchamorro@tecoenergy.com; msotolongo@calvin-giordano.com; Peter McGinnis <Peter.McGinnis@copbfl.com>; Radford, Gary <wr6359@att.com>; Randolph Brown <Randolph.Brown@copbfl.com>; Robert McCaughan <Robert.McCaughan@copbfl.com>; Robin Burns <Robin.Burns@copbfl.com>
Subject: Request for Right-of-way Abandonment of a portion of SW 10th Ave for U-Haul Co. of Florida

Reviewers,
Please be advised that Bharat Shah, of Shah, Drotos & Associates, P. A., on behalf of U-Haul Co. of Florida is requesting the abandonment of the attached described right-of-way that is a portion of SW 10th Ave. The applicant is proposing to dedicate property (see "Dedication Sketch & Legal") in exchange for the proposed right-of-way abandonment area. Please see the attached Application, Survey and Reason for Request and legal sketch & description from the petitioner.

Then provide comments on the attached form.

Please send comment by September 5th. Let me know if you have any questions.

Sincerely,
Maggie Barszewski, AICP



mattgiani@shahdrotos.com

From: Nathaniel Watson <Nathaniel.Watson@copbfl.com>
Sent: Tuesday, August 27, 2019 3:06 PM
To: mattgiani@shahdrotos.com
Cc: Steve Almyda; Ben Bray
Subject: FW: Utility Information - 801 SW 10th Ave
Attachments: Conceptual WS Plan 12-4-17.pdf

Hello Matt-

I hope all is well. It's been some time since we have discussed this project and I'm sure there was a more recent plan than the attached. Could you please forward us that plan as we are in review of a right-of-way abandonment for the subject property.

Thanks

pompano beach
Florida's Warmest Welcome

Nathaniel Watson
Water Distribution Supervisor
Nathaniel.Watson@copbfl.com
954.786.5508
pompanobeachfl.gov

Utilities Operation Hours: Monday – Thursday 7 am – 5:30 pm
Closed Friday – Sunday
City Utility Emergency After Hours Contact # 954-942-2202

Please note: Florida has a very broad public records law. Most written communications to City officials regarding City business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

From: mattgiani@shahdrotos.com <mattgiani@shahdrotos.com>
Sent: Wednesday, January 10, 2018 8:31 AM
To: Nathaniel Watson <Nathaniel.Watson@copbfl.com>
Subject: FW: Utility Information - 801 SW 10th Ave

Good Morning Nathaniel,

Please find attached conceptual water and sewer plan for this project, per your conversation with Frank this morning. I will call you shortly to discuss.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: mattgiani@shahdrotos.com [mailto:mattgiani@shahdrotos.com]
Sent: Thursday, December 7, 2017 9:36 AM
To: 'Ben Bray'
Cc: bshah@shahdrotos.com
Subject: RE: Utility Information - 801 SW 10th Ave

Good Morning Ben,

Per this morning's meeting, please see attached conceptual utility plan. Please review and let us know if this plan has your conceptual approval. Thank you.

Matthew J. Giani, E.I.
Project Engineer
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Ben Bray [mailto:Ben.Bray@copbfl.com]
Sent: Wednesday, December 6, 2017 7:20 AM
To: mattgiani@shahdrotos.com
Subject: RE: Utility Information - 801 SW 10th Ave

Good Morning Matt,
I am available to meet tomorrow (Thursday) morning at 8:00 am. Our address is 1201 NE 3rd Avenue.
Let me know if this works for you.

pompano beach
Florida's Warmest Welcome

Ben Bray
Utilities Field Superintendent
Ben.Bray@copbfl.com
954.786.5507
pompanobeachfl.gov

From: Tracy Wynn
Sent: Tuesday, December 5, 2017 11:45 AM
To: mattgiani@shahdrotos.com; Ben Bray <Ben.Bray@copbfl.com>
Subject: RE: Utility Information - 801 SW 10th Ave

Ben Bray, our Utilities Field Superintendent, can help you with this request.

Thanks,
Tracy Wynn

From: mattgiani@shahdrotos.com [mailto:mattgiani@shahdrotos.com]
Sent: Monday, December 4, 2017 3:19 PM

To: Tracy Wynn
Subject: RE: Utility Information - 801 SW 10th Ave

Good Afternoon Tracy,

Could we please schedule a meeting with the utility department to discuss the water and sewer aspects of this project? I've attached a conceptual site plan and survey of the existing property. We would like to have a meeting later this week if possible, maybe Wednesday or Thursday morning? Please let me know, thank you!

Matthew J. Giani, E.I.
Project Engineer
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Tracy Wynn [mailto:Tracy.Wynn@copbfl.com]
Sent: Wednesday, November 29, 2017 11:47 AM
To: mattgiani@shahdrotos.com
Subject: RE: Utility Information - 801 SW 10th Ave

Hey Matthew, I do not have as build drawings for this area. What did you need?

Thanks,
Tracy Wynn

From: mattgiani@shahdrotos.com [mailto:mattgiani@shahdrotos.com]
Sent: Tuesday, November 28, 2017 12:12 PM
To: Tracy Wynn
Subject: RE: Utility Information - 801 SW 10th Ave

Good Afternoon Tracy,

Would you happen to have any as-built drawings of the water and sewer utilities for this area? I've attached a version of the map you previously sent me with the areas of interest clouded in red. Thank you!

Matthew J. Giani, E.I.
Project Engineer
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Tracy Wynn [mailto:Tracy.Wynn@copbfl.com]
Sent: Wednesday, November 15, 2017 5:03 PM
To: mattgiani@shahdrotos.com
Subject: RE: Utility Information - 801 SW 10th Ave

Matthew, please see attached. Let me know if you need anything further.

Thanks,
Tracy Wynn

From: mattgiani@shahdrotos.com [mailto:mattgiani@shahdrotos.com]
Sent: Wednesday, November 15, 2017 10:06 AM
To: Tracy Wynn
Subject: Utility Information - 801 SW 10th Ave

Good Morning Tracy,

I'm working on a project off of Andrews Ave just South of Atlantic Blvd, and I'm trying to determine what existing water and sewer facilities are in this area. I have attached a map with the area in question designated by a red circle. Is this area services by the City of Pompano Beach, and if so would you be able to provide me with GIS or as-built information for this area? Thanks for your help.

Matthew J. Giani, E.I.
Project Engineer
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

mattgiani@shahdrotos.com

From: Li, Avram <Avram.Li@fpl.com>
Sent: Thursday, September 5, 2019 3:00 PM
To: Matthew Giani, PE
Cc: Smith, Bryan; Thompson, Barry
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Good afternoon Matt,

Sounds good. Yes, it will be at the address in my signature block below. The entrance is between Di Subs and Mickey's bar (alley way) coming on Andrews Ave. Thank you.

Thank you,
Avram Li
Engineer II
330 SW 12th Ave, Pompano Beach
Office: 954-956-2043
Fax: 954-956-2020
Visit the new **FPL Project Portal** at https://partner.fpl.com/construction.html to manage your FPL Residential and Commercial construction projects. Get information on construction services and project types, apply for your construction project, track project milestones, manage your project team and more.
Ask us about our North Broward Smart Meter Pilot - a new option to disconnect & reconnect the meter faster using smart meter technology

From: Matthew Giani, PE <mattgiani@shahdrotos.com>
Sent: Thursday, September 05, 2019 2:19 PM
To: Li, Avram <Avram.Li@fpl.com>
Cc: Smith, Bryan <Bryan.Smith2@fpl.com>; Thompson, Barry <Barry.Thompson@fpl.com>
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Let's do 9:30 then. Are we meeting at the office address in your email signature? We will have three meeting attendees.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Li, Avram [mailto:Avram.Li@fpl.com]
Sent: Thursday, September 5, 2019 2:07 PM

To: Matthew Giani, PE
Cc: Smith, Bryan; Thompson, Barry
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Good afternoon Matt,

Unfortunately, our earliest that day is 9:30 AM. Would another day be better for you? Thank you.

Thank you,
Avram Li
Engineer II
330 SW 12th Ave, Pompano Beach
Office: 954-956-2043
Fax: 954-956-2020
Visit the new **FPL Project Portal** at https://partner.fpl.com/construction.html to manage your FPL Residential and Commercial construction projects. Get information on construction services and project types, apply for your construction project, track project milestones, manage your project team and more.
Ask us about our North Broward Smart Meter Pilot - a new option to disconnect & reconnect the meter faster using smart meter technology

From: Matthew Giani, PE <mattgiani@shahdrotos.com>
Sent: Thursday, September 05, 2019 11:18 AM
To: Li, Avram <Avram.Li@fpl.com>
Cc: Smith, Bryan <Bryan.Smith2@fpl.com>; Thompson, Barry <Barry.Thompson@fpl.com>
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Would 11:30 work?

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Li, Avram [mailto:Avram.Li@fpl.com]
Sent: Thursday, September 5, 2019 11:04 AM
To: Matthew Giani, PE
Cc: Smith, Bryan; Thompson, Barry
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Good morning Matt,

Will 9:30 AM on 9/11 work for you? We have another meeting very close near 10:30. Thank you.



Thank you,
Avram Li
Engineer II
330 SW 12th Ave, Pompano Beach
Office: 954-956-2043
Fax: 954-956-2020
Visit the new **FPL Project Portal** at https://partner.fpl.com/construction.html to manage your FPL Residential and Commercial construction projects. Get information on construction services and project types, apply for your construction project, track project milestones, manage your project team and more.
Ask us about our North Broward Smart Meter Pilot - a new option to disconnect & reconnect the meter faster using smart meter technology

From: Matthew Giani, PE <mattgiani@shahdrotos.com>
Sent: Thursday, September 05, 2019 10:46 AM
To: Li, Avram <Avram.Li@fpl.com>
Cc: Smith, Bryan <Bryan.Smith2@fpl.com>; Thompson, Barry <Barry.Thompson@fpl.com>
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Good Morning Avram,

Would you be available to meet on Wednesday the 11th around 10:30am?

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Li, Avram [mailto:Avram.Li@fpl.com]
Sent: Thursday, September 5, 2019 8:06 AM
To: Matthew Giani, PE
Cc: Smith, Bryan; Thompson, Barry
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Good morning Matt,

How are you? Do you happen to know which side of the new building the service point will be on? Also, we would like to bring you into our office and have a discussion on the relocation plan as there are some factors regarding this that we would like to discuss. Feel free to let us know your next available date/time. Thank you.



Thank you,
Avram Li

Engineer II
330 SW 12th Ave, Pompano Beach
Office: 954-956-2043
Fax: 954-956-2020
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Ask us about our North Broward Smart Meter Pilot - a new option to disconnect & reconnect the meter faster using smart meter technology

From: Matthew Giani, PE <mattgiani@shahdrotos.com>
Sent: Wednesday, September 04, 2019 4:43 PM
To: Li, Avram <Avram.Li@fpl.com>
Cc: Smith, Bryan <Bryan.Smith2@fpl.com>; Thompson, Barry <Barry.Thompson@fpl.com>
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Avram,

Please find attached site plan.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Li, Avram [mailto:Avram.Li@fpl.com]
Sent: Wednesday, September 4, 2019 4:38 PM
To: Matthew Giani, PE
Cc: Smith, Bryan; Thompson, Barry
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Good afternoon Matt,

How are you? I didn't see an attachment to the email below. Can you attach any pdfs? Thank you.



Thank you,
Avram Li
Engineer II
330 SW 12th Ave, Pompano Beach
Office: 954-956-2043
Fax: 954-956-2020
Visit the new **FPL Project Portal** at https://partner.fpl.com/construction.html to manage your FPL Residential and Commercial construction projects. Get information on construction services and project types, apply for your construction project, track project milestones, manage your project team and more.

Ask us about our North Broward Smart Meter Pilot - a new option to disconnect & reconnect the meter faster using smart meter technology

From: Matthew Giani, PE <mattgiani@shahdrotos.com>
Sent: Wednesday, September 04, 2019 12:02 PM
To: Li, Avram <Avram.Li@fpl.com>
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Good Afternoon Avram,

Please find attached conceptual site plan for this project for use with the relocation design. Could you let me know when we might be able to expect this design? Thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Li, Avram [mailto:Avram.Li@fpl.com]
Sent: Monday, July 8, 2019 2:19 PM
To: Matthew Giani, PE
Cc: 'Frank Grau'; Keightley, Mike S; Thompson, Barry; bshah@shahdrotos.com
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Good afternoon Matt,

A re-route of the existing overhead facilities as outlined on the Water & Sewer plan leaves out additional poles that would be required to relocate our facilities.

As shown, the north and south sides of the property show proposed FPL poles. We assume that a proposed building is planned on this parcel. We are unable to determine a final plan without a Site plan as we will need to know a setback for the proposed building. Horizontal clearances to the proposed building for construction and maintenance need to be maintained.

A site plan is required before we move forward with your request to relocate the FPL facilities. Can you advise on this? Thank you.



Thank you,
Avram Li
Engineer II
330 SW 12th Ave, Pompano Beach
Office: 954-956-2043
Fax: 954-956-2020

Visit the new **FPL Project Portal** at https://partner.fpl.com/construction.html to manage your FPL Residential and Commercial construction projects. Get information on construction services and project types, apply for your construction project, track project milestones, manage your project team and more.
Ask us about our North Broward Smart Meter Pilot - a new option to disconnect & reconnect the meter faster using smart meter technology

From: Matthew Giani, PE [mailto:mattgiani@shahdrotos.com]
Sent: Monday, July 08, 2019 10:20 AM
To: Li, Avram
Cc: 'Frank Grau'; Keightley, Mike S; Thompson, Barry; bshah@shahdrotos.com
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Good Morning Avram,

I am doing well, thanks. How are you? Please find attached current plan for this project. At this time we do not have a site plan for the development of the site, we are only working on the vacation and dedication of the right-of-way. If there are still any items that you have questions regarding, please let me know, thanks.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Li, Avram [mailto:Avram.Li@fpl.com]
Sent: Monday, July 8, 2019 10:06 AM
To: Matthew Giani, PE
Cc: 'Frank Grau'; Keightley, Mike S; Thompson, Barry; bshah@shahdrotos.com
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Good morning Matt,

How are you? I hope your 4th of July was good. Do you happen to have a site plan (pdf) that you can send to me? We need to verify some items on our end. Thank you.

Thank you,
Avram Li
Engineer II
330 SW 12th Ave, Pompano Beach
Office: 954-956-2043
Fax: 954-956-2020
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Ask us about our North Broward Smart Meter Pilot - a new option to disconnect & reconnect the meter faster using smart meter technology

---

From: Matthew Giani, PE [mailto:mattgiani@shahdrotos.com]
Sent: Thursday, June 27, 2019 10:40 AM
To: Li, Avram
Cc: 'Frank Grau'; Keightley, Mike S; Thompson, Barry; bshah@shahdrotos.com
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Good Morning Avram,

I'm doing well, thank you. Hope all is well with you too. Yes, we would like to re-locate the lines above ground as shown on the attached conceptual plan. Thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Li, Avram [mailto:Avram.Li@fpl.com]
Sent: Thursday, June 27, 2019 7:51 AM
To: Matthew Giani, PE
Cc: 'Frank Grau'; Keightley, Mike S; Thompson, Barry
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Good morning Matt,

How are you? It's been a while since we last spoke on this project, but I revisited the design that was started and am working out a couple more items to finalize the cost and provide an updated plan for your review.

Based on the earlier note, you wanted the reroute rather than the underground conversion, correct? Thank you.



Thank you,
Avram Li
Engineer II
330 SW 12th Ave, Pompano Beach
Office: 954-956-2043
Fax: 954-956-2020
Visit the new **FPL Project Portal** at https://partner.fpl.com/construction.html to manage your FPL Residential and Commercial construction projects. Get information on construction services and project types, apply for your construction project, track project milestones, manage your project team and more.
Ask us about our North Broward Smart Meter Pilot - a new option to disconnect & reconnect the meter faster using smart meter technology

From: Matthew Giani, PE [mailto:mattgiani@shahdrotos.com]
Sent: Tuesday, June 25, 2019 8:54 AM
To: Li, Avram
Cc: 'Frank Grau'; Keightley, Mike S; Thompson, Barry
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach
Importance: High

Good Morning Avram,

Could you please provide me with an update on the status of this design and cost estimate? Our client is looking to move forward as soon as possible on this project. Please advise, thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: mattgiani@shahdrotos.com [mailto:mattgiani@shahdrotos.com]
Sent: Monday, December 17, 2018 9:05 AM
To: 'Li, Avram'
Cc: 'Frank Grau'; 'Keightley, Mike S'; 'Thompson, Barry'
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Good Morning Avram,

Our proposed plan calls for the lines to be re-routed as above ground lines. I do not believe there were any sections we were showing as underground on the plan. We would like to remove the current overhead lines that run N/S down SW 10th Ave, not put them underground in the same location.

Per our meeting, would you also be able to provide a cost estimate for re-routing the lines as shown on our plan, but as underground lines? We are interested in seeing the difference in cost for going underground as opposed to above ground.

If you have any further questions, please feel free to give me a call to discuss, thanks!

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Li, Avram [mailto:Avram.Li@fpl.com]
Sent: Friday, December 14, 2018 8:24 AM
To: mattgiani@shahdrotos.com

Cc: Frank Grau; Keightley, Mike S; Thompson, Barry
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Good morning Matt,

How are you? I am currently still in the process of review with my team and should have a more concrete answer by early next week for you. As a side note, I am wondering what the main reason was to bury the underground section. In lieu of going underground, we were wondering if we can route the new feeder lines and tie back in while taking out the overhead lines completely in the section that you want removed. Can you advise if this is a possibility that we can look at?

Normally, a design for a relocation of this magnitude can take 7-9 weeks, but once I have an understanding of what route we want to go, I can provide both you and Frank a ballpark estimate to help you in your decision making. Thank you.



Thank you,
Avram Li
Engineer II
330 SW 12th Ave, Pompano Beach
Office: 954-956-2043
Fax: 954-956-2020
Visit the new **FPL Project Portal** at https://partner.fpl.com/construction.html to manage your FPL Residential and Commercial construction projects. Get information on construction services and project types, apply for your construction project, track project milestones, manage your project team and more.
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---

From: mattgiani@shahdrotos.com [mailto:mattgiani@shahdrotos.com]
Sent: Thursday, December 13, 2018 3:39 PM
To: Li, Avram
Subject: RE: New Project - Overhead Line Relocation Request

Good Afternoon Avram,

I just wanted to follow up on this project. Did you have a chance to review the dimensioned sketch? Do you feel that the relocation is feasible, and if so, would you be able to give me an estimate on when the relocation design and cost estimate would be completed? Thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: mattgiani@shahdrotos.com [mailto:mattgiani@shahdrotos.com]
Sent: Monday, December 3, 2018 1:36 PM
To: 'Li, Avram'
Cc: 'bshah@shahdrotos.com'; 'Keightley, Mike S'; frank_grau@uhaul.com
Subject: RE: New Project - Overhead Line Relocation Request

Good Afternoon Avram,

It was a pleasure meeting you on site this morning. Please find attached plan showing the proposed utility re-location with dimensions, as well as our proposed plat for this property. Please let me know if you have any questions, thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Li, Avram [mailto:Avram.Li@fpl.com]
Sent: Wednesday, November 28, 2018 1:06 PM
To: mattgiani@shahdrotos.com
Cc: bshah@shahdrotos.com; Keightley, Mike S
Subject: RE: New Project - Overhead Line Relocation Request

Good afternoon Matt,

How are you? Will 9:30 AM work for you? Thank you.

Thank you,
Avram Li
Engineer II
330 SW 12th Ave, Pompano Beach
Office: 954-956-2043
Fax: 954-956-2020
Visit the new **FPL Project Portal** at https://partner.fpl.com/construction.html to manage your FPL Residential and Commercial construction projects. Get information on construction services and project types, apply for your construction project, track project milestones, manage your project team and more.
Ask us about our North Broward Smart Meter Pilot - a new option to disconnect & reconnect the meter faster using smart meter technology

From: mattgiani@shahdrotos.com [mailto:mattgiani@shahdrotos.com]
Sent: Wednesday, November 28, 2018 9:11 AM
To: Li, Avram
Cc: bshah@shahdrotos.com; Keightley, Mike S
Subject: RE: New Project - Overhead Line Relocation Request

Good Morning Avram,

Yes, Monday would work best. Would you like to keep the time at 2:15? I am available any time.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Li, Avram [mailto:Avram.Li@fpl.com]
Sent: Wednesday, November 28, 2018 8:56 AM
To: mattgiani@shahdrotos.com
Cc: bshah@shahdrotos.com; Keightley, Mike S
Subject: RE: New Project - Overhead Line Relocation Request

Good morning Matt,

How are you? Thank you for the wishes. My Thanksgiving was great.

In regards to the meeting today, I won't be able to make 4 PM. Do you have availability for early next week (Monday/Tuesday) if you can't make it today?



Thank you,
Avram Li
Engineer II
330 SW 12th Ave, Pompano Beach
Office: 954-956-2043
Fax: 954-956-2020
Visit the new **FPL Project Portal** at https://partner.fpl.com/construction.html to manage your FPL Residential and Commercial construction projects. Get information on construction services and project types, apply for your construction project, track project milestones, manage your project team and more.
Ask us about our North Broward Smart Meter Pilot - a new option to disconnect & reconnect the meter faster using smart meter technology

---

From: mattgiani@shahdrotos.com [mailto:mattgiani@shahdrotos.com]
Sent: Monday, November 26, 2018 9:05 AM
To: Li, Avram
Cc: bshah@shahdrotos.com; Keightley, Mike S
Subject: RE: New Project - Overhead Line Relocation Request

Good Morning Avram,

Hope you had a great Thanksgiving. Would we be able to move our meeting on Wednesday to 4 pm? Please let me know, thanks.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: mattgiani@shahdrotos.com [mailto:mattgiani@shahdrotos.com]
Sent: Monday, November 19, 2018 2:26 PM
To: 'Li, Avram'
Cc: 'bshah@shahdrotos.com'; 'Keightley, Mike S'
Subject: RE: New Project - Overhead Line Relocation Request

Good Afternoon Avram,

Thank you for getting back to me. Yes, I am available to meet you on site on Wednesday the 28th at 2:15pm. I'll see you then, thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Li, Avram [mailto:Avram.Li@fpl.com]
Sent: Monday, November 19, 2018 2:12 PM
To: mattgiani@shahdrotos.com
Cc: bshah@shahdrotos.com; Keightley, Mike S
Subject: RE: New Project - Overhead Line Relocation Request

Good afternoon Matt,

How are you? So that I can get a better understanding of this request, is it possible that we can meet on site on Wednesday 11/28 around 2:15 PM if this works? Thank you.

Thank you,
Avram Li
Engineer II
330 SW 12th Ave, Pompano Beach
Office: 954-956-2043
Fax: 954-956-2020

Visit the new **FPL Project Portal** at https://partner.fpl.com/construction.html to manage your FPL Residential and Commercial construction projects. Get information on construction services and project types, apply for your construction project, track project milestones, manage your project team and more.
Ask us about our North Broward Smart Meter Pilot - a new option to disconnect & reconnect the meter faster using smart meter technology

---

From: mattgiani@shahdrotos.com [mailto:mattgiani@shahdrotos.com]
Sent: Tuesday, November 13, 2018 11:42 AM
To: Li, Avram
Cc: bshah@shahdrotos.com
Subject: New Project - Overhead Line Relocation Request
Importance: High

CAUTION - EXTERNAL EMAIL

Good Morning Avram,

I am working on a new project located at 1000 SW 8th Street in Pompano Beach, and we are looking to relocate existing overhead lines. I've attached a redline drawing of what we are looking to do, as well as an aerial map of the project. Could you please review and let me know if this is something that is possible, and if so, provide us with an engineering cost estimate? If needed we can meet on site to discuss. We would be available to meet tomorrow or Thursday of this week (11/14-15), or the week of 11/26-11/29. Please advise, thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

330 SW 12th Ave Pompano Beach, FL 33069

September 12th, 2019

Frank Grau
U-Haul Company of Fort Lauderdale.

RE: No Objection Letter "Granting Permission for Proposed Development" at 880 SW 12TH Ave, Pompano Beach, FL 33069

Dear Frank Grau,

Per your request, FPL has no objection to granting permission for the U-Haul Proposed Development at the subject address.

Any FPL facilities be subsequently discovered that need to be relocated as a result of these installations, then the applicate will have to pay for the total cost of any relocation of replacement of those FPL facilities as deemed necessary by FPL or requested be the applicant. Additionally, the applicant will have to pay for any relocation costs associated with any relocation of FPL facilities due to turn lanes, de-acceleration lanes, road right-of-way vacations, etc.

Should any additional easement requirements be needed by FPL, these easements will be provided by instrument and will be provided prior to construction or installation of FPL facilities.

When I can be of assistance feel free to contact me at 954-956-2047. My Fax is 954-956-2020

Sincerely,

Bryan Smith
Associate Engineer
Office 954-956-2047; Fax 954-956-2020
FPL Pompano Service Center
330 SW 12th Ave
Pompano Beach, FL 33069
E-mail: bryan.smith2@fpl.com

mattgiani@shahdrotos.com

From: Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Sent: Thursday, September 26, 2019 9:08 AM
To: Bharat Shah (BShah@shahdrotos.com)
Cc: Nathaniel Watson; Matthew Giani, PE
Subject: FW: U-haul Abandonment

Bharat,

Please see comments below from Utilities.

Sincerely,
Maggie

pompano beach.
Florida's Warmest Welcome

Maggie Barszewski, AICP
Planner
Maggie.Barszewski@copbfl.com
954.786.7921
pompanobeachfl.gov

-------- Original message --------
From: Steve Almyda <Steve.Almyda@copbfl.com>
Date: 9/23/19 8:47 AM (GMT-06:00)
To: Randolph Brown <Randolph.Brown@copbfl.com>, Bobby Clayton <Bobby.Clayton@copbfl.com>, Ben Bray <Ben.Bray@copbfl.com>
Subject: RE: U-haul Abandonment

At one time, it was discussed they were going to relocate the gravity on to a private road and give us easements. The plan they provided does not address the gravity relocation, so it's hard to comment totally. Under general conditions. Yes we would approve, but we need to see the plan first.

Steve Almyda
Wastewater Collection Supervisor
Office: 954-786-5510
Fax: 954-786-4003
http://pompanobeachfl.gov/

NEW HOURS FOR THE CITY Starting AUGUST 1st
Monday – Thursday 7 am – 6 pm

Closed Friday - Sunday

pompano beach.
Florida's Warmest Welcome

From: Randolph Brown <Randolph.Brown@copbfl.com>
Sent: Thursday, September 19, 2019 7:10 AM
To: Steve Almyda <Steve.Almyda@copbfl.com>; Bobby Clayton <Bobby.Clayton@copbfl.com>; Ben Bray <Ben.Bray@copbfl.com>
Subject: FW: U-haul Abandonment

Gentlemen?

From: Maggie Barszewski
Sent: Wednesday, September 18, 2019 7:01 PM
To: Randolph Brown <Randolph.Brown@copbfl.com>
Cc: Bharat Shah (BShah@shahdrotos.com) <BShah@shahdrotos.com>
Subject: U-haul Abandonment

Randy,

In the attached comment you sent regarding a U-Haul abandonment request, if the applicant provides easements for the properties to the south, would that satisfy your concerns?

Sincerely,
Maggie

pompano beach.
Florida's Warmest Welcome

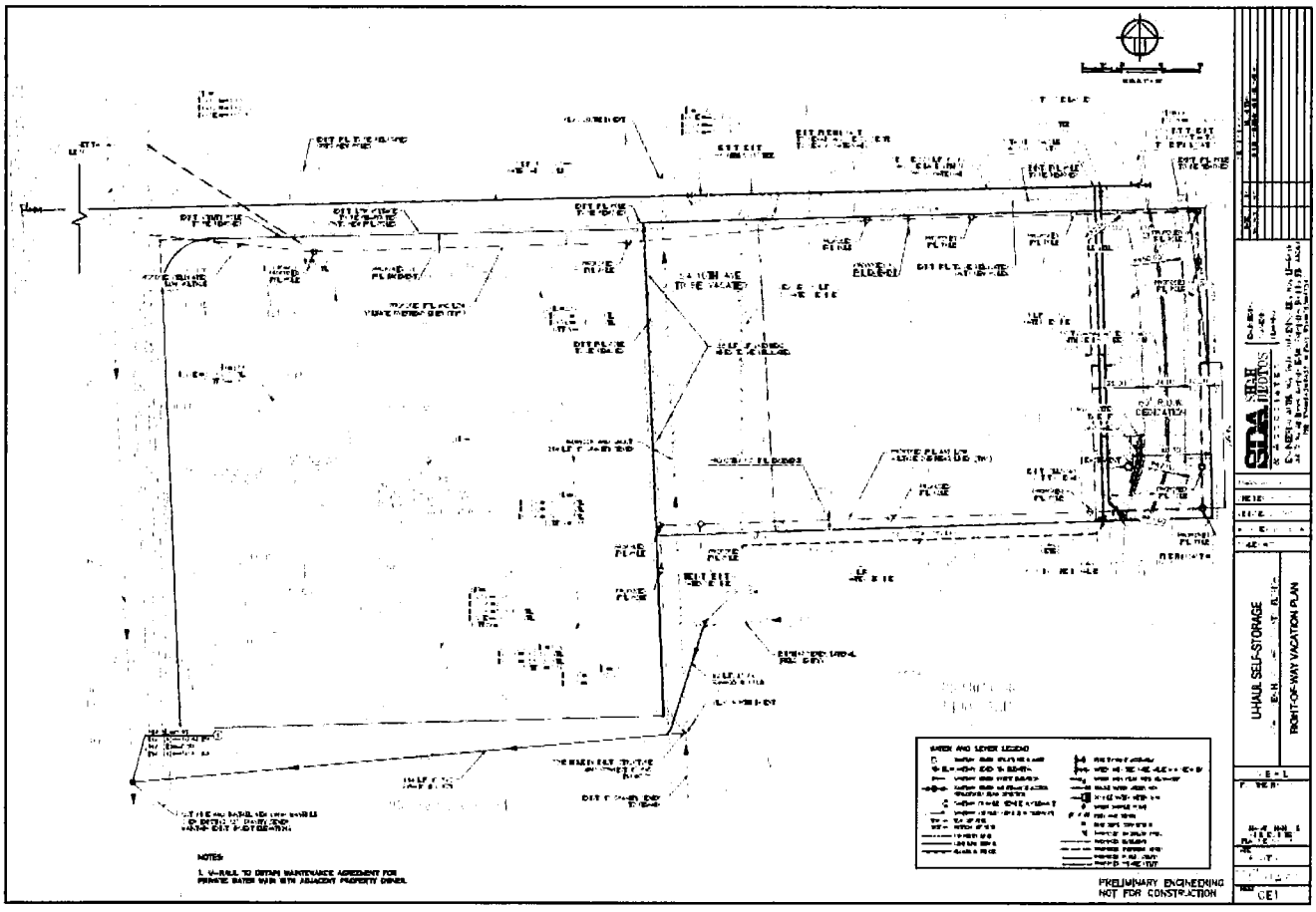
Maggie Barszewski, AICP
Planner
Maggie.Barszewski@copbfl.com
954.786.7921
pompanobeachfl.gov

Matthew Giani, PE

From: Maxwell-Newbold, Leonard <leonard_maxwell-newbold@comcast.com>
Sent: Tuesday, October 8, 2019 9:16 AM
To: Matthew Giani, PE; Matonti, John; 'Blaze Squeglia'
Cc: 'D Jenkins'; bshah@shahdrotos.com; 'Maggie Barszewski'; slopez@prgconsulting.net; Joyner, Bo
Subject: RE: [EXTERNAL] RE: Mark up- TNMU (00631) 494202031850- 801 SW 10th Ave. Pompano Beach Fl. 33069- Request for Right-of-way Abandonment (10/08/2019_lmn)

Good Morning

In reviewing the survey for **494202031850- 801 SW 10th Ave. PompanoBeach Fl. 33069- Request for Right-of-way Abandonment Project** Comcast has ***no conflict***
with the proposed Improvements as outlined on plan sheet referenced below.



Thanks !



Leonard Maxwell-Newbold
Tech 3 Network Engineering / Regional Permit Manager
2601 SW 145th Avenue Miramar, Florida 33027
1-954-447-8405 office number / 1-954-444-5113 mobile number
Leonard_maxwell-newbold@cable.comcast.com

From: Matthew Giani, PE <mattgiani@shahdrotos.com>
Sent: Monday, October 7, 2019 4:01 PM
To: Matonti, John <John_Matonti@cable.comcast.com>; 'Blaze Squeglia' <blaze@usicable.com>; Maxwell-Newbold, Leonard <leonard_maxwell-newbold@cable.comcast.com>
Cc: 'D Jenkins' <richard@usicable.com>; bshah@shahdrotos.com; 'Maggie Barszewski' <Maggie.Barszewski@copbfl.com>; slopez@prgconsulting.net
Subject: RE: [EXTERNAL] RE: Mark up- TNMU (00631) 494202031850- 801 SW 10th Ave. PompanoBeach Fl. 33069- Request for Right-of-way Abandonment

Hi John,

Leonard has been unresponsive to this request. Is there anyone else that can help facilitate this? Thank you for your help.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Matthew Giani, PE [mailto:mattgiani@shahdrotos.com]
Sent: Wednesday, October 2, 2019 11:13 AM
To: 'Matonti, John'; 'Blaze Squeglia'; 'Maxwell-Newbold, Leonard'
Cc: 'D Jenkins'; 'bshah@shahdrotos.com'; 'Maggie Barszewski'; 'slopez@prgconsulting.net'
Subject: RE: [EXTERNAL] RE: Mark up- TNMU (00631) 494202031850- 801 SW 10th Ave. PompanoBeach Fl. 33069- Request for Right-of-way Abandonment

Leonard,

Please advise regarding this no objection letter. We need this letter as soon as possible so that we can move forward with this request. Thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433

Fax: (954) 783-4754
Cell: (561) 302-9482

From: Matthew Giani, PE [mailto:mattgiani@shahdrotos.com]
Sent: Wednesday, September 25, 2019 9:41 AM
To: 'Matonti, John'; 'Blaze Squeglia'; 'Maxwell-Newbold, Leonard'
Cc: 'D Jenkins'; 'bshah@shahdrotos.com'; 'Maggie Barszewski'; 'slopez@prgconsulting.net'
Subject: RE: [EXTERNAL] RE: Mark up- TNMU (00631) 494202031850- 801 SW 10th Ave. PompanoBeach Fl. 33069- Request for Right-of-way Abandonment

Good Morning Leonard,

Just following up on the no objection letter. Please advise when we may receive this. Thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Matonti, John [mailto:John_Matonti@comcast.com]
Sent: Thursday, September 19, 2019 2:22 PM
To: Matthew Giani, PE; 'Blaze Squeglia'; Maxwell-Newbold, Leonard
Cc: 'D Jenkins'; bshah@shahdrotos.com; 'Maggie Barszewski'; slopez@prgconsulting.net
Subject: RE: [EXTERNAL] RE: Mark up- TNMU (00631) 494202031850- 801 SW 10th Ave. PompanoBeach Fl. 33069- Request for Right-of-way Abandonment

Hi Matthew,

Leonard would provide this.

Hi Leonard,

Could you please provide this for Matthew.

Thanks,

COMCAST
John Matonti
Construction Specialist

2601 SW 145 Ave Suite #100
Miramar, Fl. 33027
Office: 754-221-1321
Mobile: 954-732-7846
john_matonti@cable.comcast.com

From: Matthew Giani, PE <mattgiani@shahdrotos.com>
Sent: Thursday, September 19, 2019 2:04 PM
To: 'Blaze Squeglia' <blaze@usicable.com>
Cc: Matonti, John <John_Matonti@cable.comcast.com>; 'D Jenkins' <richard@usicable.com>; Maxwell-Newbold,

Leonard <leonard_maxwell-newbold@cable.comcast.com>; bshah@shahdrotos.com; 'Maggie Barszewski' <Maggie.Barszewski@copbfl.com>; slopez@prgconsulting.net
Subject: RE: [EXTERNAL] RE: Mark up- TNMU (00631) 494202031850- 801 SW 10th Ave. PompanoBeach Fl. 33069- Request for Right-of-way Abandonment

Thank you Blaze. Would you be able to send us a no objection letter after your site visit so that we may provide that to the City?

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Blaze Squeglia [mailto:blaze@usicable.com]
Sent: Thursday, September 19, 2019 1:59 PM
To: Matthew Giani, PE
Cc: Matonti, John; D Jenkins; Maxwell-Newbold, Leonard; bshah@shahdrotos.com; Maggie Barszewski; slopez@prgconsulting.net
Subject: Re: [EXTERNAL] RE: Mark up- TNMU (00631) 494202031850- 801 SW 10th Ave. PompanoBeach Fl. 33069- Request for Right-of-way Abandonment

Yes sorry, I saw the notes of poles to be removed. This can all be relocated overhead. I just want to make a site visit to verify no new fiber optic lines have been installed recently.

On Thu, Sep 19, 2019 at 1:33 PM Matthew Giani, PE <mattgiani@shahdrotos.com> wrote:

Blaze,

Could you route the relocated line on SW 8th street above ground on the new proposed FPL poles? FPL will be replacing all of their poles along SW 8th street as part of this project.

Everything else is correct. Thank you.

Matthew J. Giani, P.E.

Project Manager

Shah Drotos & Associates

3410 N. Andrews Ave. Ext.

Pompano Beach, FL 33064

Ph: (954) 943-9433

Fax: (954) 783-4754

Cell: (561) 302-9482

From: Blaze Squeglia [mailto:blaze@usicable.com]
Sent: Thursday, September 19, 2019 1:24 PM
To: Matthew Giani, PE
Cc: Matonti, John; D Jenkins; Maxwell-Newbold, Leonard; bshah@shahdrotos.com; Maggie Barszewski; slopez@prgconsulting.net
Subject: Re: [EXTERNAL] RE: Mark up- TNMU (00631) 494202031850- 801 SW 10th Ave. PompanoBeach Fl. 33069- Request for Right-of-way Abandonment

Matthew,

Comcast has overhead facilities on SW 8 ST from Andrews Ave east to SW 10 Ave and then turns south 3 poles on the east side of SW 10 Ave.

According to your drawing we would need to relocate to UG on SW 8 ST from Andrews Ave east to the west side of I-95 R/W, turn south on a new pole line approx 160', then back to the west approx 280'.

Please advise if this is correct and we will proceed with producing a relocation cost for Comcast.

Thank you

On Thu, Sep 19, 2019 at 11:53 AM Matthew Giani, PE <mattgiani@shahdrotos.com> wrote:

> Good Morning Blaze,
>
> I just wanted to follow up on this request. Thanks.
>
> Matthew J. Giani, P.E.
>
> Project Manager
>
> Shah Drotos & Associates
>
> 3410 N. Andrews Ave. Ext.

Pompano Beach, FL 33064

Ph: (954) 943-9433

Fax: (954) 783-4754

Cell: (561) 302-9482

From: Matonti, John [mailto:John_Matonti@comcast.com]
Sent: Friday, September 13, 2019 8:36 AM
To: blaze@usicable.com; Matthew Giani, PE
Cc: D Jenkins; Maxwell-Newbold, Leonard; bshah@shahdrotos.com; 'Maggie Barszewski'; slopez@prgconsulting.net
Subject: FW: [EXTERNAL] RE: Mark up- TNMU (00631) 494202031850- 801 SW 10th Ave. PompanoBeach Fl. 33069- Request for Right-of-way Abandonment
Importance: High

Blaze,

Please take a look at this and provide a site/cost survey on this. Get with Matthew for any questions you may have.

Thanks,

COMCAST

John Matonti

Construction Specialist

2601 SW 145 Ave Suite #100

Miramar, Fl. 33027

Office: 754-221-1321

Mobile: 954-732-7846

john_matonti@cable.comcast.com

From: Matthew Giani, PE <mattgiani@shahdrotos.com>
Sent: Thursday, September 12, 2019 3:35 PM
To: Maxwell-Newbold, Leonard <leonard_maxwell-newbold@cable.comcast.com>; Matonti, John <John_Matonti@cable.comcast.com>
Cc: bshah@shahdrotos.com; 'Maggie Barszewski' <Maggie.Barszewski@copbfl.com>; slopez@prgconsulting.net
Subject: [EXTERNAL] RE: Mark up- TNMU (00631) 494202031850- 801 SW 10th Ave. PompanoBeach Fl. 33069- Request for Right-of-way Abandonment
Importance: High

Good Afternoon Leonard and John,

Please find attached revised plan based on the meeting we had with FPL yesterday. I've highlighted the locations of the proposed re-routing for your overhead facilities, based on the proposed locations of FPL's poles. Please review and let me know if you have any objections to this new alignment. If not, can you please provide us with a no objection letter so that we may proceed with this right-of-way vacation request? For reference, I've attached a copy of FPL's no objection letter for this re-location. Thank you for your assistance.

Matthew J. Giani, P.E.

Project Manager

Shah Drotos & Associates

3410 N. Andrews Ave. Ext.

Pompano Beach, FL 33064

Ph: (954) 943-9433

Fax: (954) 783-4754

Cell: (561) 302-9482

From: Matthew Giani, PE [mailto:mattgiani@shahdrotos.com]
Sent: Monday, September 9, 2019 11:49 AM
To: 'Maxwell-Newbold, Leonard'
Cc: bshah@shahdrotos.com; Maggie Barszewski; slopez@prgconsulting.net; 'Matonti, John'
Subject: RE: Mark up- TNMU (00631) 494202031850- 801 SW 10th Ave. PompanoBeach Fl. 33069- Request for Right-of-way Abandonment

Good Morning Leonard,

Just following up on this. Please advise, thank you.

Matthew J. Giani, P.E.

Project Manager

Shah Drotos & Associates

3410 N. Andrews Ave. Ext.

Pompano Beach, FL 33064

Ph: (954) 943-9433

Fax: (954) 783-4754

Cell: (561) 302-9482

From: Matthew Giani, PE [mailto:mattgiani@shahdrotos.com]
Sent: Wednesday, September 4, 2019 12:14 PM
To: 'Maxwell-Newbold, Leonard' (leonard_maxwell-newbold@comcast.com)
Cc: bshah@shahdrotos.com; Maggie Barszewski (Maggie.Barszewski@copbfl.com); 'slopez@prgconsulting.net'; 'Matonti, John' (John_Matonti@comcast.com)
Subject: RE: Mark up- TNMU (00631) 494202031850- 801 SW 10th Ave. PompanoBeach Fl. 33069- Request for Right-of-way Abandonment

Good Afternoon Leonard,

I just wanted to follow up with you regarding the below referenced project. I had traded a few emails back and forth with you and your team in December of last year and again in June of this year regarding this project and our request for a no objection letter. We understand that you have overhead utilities in this project area, as shown on the markup you provided. We are currently working with FPL for a design to re-locate their utility poles which Comcast is currently attached to. Our current design is to re-locate FPL's poles and facilities as shown on the attached plan. Once FPL completes their re-location, we are proposing that Comcast re-locates their existing overhead facilities to the new FPL pole locations. Could you please review the attached plan and let me know if Comcast has any objections to the proposed re-location? Thank you.

Matthew J. Giani, P.E.

Project Manager

Shah Drotos & Associates

3410 N. Andrews Ave. Ext.

Pompano Beach, FL 33064

Ph: (954) 943-9433

Fax: (954) 783-4754

Cell: (561) 302-9482

From: Bharat Shah [mailto:bshah@shahdrotos.com]
Sent: Wednesday, September 4, 2019 10:07 AM
To: mattgiani@shahdrotos.com
Subject: FW: Mark up- TNMU (00631) 494202031850- 801 SW 10th Ave. PompanoBeach Fl. 33069- Request for Right-of-way Abandonment

Sent from Mail for Windows 10

From: Maggie Barszewski
Sent: Wednesday, September 4, 2019 8:33 AM
To: Bharat Shah (BShah@shahdrotos.com)
Cc: Leonard Maxwell-Newbold (leonard_maxwell-newbold@cable.comcast.com) ; Sabrina Lopez
Subject: FW: Mark up- TNMU (00631) 494202031850- 801 SW 10th Ave. PompanoBeach Fl. 33069- Request for Right-of-way Abandonment

Bharat,

Please see the email below from Comcast. In order to move forward, we will need a letter from Comcast saying they have no objection, since apparently at this point they do have an objection (see Aug. 23rd email below). Please work with Comcast to take care of their concerns.

Sincerely,

Maggie

Maggie Barszewski, AICP
Planner
Maggie.Barszewski@copbfl.com
954.786.7921
pompanobeachfl.gov

From: Sabrina Lopez <slopez@prgconsulting.net>
Sent: Friday, August 30, 2019 4:01 PM
To: Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Cc: leonard_maxwell-newbold@cable.comcast.com; Sherell_McKay2@comcast.com; Pate, Elizabeth <Elizabeth_Pate@comcast.com>; John Matonti <John_Matonti@cable.comcast.com>; Davidson, Ricardo A <RicardoA_Davidson@comcast.com>
Subject: Mark up- TNMU (00631) 494202031850- 801 SW 10th Ave. Pompano Beach Fl. 33069- Request for Right-of-way Abandonment

EXTERNAL Email: Do not reply, click links, or open attachments unless you recognize the sender's **EMAIL ADDRESS** as legitimate and know the contents are safe.

Good afternoon Ms. Barszewski

Attached is a copy of the markups you requested. Comcast has aerial facilities located along this project route.

Please use these markups for any future meetings and/or discussions regarding your involvement.

Let me know if you have any questions or concerns.

Thank You,



Leonard Maxwell-Newbold

Tech 3 Network Engineering / Regional Permit Manager

2601 SW 145th Avenue Miramar, Florida 33027

1-754-221-1254 office number / 1-954-444-5113 mobile number

Leonard_maxwell-newbold@cable.comcast.com

From: Sabrina Lopez <slopez@prgconsulting.net>
Sent: Friday, August 23, 2019 8:32 AM
To: Maggie.Barszewski@copbfl.com
Cc: leonard_maxwell-newbold@cable.comcast.com; McKay, Sherell <Sherell_McKay2@comcast.com>; Pate, Elizabeth <Elizabeth_Pate@comcast.com>
Subject: TNMU (00631) 494202031850- 801 SW 10th Ave. Pompano Beach Fl. 33069- Request for Right-of-way Abandonment

Mark-Up Request of Comcast Existing Facilities_08/23/2019

We're in receipt of your request for the location of our existing facilities within the scope of your project.

We will proceed with a mark-up of our existing plant, based on our current design.

Please allow (2) weeks to respond.

Based on the results of the mark-up:

If there're no conflicts a letter of no objection will be provided.

If a conflict is discovered that may result in the relocation and or the removal of our facilities, additional coordination will be required with the **Comcast Area Construction Coordinator..**

Please feel free to contact me should you have any additional questions or concerns.



Leonard Maxwell-Newbold

Tech 3 Network Engineering / Regional Permit Manager

2601 SW 145th Avenue Miramar, Florida 33027

1-754-221-1254 office number / 1-954-444-5113 mobile number

Leonard_maxwell-newbold@cable.comcast.com

From: Maxwell-Newbold, Leonard <leonard_maxwell-newbold@comcast.com>
Sent: Thursday, August 22, 2019 4:42 PM
To: slopez@prgconsulting.net; McKay, Sherell <Sherell_McKay2@comcast.com>; Pate, Elizabeth <Elizabeth_Pate@comcast.com>
Subject: FW: Request for Right-of-way Abandonment of a portion of SW 10th Ave for U-Haul Co. of Florida

From: Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Sent: Thursday, August 22, 2019 4:02 PM
To: (OK1184@att.com) <OK1184@att.com>; BROWN, ERIC M <eb3965@att.com>; Christine Kale <Kale@pps.reinject>; Christina <Christina.Kale@fpl.com>; Dan Marwood <Dan.Marwood@dot.state.fl.us>; Daniel Keester <Daniel.Keester@copbfl.com>; Giancarlo Martinez <Giancarlo.Martinez@dot.ststae.fl.us>; Horacio Danovich <Horacio.Danovich@copbfl.com>; Keightley, Mike S <Keightley@pps.reinject>; MikeS <Mike.S.Keightley@fpl.com>; Maxwell-Newbold, Leonard <leonard_maxwell-newbold@cable.comcast.com>; Maxwell-Newbold, Leonard <leonard_maxwell-newbold@cable.comcast.com>; Martin Barett <mb4738@att.com>; Megan Bailey <Megan.Bailey@FPL.com>; Mike.S.Keightley@fpl.com; mjchamorro@tecoenergy.com; msotolongo@calvin-giordano.com; Peter McGinnis <Peter.McGinnis@copbfl.com>; Radford, Gary <wr6359@att.com>; Randolph Brown <Randolph.Brown@copbfl.com>; Robert McCaughan <Robert.McCaughan@copbfl.com>; Robin Burns <Robin.Burns@copbfl.com>
Subject: [EXTERNAL] Request for Right-of-way Abandonment of a portion of SW 10th Ave for U-Haul Co. of Florida

Reviewers,

Please be advised that Bharat Shah, of Shah, Drotos & Associates, P. A., on behalf of U-Haul Co. of Florida is requesting the abandonment of the attached described right-of-way that is a portion of SW 10th Ave. The applicant is proposing to dedicate property (see "Dedication Sketch & Legal") in exchange for the proposed right-of-way abandonment area. Please see the attached Application, Survey and Reason for Request and legal sketch & description from the petitioner.

Then provide comments on the attached form.

Please send comment by September 5th. Let me know if you have any questions.

Sincerely,

Maggie Barszewski, AICP



Maggie Barszewski, AICP
Planner
Maggie.Barszewski@copbfl.com
954.786.7921
pompanobeachfl.gov

--

Blaze Squeglia G.M.
Underground Specialists Inc.
570 SW 16Terr Bldg # 1500
Pompano Beach, Fl 33069
Off : 954-782-8740
Fax : 954-782-1919

--
Blaze Squeglia G.M.
Underground Specialists Inc.
570 SW 16Terr Bldg # 1500
Pompano Beach, Fl 33069
Off : 954-782-8740
Fax : 954-782-1919

mattgiani@shahdrotos.com

From: Nathaniel Watson <Nathaniel.Watson@copbfl.com>
Sent: Tuesday, October 29, 2019 1:09 PM
To: Matthew Giani, PE
Cc: bshah@shahdrotos.com; Maggie Barszewski; Steve Almyda; Ben Bray
Subject: RE: U-haul Abandonment

Were good.

pompano beach
Florida's Warmest Welcome

Nathaniel Watson
Water Distribution Supervisor
Nathaniel.Watson@copbfl.com
954.786.5508
pompanobeachfl.gov

Utilities Operation Hours: Monday – Thursday 7 am – 5:30 pm
Closed Friday – Sunday
City Utility Emergency After Hours Contact # 954-942-2202

Please note: Florida has a very broad public records law. Most written communications to City officials regarding City business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

From: Matthew Giani, PE <mattgiani@shahdrotos.com>
Sent: Tuesday, October 29, 2019 1:07 PM
To: Nathaniel Watson <Nathaniel.Watson@copbfl.com>
Cc: bshah@shahdrotos.com; Maggie Barszewski <Maggie.Barszewski@copbfl.com>; Steve Almyda <Steve.Almyda@copbfl.com>; Ben Bray <Ben.Bray@copbfl.com>
Subject: RE: U-haul Abandonment

Nathaniel,

Please find attached revised narrative.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

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Sent: Tuesday, October 29, 2019 1:01 PM
To: Matthew Giani, PE
Cc: bshah@shahdrotos.com; Maggie Barszewski; Steve Almyda; Ben Bray
Subject: RE: U-haul Abandonment

The subject plan is acceptable. However, where is the scope narrative for the right-of-way abandonment?

Thanks

pompano beach
Florida's Warmest Welcome

Nathaniel Watson
Water Distribution Supervisor
Nathaniel.Watson@copbfl.com
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Sent: Tuesday, October 29, 2019 12:25 PM
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Cc: bshah@shahdrotos.com; Maggie Barszewski <Maggie.Barszewski@copbfl.com>; Steve Almyda <Steve.Almyda@copbfl.com>; Ben Bray <Ben.Bray@copbfl.com>
Subject: RE: U-haul Abandonment

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Good Afternoon Nathaniel,

Per our phone conversation, please find attached revised plan with notes added to the sewer manhole structures. Please let me know if this is acceptable, thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
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From: Matthew Giani, PE [mailto:mattgiani@shahdrotos.com]
Sent: Tuesday, October 15, 2019 11:40 AM
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Cc: bshah@shahdrotos.com; Maggie Barszewski (Maggie.Barszewski@copbfl.com); Steve Almyda (Steve.Almyda@copbfl.com); Ben Bray (Ben.Bray@copbfl.com)
Subject: RE: U-haul Abandonment

Good Morning Nathaniel,

Could you please let me know if the Utility Department has additional comments on the revised plan and narrative, or if it is acceptable so that we can move forward? Thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
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From: Matthew Giani, PE [mailto:mattgiani@shahdrotos.com]
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To: Nathaniel.Watson@copbfl.com
Cc: bshah@shahdrotos.com; Maggie Barszewski (Maggie.Barszewski@copbfl.com); Steve Almyda (Steve.Almyda@copbfl.com); Ben Bray (Ben.Bray@copbfl.com)
Subject: RE: U-haul Abandonment

Good Afternoon Nathaniel,

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Matthew J. Giani, P.E.
Project Manager
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Pompano Beach, FL 33064
Ph: (954) 943-9433
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Cell: (561) 302-9482

From: Matthew Giani, PE [mailto:mattgiani@shahdrotos.com]
Sent: Thursday, September 26, 2019 11:58 AM
To: Nathaniel.Watson@copbfl.com
Cc: bshah@shahdrotos.com; Maggie Barszewski (Maggie.Barszewski@copbfl.com); Steve Almyda (Steve.Almyda@copbfl.com); Ben Bray (Ben.Bray@copbfl.com)
Subject: RE: U-haul Abandonment

Good Afternoon Maggie and Nathaniel,

Please find attached Right-of-Way Vacation plan with revised notes, as well as a revised narrative per my conversation yesterday with Nathaniel. Please review and let me know if this will be sufficient for gaining the approval of the Utility Department for this request. Thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Bharat Shah [mailto:bshah@shahdrotos.com]
Sent: Thursday, September 26, 2019 10:39 AM
To: Maggie Barszewski
Cc: Nathaniel Watson; Matthew Giani, PE
Subject: RE: U-haul Abandonment

Good Morning, After talking with Nathaniel Watson, we revised plans and application narrative and sent it to our client for review. Once we get it reviewed we will forward to you and Utility dept. This will satisfy their requirements. Thanks, Bharat.

Sent from Mail for Windows 10

From: Maggie Barszewski
Sent: Thursday, September 26, 2019 9:08 AM
To: Bharat Shah (BShah@shahdrotos.com)
Cc: Nathaniel Watson; Matthew Giani, PE
Subject: FW: U-haul Abandonment

Bharat,

Please see comments below from Utilities.

Sincerely,
Maggie



-------- Original message --------
From: Steve Almyda <Steve.Almyda@copbfl.com>
Date: 9/23/19 8:47 AM (GMT-06:00)
To: Randolph Brown <Randolph.Brown@copbfl.com>, Bobby Clayton <Bobby.Clayton@copbfl.com>, Ben Bray <Ben.Bray@copbfl.com>
Subject: RE: U-haul Abandonment

At one time, it was discussed they were going to relocate the gravity on to a private road and give us easements. The plan they provided does not address the gravity relocation, so it's hard to comment totally. Under general conditions. Yes we would approve, but we need to see the plan first.

Steve Almyda
Wastewater Collection Supervisor
Office: 954-786-5510
Fax: 954-786-4003
http://pompanobeachfl.gov/

NEW HOURS FOR THE CITY Starting AUGUST 1st
Monday – Thursday 7 am – 6 pm

Closed Friday - Sunday

pompano beach.
Florida's Warmest Welcome

From: Randolph Brown <Randolph.Brown@copbfl.com>
Sent: Thursday, September 19, 2019 7:10 AM
To: Steve Almyda <Steve.Almyda@copbfl.com>; Bobby Clayton <Bobby.Clayton@copbfl.com>; Ben Bray <Ben.Bray@copbfl.com>
Subject: FW: U-haul Abandonment

Gentlemen?

From: Maggie Barszewski
Sent: Wednesday, September 18, 2019 7:01 PM
To: Randolph Brown <Randolph.Brown@copbfl.com>
Cc: Bharat Shah (BShah@shahdrotos.com) <BShah@shahdrotos.com>
Subject: U-haul Abandonment

Randy,

In the attached comment you sent regarding a U-Haul abandonment request, if the applicant provides easements for the properties to the south, would that satisfy your concerns?

Sincerely,
Maggie

pompano beach.
Florida's Warmest Welcome

Maggie Barszewski, AICP
Planner
Maggie.Barszewski@copbfl.com
954.786.7921
pompanobeachfl.gov

mattgiani@shahdrotos.com

From: Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Sent: Wednesday, October 30, 2019 5:46 PM
To: Pamela McCleod
Cc: Matthew Giani, PE
Subject: RE: U-haul Abandonment

Pamela,
Can you provide access for Mr. Giani (see below)?

Thanks,
Maggie

pompano beach
Florida's Warmest Welcome

Maggie Barszewski, AICP
Planner
Maggie.Barszewski@copbfl.com
954.786.7921
pompanobeachfl.gov

From: Matthew Giani, PE <mattgiani@shahdrotos.com>
Sent: Wednesday, October 30, 2019 5:19 PM
To: Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Cc: Pamela McCleod <Pamela.McCleod@copbfl.com>
Subject: RE: U-haul Abandonment

Maggie,

Nathaniel has already accepted the revision, as shown on the attached email thread. I can upload the latest revision to the narrative and the ROW vacation plan, however I will need uploading permission granted on e-permitting. Thanks.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Maggie Barszewski [mailto:Maggie.Barszewski@copbfl.com]
Sent: Wednesday, October 30, 2019 4:51 PM
To: Matthew Giani, PE
Cc: Pamela McCleod
Subject: RE: U-haul Abandonment

Mr. Giani,

I assume the Utility Dept. wanted you to revise your narrative. Once Nathaniel acceptes the revision, please make sure the revision is uploaded for whatever P&Z meeting you are attempting to be heardat.

Sincerely,
Maggie Barszewski

pompano beach.
Florida's Warmest Welcome

Maggie Barszewski, AICP
Planner
Maggie.Barszewski@copbfl.com
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To: Nathaniel Watson <Nathaniel.Watson@copbfl.com>
Cc: bshah@shahdrotos.com; Maggie Barszewski <Maggie.Barszewski@copbfl.com>; Steve Almyda <Steve.Almyda@copbfl.com>; Ben Bray <Ben.Bray@copbfl.com>
Subject: RE: U-haul Abandonment

Nathaniel,

Please find attached revised narrative.

Matthew J. Giani, P.E.
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Thanks

pompano beach.
Florida's Warmest Welcome

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Water Distribution Supervisor
Nathaniel.Watson@copbfl.com
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Subject: RE: U-haul Abandonment

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Good Afternoon Nathaniel,

Per our phone conversation, please find attached revised plan with notes added to the sewer manhole structures. Please let me know if this is acceptable, thank you.

Matthew J. Giani, P.E.
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Subject: RE: U-haul Abandonment

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Cc: bshah@shahdrotos.com; Maggie Barszewski (Maggie.Barszewski@copbfl.com); Steve Almyda (Steve.Almyda@copbfl.com); Ben Bray (Ben.Bray@copbfl.com)
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Good Afternoon Maggie and Nathaniel,

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Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Bharat Shah [mailto:bshah@shahdrotos.com]
Sent: Thursday, September 26, 2019 10:39 AM
To: Maggie Barszewski
Cc: Nathaniel Watson; Matthew Giani, PE
Subject: RE: U-haul Abandonment

Good Morning, After talking with Nathaniel Watson, we revised plans and application narrative and sent it to our client for review. Once we get it reviewed we will forward to you and Utility dept. This will satisfy their requirements. Thanks, Bharat.

Sent from Mail for Windows 10

From: Maggie Barszewski
Sent: Thursday, September 26, 2019 9:08 AM
To: Bharat Shah (BShah@shahdrotos.com)
Cc: Nathaniel Watson; Matthew Giani, PE
Subject: FW: U-haul Abandonment

Bharat,

Please see comments below from Utilities.

Sincerely,
Maggie

pompano beach.
Florida's Warmest Welcome

Maggie Barszewski, AICP
Planner
Maggie.Barszewski@copbfl.com
954.786.7921
pompanobeachfl.gov

-------- Original message --------
From: Steve Almyda <Steve.Almyda@copbfl.com>
Date: 9/23/19 8:47 AM (GMT-06:00)
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Subject: RE: U-haul Abandonment

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Office: 954-786-5510
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Subject: FW: U-haul Abandonment

Gentlemen?

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To: Randolph Brown <Randolph.Brown@copbfl.com>
Cc: Bharat Shah (BShah@shahdrotos.com) <BShah@shahdrotos.com>
Subject: U-haul Abandonment

Randy,

In the attached comment you sent regarding a U-Haul abandonment request, if the applicant provides easements for the properties to the south, would that satisfy your concerns?

Sincerely,
Maggie

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Maggie Barszewski, AICP
Planner
Maggie.Barszewski@copbfl.com
954.786.7921
pompanobeachfl.gov

mattgiani@shahdrotos.com

From: Daniel Keester <Daniel.Keester@copbfl.com>
Sent: Monday, November 4, 2019 12:21 PM
To: Matthew Giani, PE
Cc: bshah@shahdrotos.com; Maggie Barszewski
Subject: RE: Request for Right-of-way Abandonment of a portion of SW 10th Avefor U-Haul Co. of Florida

Matt,

Yes, that day/time is still available. I'm confirming our appointment for tomorrow, Tuesday, November 5th at 2:00 PM to discuss the vacation application. Please let me know if for any reason that time does not work. As you may know, the address for city hall is: 100 W Atlantic Blvd, Pompano Beach, FL 33060. We're on the 3rd floor, Development Services. We have an electronic sign-in system, once you get off the elevator/ or stairs you'll see a computer mounted on the wall. Please sign-in under Planning & Zoning and indicate that you a scheduled meeting with me.

pompano beach
Florida's Warmest Welcome

Daniel T. Keester-O'Mills, AICP
Principal Planner
Daniel.Keester@copbfl.com
954.786.5541
pompanobeachfl.gov

Please be advised, effective August 1, 2019, the hours of City Hall will be: Monday – Thursday, 7 AM – 6 PM.
City Hall will be closed on Fridays, starting August 2nd.

From: Matthew Giani, PE <mattgiani@shahdrotos.com>
Sent: Monday, November 4, 2019 11:32 AM
To: Daniel Keester <Daniel.Keester@copbfl.com>
Cc: bshah@shahdrotos.com; Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Subject: RE: Request for Right-of-way Abandonment of a portion of SW 10th Avefor U-Haul Co. of Florida

Daniel,

We would like to meet tomorrow at 2pm if that still works. Thanks.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Daniel Keester [mailto:Daniel.Keester@copbfl.com]
Sent: Monday, November 4, 2019 7:30 AM
To: Matthew Giani, PE
Cc: bshah@shahdrotos.com; Maggie Barszewski
Subject: RE: Request for Right-of-way Abandonment of a portion of SW 10th Avefor U-Haul Co. of Florida

Matt/ Bharat,

I was out of the office last week. I can make myself available to meet with you this week to discuss the progress you've made to reach out to the neighboring property owners and securing access easements, as well as understand their willingness to redesign their sites to accommodate your proposal to re-align the right-of-way. Please let me know, at your earliest convenience, which day/time works for you:

- Tuesday, November 5th: 9 AM, 10 AM, 2 PM
- Wednesday, November 6th: 2 PM, 3 PM

pompano beach.
Florida's Warmest Welcome

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From: Matthew Giani, PE <mattgiani@shahdrotos.com>
Sent: Wednesday, October 30, 2019 2:48 PM
To: Daniel Keester <Daniel.Keester@copbfl.com>
Cc: bshah@shahdrotos.com; Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Subject: RE: Request for Right-of-way Abandonment of a portion of SW 10th Avefor U-Haul Co. of Florida
Importance: High

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Good Afternoon Daniel,

Could we please schedule a meeting with you for tomorrow sometime after 11am to discuss your comments in the email below? We have been working with Maggie to obtain approval from all City departments as well as no objection lets from all utility companies, and your comments are now the only outstanding comments. We would like this project to move forward to the November 18th P&Z meeting and Maggie has confirmed that we will be able to do that as long as we meet with you to address your comments. If you are unavailable to meet tomorrow after 11am, would you be available to meet on Monday any time after 9:30am? Please advise, thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Bharat Shah [mailto:bshah@shahdrotos.com]
Sent: Thursday, September 19, 2019 10:41 AM
To: mattgiani@shahdrotos.com
Subject: FW: Request for Right-of-way Abandonment of a portion of SW 10th Avefor U-Haul Co. of Florida

Sent from Mail for Windows 10

From: Maggie Barszewski
Sent: Wednesday, September 18, 2019 6:54 PM
To: Bharat Shah (BShah@shahdrotos.com)
Cc: Daniel Keester
Subject: FW: Request for Right-of-way Abandonment of a portion of SW 10th Avefor U-Haul Co. of Florida

Bharat,
Daniel actually sent this email (below) to you on August 27 from Daniel Keester O'Mills. Please review it and let me know if you have any questions.

Sincerely,
Maggie

pompano beach
Florida's Warmest Welcome

Maggie Barszewski, AICP
Planner
Maggie.Barszewski@copbfl.com
954.786.7921
pompanobeachfl.gov

From: Daniel Keester <Daniel.Keester@copbfl.com>
Sent: Tuesday, August 27, 2019 10:53 AM
To: 'bshah@shahdrotos.com' <bshah@shahdrotos.com>
Cc: Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Subject: FW: Request for Right-of-way Abandonment of a portion of SW 10th Ave for U-Haul Co. of Florida

Bharat,

I've reviewed your proposal and I have some concerns about the proposed abandonment & dedication that your client proposes. The criteria for approving an abandonment of a roadway is that it is not now, or in the foreseeable future, any benefit to the city or its inhabitants. Based on the following, I think that there is currently a benefit to the city and neighboring properties:

- One of the adjacent properties (820 SW 12 Ave) has an approved plan that uses this as their only (legal) access to public right-of-way. If the abandonment is approved, this would leave this property without legal access to public right-of-way. Although, based on aerial photographs, the site appears to use the property to the west for access to Andrews Avenue I see no legal instrument documenting this access, nor was I able to find any approved site plans that created this access.
    - Have you or your client reached out to this property owner?
    - Are they willing to record a cross-access easement with the property to the west to gain legal access to Andrews Avenue?
    - Are they willing to redesign their site & record a public access easement so that the newly dedicated roadway from SW 8th Street and can travel south towards SW 10th Avenue?
- The proposal to dedicate the approximately 60 feet of the eastern property abutting I-95, to connect SW 8th Street to SW 10th Avenue via private parking lots does not appear to be something that your client can do on their own. These properties (1020 SW 10 Avenue & 1040 SW 10 Avenue) were developed in the 1980 originally under a unified ownership, but now each warehouse is under a separate owner (ICBP IV HOLDINGS 27 LLC %BERKELEY PARTNERS & 1040 SW 10 AVE LLC). Since these properties are already developed, without clear access from one property to the next, these areas would need to be redesigned and legally granted to create this legal public access.

- Have you or your client reached out to these property owners?
- Do you have plans to record cross access easements within these unplatted properties to support the dedication?
- There are structures between property lines that would prevent the access from one property to the next, including a parking spaces, a billboard sign, landscaping & dumpster enclosure. These structures will require that the sites be redesigned to accommodate a new public access. Is your client working on making these changes? What is the timeframe?

Please let us know your clients intent, and submit additional supporting documentation for us to evaluate the request. If we do not have proof that these items can/ will be addressed, we will not be able to support the abandonment. Should you have any questions, or wish to discuss, let us know.

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Daniel T. Keester-O'Mills, AICP
Principal Planner
Daniel.Keester@copbfl.com
954.786.5541
pompanobeachfl.gov

Please be advised, effective August 1, 2019, the hours of City Hall will be: Monday – Thursday, 7 AM – 6 PM.
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From: Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Sent: Thursday, August 22, 2019 4:02 PM
To: (OK1184@att.com) <OK1184@att.com>; BROWN, ERIC M <eb3965@att.com>; Christine Kale <Kale>; Christina <Christina.Kale@fpl.com>; Dan Marwood <Dan.Marwood@dot.state.fl.us>; Daniel Keester <Daniel.Keester@copbfl.com>; Giancarlo Martinez <Giancarlo.Martinez@dot.ststae.fl.us>; Horacio Danovich <Horacio.Danovich@copbfl.com>; Keightley, Mike S <Keightley>; MikeS <Mike.S.Keightley@fpl.com>; Leonard Maxwell-Newbold (leonard_maxwell-newbold@cable.comcast.com) <leonard_maxwell-newbold@cable.comcast.com>; Leonard Maxwell-Newbold (leonard_maxwell-newbold@cable.comcast.com) <leonard_maxwell-newbold@cable.comcast.com>; Martin Barett <mb4738@att.com.>; Megan Bailey <Megan.Bailey@FPL.com>; Mike.S.Keightley@fpl.com; mjchamorro@tecoenergy.com; msotolongo@calvin-giordano.com; Peter McGinnis <Peter.McGinnis@copbfl.com>; Radford, Gary <wr6359@att.com>; Randolph Brown <Randolph.Brown@copbfl.com>; Robert McCaughan <Robert.McCaughan@copbfl.com>; Robin Burns <Robin.Burns@copbfl.com>
Subject: Request for Right-of-way Abandonment of a portion of SW 10th Ave for U-Haul Co. of Florida

Reviewers,
Please be advised that Bharat Shah, of Shah, Drotos & Associates, P. A., on behalf of U-Haul Co. of Florida is requesting the abandonment of the attached described right-of-way that is a portion of SW 10th Ave. The applicant is proposing to dedicate property (see "Dedication Sketch & Legal") in exchange for the proposed right-of-way abandonment area. Please see the attached Application, Survey and Reason for Request and legal sketch & description from the petitioner.

Then provide comments on the attached form.

Please send comment by September 5th. Let me know if you have any questions.

Sincerely,
Maggie Barszewski, AICP

pompano beach.
Florida's Warmest Welcome

Maggie Barszewski, AICP
Planner
Maggie.Barszewski@copbfl.com
954.786.7921
pompanobeachfl.gov

mattgiani@shahdrotos.com

From: Daniel Keester <Daniel.Keester@copbfl.com>
Sent: Tuesday, November 5, 2019 3:30 PM
To: Frank_Grau@uhaul.com
Cc: bshah@shahdrotos.com; Matthew Giani, PE; Maggie Barszewski
Subject: RE: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights
Attachments: Resolution No. 2016-228.pdf; Ordinance No. 2019-108.pdf; Resolution No. 2017-283 _Recorded&Signed.pdf; Resolution No. 2016-122.pdf

This email includes all of the attachments reference in my previous email. The last email omitted Resolution 2016-122.

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Daniel T. Keester-O'Mills, AICP
Principal Planner
Daniel.Keester@copbfl.com
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From: Daniel Keester
Sent: Tuesday, November 5, 2019 3:29 PM
To: 'Frank_Grau@uhaul.com' <Frank_Grau@uhaul.com>
Cc: bshah@shahdrotos.com; 'Matthew Giani, PE' <mattgiani@shahdrotos.com>; Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Subject: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights

Frank,

Thanks for taking the time today to discuss the abandonment application! Based on our discussion, this application was filed because in your view it was a step that needs to happen for you to move forward with the development. Although, this abandonment is one step in the overall development, which will require several applications (Abandonment, Dedication, Major Site Plan, Major Building Design, Building Permits, etc.) the approval of an abandonment is final and cannot be conditioned. Given that fact, I recommended that you consider a development agreement to help give you the written assurance to go forward with the financial commitment to redesign & construct a roadway, so that you can proceed with planning the U-Haul Development.

A Development Agreement is intended to encourage strong commitment to long-term planning and ensuring the adequate public facilities for development concurrent with the impacts of development, while reducing the economic cost of development. The City Commission is authorized to review and enter into a Development Agreement with the landowner. The procedures and standards for such an agreement are outlined in the Zoning Code (155.2428. DEVELOPMENT AGREEMENT). I've attached to this email 3 examples of Development Agreements that the City has entered into:

- Resolution 2016-228 (Pompano Imports, Inc) – This development agreement was between Pompano Imports, Inc & the City, allowing the business time to remedy code compliance cases while they install on-street parking spaces within the City right-of-way.
- Resolution 2017-283 (Habitat for Humanity of Broward, Inc) – This development agreement was a part of a Master Plan development with Habitat for Humanity for the construction of 77 homes, where the Developer

would be developing a public park, installing light poles, landscaping and extending public facilities. This includes a phasing plan of the site development work.

- Resolution 2016-122 (BW US 1 Sample, LLC) – This development agreement was to separate the site development from other improvements.

Additionally, and on a separate issue, we discussed the Moratorium that the City Commission adopted in September 2019. At the City Commission Meeting held on September 24th, an ordinance was approved to enact a moratorium for 6 months on all new self-storage facilities. During this period (ending March 24, 2020 – if not extended by the City Commission) we will not be accepting any new site plans, plats, etc. for anyone interested in developing self-storage. Section 2 of the ordinance acknowledges that there may be vested rights & I would encourage you to review this ordinance & the section in our code related to vested rights (155.2429. TAKINGS OR VESTED RIGHTS DETERMINATION).

We do not have an application specific to Vested Rights Determination, instead of an application, please submit a letter that outlines your claims for the vested rights. This letter should include contact information for the property owner(s) and agent that will receive the final determination, as well as points of contact if we require any additional information. Additionally, the letter should outline the various steps, commitments and investments that that property owner has made towards developing a self-storage facility at a particular location. Please submit copies of any relevant documents to support this narrative.

The fee for submitting a Vested Rights Determination is $600. You may file this application in person, at the 3rd floor Zoning Counter, to my attention or mail it:

City of Pompano Beach
Development Services Department
Attn: Daniel Keester-O'Mills, Principal Planner
100 W Atlantic Blvd, Room 359
Pompano Beach, FL 33060

Should you have any questions, please let me know.

pompano beach
Florida's Warmest Welcome

Daniel T. Keester-O'Mills, AICP
Principal Planner
Daniel.Keester@copbfl.com
954.786.5541
pompanobeachfl.gov

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mattgiani@shahdrotos.com

From: Daniel Keester <Daniel.Keester@copbfl.com>
Sent: Tuesday, January 7, 2020 5:10 PM
To: mattgiani@shahdrotos.com
Subject: RE: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights
Attachments: Adjacent Owner Approval Letter - Signed.pdf

Happy New Year, to you too!

I'm happy to read that the adjacent property owner has no objection to your proposal. I think that will be helpful when going before the Planning & Zoning Board & City Commission, to know that the adjacent property owner is in agreement with your future plans. It's not really a requirement of the development agreement, but it will be helpful in your other applications (in particular the right-of-way abandonment) when that is being processed. I look forward to seeing the draft of the development agreement, so that we can help your client achieve their goal.

In a moment, I will be following-up on my email from November & including the members of U-Haul. We are on a moratorium for self-storage, and will not be processing any applications related to self-storage until such time that either the moratorium ends or new standards have been adopted. I never received a request from U-Haul to claim "vested rights," and so they will be subject to any code changes that may be adopted by the City Commission.

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From: mattgiani@shahdrotos.com <mattgiani@shahdrotos.com>
Sent: Thursday, January 2, 2020 2:47 PM
To: Daniel Keester <Daniel.Keester@copbfl.com>
Subject: RE: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights

EXTERNAL Email: Do not reply, click links, or open attachments unless you recognize the sender's **EMAIL ADDRESS** as legitimate and know the contents are safe.

Good Afternoon Daniel,

Happy New Year!

Please find attached copy of a letter signed by the adjacent property owners representative that approves the proposed improvements on and around their properties. Will this be sufficient in demonstrating the adjacent property owners approval as part of the Development Agreement submittal? U-Haul is still working on a draft of the Development Agreement and I can send that to you for review once it is completed.

Thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Daniel Keester [mailto:Daniel.Keester@copbfl.com]
Sent: Tuesday, November 5, 2019 3:29 PM
To: Frank_Grau@uhaul.com
Cc: bshah@shahdrotos.com; Matthew Giani, PE; Maggie Barszewski
Subject: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights

Frank,

Thanks for taking the time today to discuss the abandonment application! Based on our discussion, this application was filed because in your view it was a step that needs to happen for you to move forward with the development. Although, this abandonment is one step in the overall development, which will require several applications (Abandonment, Dedication, Major Site Plan, Major Building Design, Building Permits, etc.) the approval of an abandonment is final and cannot be conditioned. Given that fact, I recommended that you consider a development agreement to help give you the written assurance to go forward with the financial commitment to redesign & construct a roadway, so that you can proceed with planning the U-Haul Development.

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owner has made towards developing a self-storage facility at a particular location. Please submit copies of any relevant documents to support this narrative.

The fee for submitting a Vested Rights Determination is $600. You may file this application in person, at the 3rd floor Zoning Counter, to my attention or mail it:

City of Pompano Beach
Development Services Department
Attn: Daniel Keester-O'Mills, Principal Planner
100 W Atlantic Blvd, Room 359
Pompano Beach, FL 33060

Should you have any questions, please let me know.

pompano beach.
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mattgiani@shahdrotos.com

From: Daniel Keester <Daniel.Keester@copbfl.com>
Sent: Tuesday, January 7, 2020 5:26 PM
To: Frank_Grau@uhaul.com
Cc: bshah@shahdrotos.com; Matthew Giani, PE; Maggie Barszewski; Jennifer Gomez
Subject: RE: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights

Frank,

I am writing to let you know that I never received any letter or other documentation requesting any "Vested Rights claims" for self-storage uses for any projects that you may have been working on in the City. The period for the vested rights determination was supposed to be submitted within 30 days of the ordinance, and we are well past that period at this time. I just wanted to share with you that in the event that you thought a package was sent/delivered to my office, it was not...

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From: Daniel Keester
Sent: Tuesday, November 5, 2019 3:30 PM
To: 'Frank_Grau@uhaul.com' <Frank_Grau@uhaul.com>
Cc: 'bshah@shahdrotos.com' <bshah@shahdrotos.com>; 'Matthew Giani, PE' <mattgiani@shahdrotos.com>; Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Subject: RE: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights

This email includes all of the attachments reference in my previous email. The last email omitted Resolution 2016-122.

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Cc: bshah@shahdrotos.com; 'Matthew Giani, PE' <mattgiani@shahdrotos.com>; Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Subject: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights

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The fee for submitting a Vested Rights Determination is $600. You may file this application in person, at the 3rd floor Zoning Counter, to my attention or mail it:

City of Pompano Beach
Development Services Department
Attn: Daniel Keester-O'Mills, Principal Planner
100 W Atlantic Blvd, Room 359
Pompano Beach, FL 33060

Should you have any questions, please let me know.

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mattgiani@shahdrotos.com

From: Daniel Keester <Daniel.Keester@copbfl.com>
Sent: Tuesday, January 21, 2020 10:51 AM
To: mattgiani@shahdrotos.com; Frank_Grau@uhaul.com
Cc: bshah@shahdrotos.com; Maggie Barszewski; Jennifer Gomez
Subject: RE: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights

You are reading the recommendation correctly. If this was approved by the Planning & Zoning Board, and an applicant submitted a special exception application to establish a new self-storage facility, for the next couple of years staff would refer to this supply and demand analysis when writing the report to the Zoning Board of Appeals. An applicant could bring forth a new/different report for consideration.

This study and analysis was requested by the City Commission, as well as the Planning & Zoning Board. They noted the influx of activity related to self-storage facilities in Pompano Beach and the report from the consultant supported that trend. If this recommendation is approved by the Planning & Zoning Board, and an amendment is approved by the City Commission, your client would need to file a special exception and would need to demonstrate that there is not a surplus of self-storage in Pompano Beach based on our current or projected population.

Should you have any additional questions, please let us know.

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From: mattgiani@shahdrotos.com <mattgiani@shahdrotos.com>
Sent: Tuesday, January 21, 2020 10:37 AM
To: Daniel Keester <Daniel.Keester@copbfl.com>; Frank_Grau@uhaul.com
Cc: bshah@shahdrotos.com; Maggie Barszewski <Maggie.Barszewski@copbfl.com>; Jennifer Gomez <Jennifer.Gomez@copbfl.com>
Subject: RE: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights

Thanks Daniel.

Could you please clarify staff's first recommendation to "Require a Special Exception in the B-4/I-1/O-IP zoning districts provided the demand for facilities has been met per the supply and demand analysis"?

The supply and demand analysis attached to the report indicates that the 2023 projected population of Pompano Beach cannot support the current square footage of self-storage plus what's currently approved or under construction. Therefore, it sounds like staff is recommending that no special exceptions even be considered for granting self-storage facilities in those zoning districts until the future population grows to a certain point where the per capita supply meets the stabilized demand (sometime beyond 2023), according to this specific supply and demand methodology. Is this correct?

If this recommendation is approved by the Planning and Zoning Board, does that mean developers would not be allowed to provide their own market analysis to demonstrate that there is demand to support their project, in order to apply for a special exception?

Please clarify, thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Daniel Keester [mailto:Daniel.Keester@copbfl.com]
Sent: Tuesday, January 21, 2020 7:51 AM
To: mattgiani@shahdrotos.com; Frank_Grau@uhaul.com
Cc: bshah@shahdrotos.com; Maggie Barszewski; Jennifer Gomez
Subject: RE: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights

Matt,

Thanks for following up. Please find attached to this email a copy of tomorrow's P&Z Agenda & a report that has been forwarded to the Planning & Zoning Board for their consideration. Should you have any questions, please let us know.

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From: mattgiani@shahdrotos.com <mattgiani@shahdrotos.com>
Sent: Monday, January 20, 2020 4:05 PM
To: Daniel Keester <Daniel.Keester@copbfl.com>; Frank_Grau@uhaul.com
Cc: bshah@shahdrotos.com; Maggie Barszewski <Maggie.Barszewski@copbfl.com>; Jennifer Gomez <Jennifer.Gomez@copbfl.com>
Subject: RE: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights

Good Afternoon Daniel,

I wanted to follow up on this. Has it been confirmed that this item will be heard at the P&Z meeting this Wednesday? If so, would you be able to send me the staff report that will be presented? Thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433

Fax: (954) 783-4754
Cell: (561) 302-9482

From: Daniel Keester [mailto:Daniel.Keester@copbfl.com]
Sent: Thursday, January 9, 2020 4:36 PM
To: mattgiani@shahdrotos.com; Frank_Grau@uhaul.com
Cc: bshah@shahdrotos.com; Maggie Barszewski; Jennifer Gomez
Subject: RE: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights

I am planning on going to the Planning & Zoning Board this month (January 22 at 6 PM). The report is not complete yet, but I will send it to you next week, after it is finalized.

pompano beach.
Florida's Warmest Welcome

Daniel T. Keester-O'Mills, AICP
Principal Planner
Daniel.Keester@copbfl.com
954.786.5541
pompanobeachfl.gov

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EVERYONE COUNTS IN POMPANO BEACH

Please be advised, effective August 1, 2019, the hours of City Hall will be: Monday – Thursday, 7 AM – 6 PM.
City Hall will be closed on Fridays, starting August 2nd.

From: mattgiani@shahdrotos.com <mattgiani@shahdrotos.com>
Sent: Thursday, January 9, 2020 4:09 PM
To: Daniel Keester <Daniel.Keester@copbfl.com>; Frank_Grau@uhaul.com
Cc: bshah@shahdrotos.com; Maggie Barszewski <Maggie.Barszewski@copbfl.com>; Jennifer Gomez <Jennifer.Gomez@copbfl.com>
Subject: RE: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights

Daniel,

Thank you for the explanation. Could you please send me a copy of those recommendations that will be presented, and also confirm the date of that P&Z meeting?

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Daniel Keester [mailto:Daniel.Keester@copbfl.com]
Sent: Thursday, January 9, 2020 3:59 PM
To: mattgiani@shahdrotos.com; Frank_Grau@uhaul.com
Cc: bshah@shahdrotos.com; Maggie Barszewski; Jennifer Gomez
Subject: RE: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights

Matt,

The ordinance for the moratorium referred to the code, as it relates to the vested rights period, and the code states that the period for submitting a vested rights claim was 30 days after the ordinance was adopted. You can certainly put in an application for the vested rights determination & fee of $600 (even though it is outside of the window); however, please

note that because it is outside of the window it will very likely not be approved. Although, submitting this application & getting an official determination from the Development Services Director would give you the opportunity to appeal the decision to the Zoning Board of Appeals. It's important to note that there is also a 30 day window for the appeal, from the date that the decision is rendered.

Alternatively, unless the moratorium is extended by the City Commission, staff is hopeful to present options to the Planning & Zoning Board this month. I'd be happy to provide you with a copy of the recommendations that will be presented to the Board. You, or another member on your team, may attend the upcoming public hearing and make comments on the proposal; however, if you attend this meeting it would be to make comments on the proposed text amendment related to self-storage uses or suggesting other regulations to the Board. The Planning & Zoning Board would not have the authority to grant you a "vested rights" determination or direct staff to extend the period for you to submit a vested rights claim.

I hope that this helps provide you with options on how to proceed. Should you have any additional questions, please let us know.

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From: mattgiani@shahdrotos.com <mattgiani@shahdrotos.com>
Sent: Tuesday, January 7, 2020 5:40 PM
To: Daniel Keester <Daniel.Keester@copbfl.com>; Frank_Grau@uhaul.com
Cc: bshah@shahdrotos.com; Maggie Barszewski <Maggie.Barszewski@copbfl.com>; Jennifer Gomez <Jennifer.Gomez@copbfl.com>
Subject: RE: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights

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Daniel,

Please correct me if I'm wrong, but I do not believe you had mentioned a 30-day deadline in our meeting or in your follow-up email. We respectfully request that we be allowed to submit them, as we were never notified about any deadline and we have been working on both of these projects with the City for the past few years.

Please advise, thank you.

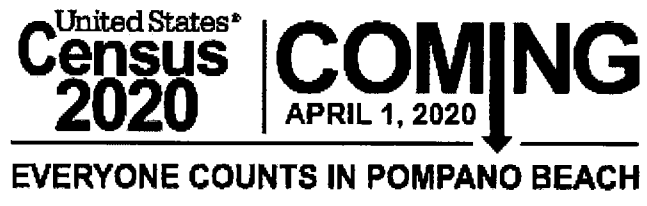
Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Daniel Keester [mailto:Daniel.Keester@copbfl.com]
Sent: Tuesday, January 7, 2020 5:26 PM
To: Frank_Grau@uhaul.com
Cc: bshah@shahdrotos.com; Matthew Giani, PE; Maggie Barszewski; Jennifer Gomez
Subject: RE: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights

Frank,

I am writing to let you know that I never received any letter or other documentation requesting any "Vested Rights claims" for self-storage uses for any projects that you may have been working on in the City. The period for the vested rights determination was supposed to be submitted within 30 days of the ordinance, and we are well past that period at this time. I just wanted to share with you that in the event that you thought a package was sent/delivered to my office, it was not...

pompano beach
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Daniel T. Keester-O'Mills, AICP
Principal Planner
Daniel.Keester@copbfl.com
954.786.5541
pompanobeachfl.gov



Please be advised, effective August 1, 2019, the hours of City Hall will be: Monday – Thursday, 7 AM – 6 PM.
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From: Daniel Keester
Sent: Tuesday, November 5, 2019 3:30 PM
To: 'Frank_Grau@uhaul.com' <Frank_Grau@uhaul.com>
Cc: 'bshah@shahdrotos.com' <bshah@shahdrotos.com>; 'Matthew Giani, PE' <mattgiani@shahdrotos.com>; Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Subject: RE: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights

This email includes all of the attachments reference in my previous email. The last email omitted Resolution 2016-122.

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From: Daniel Keester
Sent: Tuesday, November 5, 2019 3:29 PM
To: 'Frank_Grau@uhaul.com' <Frank_Grau@uhaul.com>
Cc: bshah@shahdrotos.com; 'Matthew Giani, PE' <mattgiani@shahdrotos.com>; Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Subject: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights

Frank,

Thanks for taking the time today to discuss the abandonment application! Based on our discussion, this application was filed because in your view it was a step that needs to happen for you to move forward with the development. Although,

this abandonment is one step in the overall development, which will require several applications (Abandonment, Dedication, Major Site Plan, Major Building Design, Building Permits, etc.) the approval of an abandonment is final and cannot be conditioned. Given that fact, I recommended that you consider a development agreement to help give you the written assurance to go forward with the financial commitment to redesign & construct a roadway, so that you can proceed with planning the U-Haul Development.

A Development Agreement is intended to encourage strong commitment to long-term planning and ensuring the adequate public facilities for development concurrent with the impacts of development, while reducing the economic cost of development. The City Commission is authorized to review and enter into a Development Agreement with the landowner. The procedures and standards for such an agreement are outlined in the Zoning Code (155.2428. DEVELOPMENT AGREEMENT). I've attached to this email 3 examples of Development Agreements that the City has entered into:

- Resolution 2016-228 (Pompano Imports, Inc) – This development agreement was between Pompano Imports, Inc & the City, allowing the business time to remedy code compliance cases while they install on-street parking spaces within the City right-of-way.
- Resolution 2017-283 (Habitat for Humanity of Broward, Inc) – This development agreement was a part of a Master Plan development with Habitat for Humanity for the construction of 77 homes, where the Developer would be developing a public park, installing light poles, landscaping and extending public facilities. This includes a phasing plan of the site development work.
- Resolution 2016-122 (BW US 1 Sample, LLC) – This development agreement was to separate the site development from other improvements.

Additionally, and on a separate issue, we discussed the Moratorium that the City Commission adopted in September 2019. At the City Commission Meeting held on September 24th, an ordinance was approved to enact a moratorium for 6 months on all new self-storage facilities. During this period (ending March 24, 2020 – if not extended by the City Commission) we will not be accepting any new site plans, plats, etc. for anyone interested in developing self-storage. Section 2 of the ordinance acknowledges that there may be vested rights & I would encourage you to review this ordinance & the section in our code related to vested rights (155.2429. TAKINGS OR VESTED RIGHTS DETERMINATION).

We do not have an application specific to Vested Rights Determination, instead of an application, please submit a letter that outlines your claims for the vested rights. This letter should include contact information for the property owner(s) and agent that will receive the final determination, as well as points of contact if we require any additional information. Additionally, the letter should outline the various steps, commitments and investments that that property owner has made towards developing a self-storage facility at a particular location. Please submit copies of any relevant documents to support this narrative.

The fee for submitting a Vested Rights Determination is $600. You may file this application in person, at the 3rd floor Zoning Counter, to my attention or mail it:

City of Pompano Beach
Development Services Department
Attn: Daniel Keester-O'Mills, Principal Planner
100 W Atlantic Blvd, Room 359
Pompano Beach, FL 33060

Should you have any questions, please let me know.

pompano beach
Florida's Warmest Welcome

Daniel T. Keester-O'Mills, AICP
Principal Planner
Daniel.Keester@copbfl.com
954.786.5541
pompanobeachfl.gov

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mattgiani@shahdrotos.com

From: Daniel Keester <Daniel.Keester@copbfl.com>
Sent: Monday, March 16, 2020 8:17 AM
To: mattgiani@shahdrotos.com; Frank_Grau@uhaul.com
Cc: bshah@shahdrotos.com; Maggie Barszewski
Subject: RE: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights

Matt,

I just wanted to reply to you that I've received your draft & will be reviewing it this week. Most likely, I'll have a list of comments back to you on the developers agreement to be amended. Otherwise the next step will be to send it to the City Attorney's office for their review.

pompano beach.
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From: mattgiani@shahdrotos.com <mattgiani@shahdrotos.com>
Sent: Monday, March 9, 2020 11:03 AM
To: Daniel Keester <Daniel.Keester@copbfl.com>; Frank_Grau@uhaul.com
Cc: bshah@shahdrotos.com; Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Subject: RE: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights

EXTERNAL Email: Do not reply, click links, or open attachments unless you recognize the sender's **EMAIL ADDRESS** as legitimate and know the contents are safe.

Good Morning Daniel,

U-Haul's attorney has drafted a development agreement for this project, please find attached. Could you please review this agreement and let me know if any changes are recommended or required? Please also advise as to our next step. Thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433

Fax: (954) 783-4754
Cell: (561) 302-9482

From: Daniel Keester [mailto:Daniel.Keester@copbfl.com]
Sent: Tuesday, November 5, 2019 3:30 PM
To: Frank_Grau@uhaul.com
Cc: bshah@shahdrotos.com; Matthew Giani, PE; Maggie Barszewski
Subject: RE: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights

This email includes all of the attachments reference in my previous email. The last email omitted Resolution 2016-122.

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From: Daniel Keester
Sent: Tuesday, November 5, 2019 3:29 PM
To: 'Frank_Grau@uhaul.com' <Frank_Grau@uhaul.com>
Cc: bshah@shahdrotos.com; 'Matthew Giani, PE' <mattgiani@shahdrotos.com>; Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Subject: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights

Frank,

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- Resolution 2016-122 (BW US 1 Sample, LLC) – This development agreement was to separate the site development from other improvements.

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We do not have an application specific to Vested Rights Determination, instead of an application, please submit a letter that outlines your claims for the vested rights. This letter should include contact information for the property owner(s) and agent that will receive the final determination, as well as points of contact if we require any additional information. Additionally, the letter should outline the various steps, commitments and investments that that property owner has made towards developing a self-storage facility at a particular location. Please submit copies of any relevant documents to support this narrative.

The fee for submitting a Vested Rights Determination is $600. You may file this application in person, at the 3rd floor Zoning Counter, to my attention or mail it:

City of Pompano Beach
Development Services Department
Attn: Daniel Keester-O'Mills, Principal Planner
100 W Atlantic Blvd, Room 359
Pompano Beach, FL 33060

Should you have any questions, please let me know.

pompano beach.
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Daniel T. Keester-O'Mills, AICP
Principal Planner
Daniel.Keester@copbfl.com
954.786.5541
pompanobeachfl.gov

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mattgiani@shahdrotos.com

From:	Thompson, Barry <Barry.Thompson@fpl.com>
Sent:	Friday, March 20, 2020 2:29 PM
To:	mattgiani@shahdrotos.com; Bhagwandat, Steven
Cc:	bshah@shahdrotos.com
Subject:	RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach
Attachments:	MARK UP POLE AND LINE LOCNS.pdf

Good afternoon Matt,

Please see the attached mark up. I hope that this will work for you.

Let me know should you have any questions.

Regards,

Barry Thompson / Technical Specialist - DESIGNER - PMO
Florida Power & Light / 330 SW 12th AVENUE, POMPANO BCH, FL. 33069
Direct: 954-956-2031 / Fax: 954-956-2020 / Cell: 561-573-1665 / Email: barry.thompson@fpl.com
Ask us about our North Broward Smart Meter Pilot - a new option to disconnect & reconnect the meter faster using smart meter technology"

From: mattgiani@shahdrotos.com <mattgiani@shahdrotos.com>
Sent: Tuesday, March 17, 2020 11:59 AM
To: Bhagwandat, Steven <Steven.Bhagwandat@fpl.com>
Cc: Thompson, Barry <Barry.Thompson@fpl.com>; bshah@shahdrotos.com
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Caution - External Email (mattgiani@shahdrotos.com)

Report This Email Tips

Steven,

Please find attached most recent site plan, as requested.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Bhagwandat, Steven [mailto:Steven.Bhagwandat@fpl.com]
Sent: Monday, March 16, 2020 8:15 AM
To: mattgiani@shahdrotos.com

Cc: Thompson, Barry; bshah@shahdrotos.com
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Matt,

I just sent out the invite for the meeting.

Thank you,

Steven Bhagwandat

Steven Bhagwandat | Associate Engineer | Pompano Service Center
330 SW 12th Ave, Pompano Beach, FL 33069
Phone: (954) 956 -2002 | Email: steven.bhagwandat@fpl.com

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From: mattgiani@shahdrotos.com <mattgiani@shahdrotos.com>
Sent: Wednesday, March 11, 2020 1:34 PM
To: Bhagwandat, Steven <Steven.Bhagwandat@fpl.com>
Cc: Thompson, Barry <Barry.Thompson@fpl.com>; bshah@shahdrotos.com
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Caution - External Email (mattgiani@shahdrotos.com)

Report This Email Tips

That is fine, let's do 10:30.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Bhagwandat, Steven [mailto:Steven.Bhagwandat@fpl.com]
Sent: Wednesday, March 11, 2020 1:16 PM
To: mattgiani@shahdrotos.com
Cc: Thompson, Barry
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Matt,

We will have to meet onsite. We were just informed that we should refrain from hosting meetings at our office. So we will have to meet onsite at whatever time we agree upon.

Thank you,

Steven Bhagwandat



Steven Bhagwandat | Associate Engineer | Pompano Service Center
330 SW 12th Ave, Pompano Beach, FL 33069
Phone: (954) 956-2002 | Email: steven.bhagwandat@fpl.com

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From: Bhagwandat, Steven
Sent: Wednesday, March 11, 2020 12:54 PM
To: 'mattgiani@shahdrotos.com' <mattgiani@shahdrotos.com>
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Can we do 10 or 10:30am?

Thank you,

Steven Bhagwandat



Steven Bhagwandat | Associate Engineer | Pompano Service Center
330 SW 12th Ave, Pompano Beach, FL 33069
Phone: (954) 956-2002 | Email: steven.bhagwandat@fpl.com

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From: mattgiani@shahdrotos.com <mattgiani@shahdrotos.com>
Sent: Wednesday, March 11, 2020 10:58 AM
To: Bhagwandat, Steven <Steven.Bhagwandat@fpl.com>
Cc: Thompson, Barry <Barry.Thompson@fpl.com>; bshah@shahdrotos.com
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Caution - External Email (mattgiani@shahdrotos.com)

Report This Email Tips

Steven,

Can we make the time 11am?

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates

3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Bhagwandat, Steven [mailto:Steven.Bhagwandat@fpl.com]
Sent: Tuesday, March 10, 2020 11:16 AM
To: mattgiani@shahdrotos.com
Cc: Thompson, Barry; bshah@shahdrotos.com
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Good Morning Matthew,

We would like to scheduling a meeting to discuss proposed pole locations for the poles we are relocating/replacing. Can you meet at our office on March 17th, 2020 @ 2pm?

Thank you,

Steven Bhagwandat

Steven Bhagwandat | Associate Engineer | Pompano Service Center
330 SW 12th Ave, Pompano Beach, FL 33069
Phone: (954) 956 -2002 | Email: steven.bhagwandat@fpl.com

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From: Bhagwandat, Steven
Sent: Monday, March 2, 2020 1:36 PM
To: 'mattgiani@shahdrotos.com' <mattgiani@shahdrotos.com>
Cc: Thompson, Barry <Barry.Thompson@fpl.com>; bshah@shahdrotos.com
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Good Afternoon Matthew,

We are doing great, thanks for asking. We are expecting to have the cost for the design for you by the end of this week.

Thank you,

Steven Bhagwandat

Steven Bhagwandat | Associate Engineer | Pompano Service Center
330 SW 12th Ave, Pompano Beach, FL 33069
Phone: (954) 956 -2002 | Email: steven.bhagwandat@fpl.com

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From: mattgiani@shahdrotos.com <mattgiani@shahdrotos.com>
Sent: Wednesday, February 26, 2020 10:48 AM
To: Bhagwandat, Steven <Steven.Bhagwandat@fpl.com>
Cc: Thompson, Barry <Barry.Thompson@fpl.com>; bshah@shahdrotos.com
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Caution - External Email (mattgiani@shahdrotos.com)

Report This Email Tips

Good Morning Steven and Barry,

I hope you are both doing well. It's been awhile since we last spoke regarding this project, so I wanted to touch base regarding the status of the design. Please advise, thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Bhagwandat, Steven [mailto:Steven.Bhagwandat@fpl.com]
Sent: Monday, December 9, 2019 11:33 AM
To: Matthew Giani, PE
Cc: Thompson, Barry
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Hello Matthew,

Attached you will find the proposed FPL design that we had at our field meeting today.

Thank you,

Steven Bhagwandat

Steven Bhagwandat | Associate Engineer | Pompano Service Center
330 SW 12th Ave, Pompano Beach, FL 33069
Phone: (954) 956 -2002 | Email: steven.bhagwandat@fpl.com

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From: Bhagwandat, Steven
Sent: Thursday, December 5, 2019 10:47 AM
To: 'Matthew Giani, PE' <mattgiani@shahdrotos.com>
Cc: Thompson, Barry <Barry.Thompson@fpl.com>
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Good Morning Matthew,

I will check with Barry for next week. Thank you for the notice.

Thank you,

Steven Bhagwandat

Steven Bhagwandat | Associate Engineer | Pompano Service Center
330 SW 12th Ave, Pompano Beach, FL 33069
Phone: (954) 956 -2002 | Email: steven.bhagwandat@fpl.com

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From: Matthew Giani, PE <mattgiani@shahdrotos.com>
Sent: Thursday, December 5, 2019 10:43 AM
To: Bhagwandat, Steven <Steven.Bhagwandat@fpl.com>
Cc: Thompson, Barry <Barry.Thompson@fpl.com>
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Good Morning Steven,

I apologize for the short notice, but we will not be able to make today's meeting. Would it be possible to re-schedule it for next week? Monday-Thursday around 10-11am would work best. Please let me know, thanks.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Bhagwandat, Steven [mailto:Steven.Bhagwandat@fpl.com]
Sent: Tuesday, November 26, 2019 1:53 PM
To: Matthew Giani, PE
Cc: Thompson, Barry
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Hello Matthew,

So I just found out Barry can't make it in the morning, can we do an afternoon meeting around 2:30PM?

Thank you,

Steven Bhagwandat



Steven Bhagwandat | Associate Engineer | Pompano Service Center
330 SW 12th Ave, Pompano Beach, FL 33069
Phone: (954) 956 -2002 | Email: steven.bhagwandat@fpl.com

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From: Matthew Giani, PE <mattgiani@shahdrotos.com>
Sent: Tuesday, November 26, 2019 1:42 PM
To: Bhagwandat, Steven <Steven.Bhagwandat@fpl.com>
Cc: Thompson, Barry <Barry.Thompson@fpl.com>
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Good Afternoon Steven,

Could we change the time to 10:30am?

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Bhagwandat, Steven [mailto:Steven.Bhagwandat@fpl.com]
Sent: Tuesday, November 26, 2019 10:04 AM
To: Matthew Giani, PE
Cc: Thompson, Barry
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Good Morning Matthew,

Can we setup a time next week for you to meet us onsite and discuss some of the details in regards to relocating the facilities? We are proposing December 5th @ 9:30AM.

Thank you,

Steven Bhagwandat



Steven Bhagwandat | Associate Engineer | Pompano Service Center
330 SW 12th Ave, Pompano Beach, FL 33069

Phone: (954) 956-2002 | Email: steven.bhagwandat@fpl.com

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From: Matthew Giani, PE <mattgiani@shahdrotos.com>
Sent: Monday, November 18, 2019 2:01 PM
To: Bhagwandat, Steven <Steven.Bhagwandat@fpl.com>
Cc: Thompson, Barry <Barry.Thompson@fpl.com>
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Thank you Steven.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Bhagwandat, Steven [mailto:Steven.Bhagwandat@fpl.com]
Sent: Monday, November 18, 2019 1:51 PM
To: mattgiani@shahdrotos.com
Cc: Thompson, Barry
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Good Afternoon Matthew,

Bryan is no longer here. I will be your point of contact moving forward. My contact information is below in my signature.

I am aware of the scope of the project to relocate the overhead power lines. We are still working on the design so please give me a couple more weeks to get you the cost estimate.

Thank you,

Steven Bhagwandat

Steven Bhagwandat | Associate Engineer | Pompano Service Center
330 SW 12th Ave, Pompano Beach, FL 33069
Phone: (954) 956-2002 | Email: steven.bhagwandat@fpl.com

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From: Matthew Giani, PE <mattgiani@shahdrotos.com>
Sent: Monday, November 18, 2019 11:01 AM
To: 'Smith, Bryan' <Bryan.Smith2@fpl.com>

Cc: Thompson, Barry <Barry.Thompson@fpl.com>; bshah@shahdrotos.com
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Good Morning Bryan,

I just wanted to follow up on this again. Please advise, thanks.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Matthew Giani, PE [mailto:mattgiani@shahdrotos.com]
Sent: Monday, November 11, 2019 11:32 AM
To: 'Smith, Bryan'
Cc: 'Thompson, Barry'
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Good Morning Bryan,

I just wanted to follow up on this project. Has work on the engineering cost estimate or relocation design been started yet? When could we expect to have the estimate and design completed? Please let me know, thanks.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Smith, Bryan [mailto:Bryan.Smith2@fpl.com]
Sent: Thursday, September 12, 2019 10:53 AM
To: Matthew Giani, PE
Cc: Thompson, Barry
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Good Morning Matthew.

As requested from our meeting, I have attached the No Objection Letter to this e-mail.

If there any questions or concerns, please reach out to me anytime.

Thank you,

Bryan Smith



Associate Engineer | Pompano Service Center
330 SW 12th Ave, Pompano Beach, FL 33069
Phone: (954) 956 -2047 | Email: bryan.smith2@fpl.com

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From: Matthew Giani, PE <mattgiani@shahdrotos.com>
Sent: Thursday, September 5, 2019 3:03 PM
To: Li, Avram <Avram.Li@fpl.com>
Cc: Smith, Bryan <Bryan.Smith2@fpl.com>; Thompson, Barry <Barry.Thompson@fpl.com>
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Great, see you then, thanks.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Li, Avram [mailto:Avram.Li@fpl.com]
Sent: Thursday, September 5, 2019 3:00 PM
To: Matthew Giani, PE
Cc: Smith, Bryan; Thompson, Barry
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Good afternoon Matt,

Sounds good. Yes, it will be at the address in my signature block below. The entrance is between Di Subs and Mickey's bar (alley way) coming on Andrews Ave. Thank you.



Thank you,
Avram Li
Engineer II
330 SW 12th Ave, Pompano Beach
Office: 954-956-2043
Fax: 954-956-2020
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From: Matthew Giani, PE <mattgiani@shahdrotos.com>
Sent: Thursday, September 05, 2019 2:19 PM
To: Li, Avram <Avram.Li@fpl.com>
Cc: Smith, Bryan <Bryan.Smith2@fpl.com>; Thompson, Barry <Barry.Thompson@fpl.com>
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Let's do 9:30 then. Are we meeting at the office address in your email signature? We will have three meeting attendees.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Li, Avram [mailto:Avram.Li@fpl.com]
Sent: Thursday, September 5, 2019 2:07 PM
To: Matthew Giani, PE
Cc: Smith, Bryan; Thompson, Barry
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Good afternoon Matt,

Unfortunately, our earliest that day is 9:30 AM. Would another day be better for you? Thank you.



Thank you,
Avram Li
Engineer II
330 SW 12th Ave, Pompano Beach
Office: 954-956-2043
Fax: 954-956-2020
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From: Matthew Giani, PE <mattgiani@shahdrotos.com>
Sent: Thursday, September 05, 2019 11:18 AM
To: Li, Avram <Avram.Li@fpl.com>

Cc: Smith, Bryan <Bryan.Smith2@fpl.com>; Thompson, Barry <Barry.Thompson@fpl.com>
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Would 11:30 work?

Matthew J. Giani, P.E.
Project Manager
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3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Li, Avram [mailto:Avram.Li@fpl.com]
Sent: Thursday, September 5, 2019 11:04 AM
To: Matthew Giani, PE
Cc: Smith, Bryan; Thompson, Barry
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Good morning Matt,

Will 9:30 AM on 9/11 work for you? We have another meeting very close near 10:30. Thank you.

Thank you,
Avram Li
Engineer II
330 SW 12th Ave, Pompano Beach
Office: 954-956-2043
Fax: 954-956-2020
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From: Matthew Giani, PE <mattgiani@shahdrotos.com>
Sent: Thursday, September 05, 2019 10:46 AM
To: Li, Avram <Avram.Li@fpl.com>
Cc: Smith, Bryan <Bryan.Smith2@fpl.com>; Thompson, Barry <Barry.Thompson@fpl.com>
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Good Morning Avram,

Would you be available to meet on Wednesday the 11th around 10:30am?

Matthew J. Giani, P.E.

Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Li, Avram [mailto:Avram.Li@fpl.com]
Sent: Thursday, September 5, 2019 8:06 AM
To: Matthew Giani, PE
Cc: Smith, Bryan; Thompson, Barry
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Good morning Matt,

How are you? Do you happen to know which side of the new building the service point will be on? Also, we would like to bring you into our office and have a discussion on the relocation plan as there are some factors regarding this that we would like to discuss. Feel free to let us know your next available date/time. Thank you.



Thank you,
Avram Li
Engineer II
330 SW 12th Ave, Pompano Beach
Office: 954-956-2043
Fax: 954-956-2020
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From: Matthew Giani, PE <mattgiani@shahdrotos.com>
Sent: Wednesday, September 04, 2019 4:43 PM
To: Li, Avram <Avram.Li@fpl.com>
Cc: Smith, Bryan <Bryan.Smith2@fpl.com>; Thompson, Barry <Barry.Thompson@fpl.com>
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Avram,

Please find attached site plan.

Matthew J. Giani, P.E.
Project Manager
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3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433

Fax: (954) 783-4754
Cell: (561) 302-9482

From: Li, Avram [mailto:Avram.Li@fpl.com]
Sent: Wednesday, September 4, 2019 4:38 PM
To: Matthew Giani, PE
Cc: Smith, Bryan; Thompson, Barry
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Good afternoon Matt,

How are you? I didn't see an attachment to the email below. Can you attach any pdfs? Thank you.



Thank you,
Avram Li
Engineer II
330 SW 12th Ave, Pompano Beach
Office: 954-956-2043
Fax: 954-956-2020
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From: Matthew Giani, PE <mattgiani@shahdrotos.com>
Sent: Wednesday, September 04, 2019 12:02 PM
To: Li, Avram <Avram.Li@fpl.com>
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Good Afternoon Avram,

Please find attached conceptual site plan for this project for use with the relocation design. Could you let me know when we might be able to expect this design? Thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Li, Avram [mailto:Avram.Li@fpl.com]
Sent: Monday, July 8, 2019 2:19 PM
To: Matthew Giani, PE

Cc: 'Frank Grau'; Keightley, Mike S; Thompson, Barry; bshah@shahdrotos.com
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Good afternoon Matt,

A re-route of the existing overhead facilities as outlined on the Water & Sewer plan leaves out additional poles that would be required to relocate our facilities.

As shown, the north and south sides of the property show proposed FPL poles. We assume that a proposed building is planned on this parcel. We are unable to determine a final plan without a Site plan as we will need to know a setback for the proposed building. Horizontal clearances to the proposed building for construction and maintenance need to be maintained.

A site plan is required before we move forward with your request to relocate the FPL facilities. Can you advise on this? Thank you.

Thank you,
Avram Li
Engineer II
330 SW 12th Ave, Pompano Beach
Office: 954-956-2043
Fax: 954-956-2020
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From: Matthew Giani, PE [mailto:mattgiani@shahdrotos.com]
Sent: Monday, July 08, 2019 10:20 AM
To: Li, Avram
Cc: 'Frank Grau'; Keightley, Mike S; Thompson, Barry; bshah@shahdrotos.com
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Good Morning Avram,

I am doing well, thanks. How are you? Please find attached current plan for this project. At this time we do not have a site plan for the development of the site, we are only working on the vacation and dedication of the right-of-way. If there are still any items that you have questions regarding, please let me know, thanks.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754

Cell: (561) 302-9482

From: Li, Avram [mailto:Avram.Li@fpl.com]
Sent: Monday, July 8, 2019 10:06 AM
To: Matthew Giani, PE
Cc: 'Frank Grau'; Keightley, Mike S; Thompson, Barry; bshah@shahdrotos.com
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Good morning Matt,

How are you? I hope your 4th of July was good. Do you happen to have a site plan (pdf) that you can send to me? We need to verify some items on our end. Thank you.



Thank you,
Avram Li
Engineer II
330 SW 12th Ave, Pompano Beach
Office: 954-956-2043
Fax: 954-956-2020
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From: Matthew Giani, PE [mailto:mattgiani@shahdrotos.com]
Sent: Thursday, June 27, 2019 10:40 AM
To: Li, Avram
Cc: 'Frank Grau'; Keightley, Mike S; Thompson, Barry; bshah@shahdrotos.com
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Good Morning Avram,

I'm doing well, thank you. Hope all is well with you too. Yes, we would like to re-locate the lines above ground as shown on the attached conceptual plan. Thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Li, Avram [mailto:Avram.Li@fpl.com]
Sent: Thursday, June 27, 2019 7:51 AM
To: Matthew Giani, PE

Cc: 'Frank Grau'; Keightley, Mike S; Thompson, Barry
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Good morning Matt,

How are you? It's been a while since we last spoke on this project, but I revisited the design that was started and am working out a couple more items to finalize the cost and provide an updated plan for your review.

Based on the earlier note, you wanted the reroute rather than the underground conversion, correct? Thank you.



Thank you,
Avram Li
Engineer II
330 SW 12th Ave, Pompano Beach
Office: 954-956-2043
Fax: 954-956-2020
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From: Matthew Giani, PE [mailto:mattgiani@shahdrotos.com]
Sent: Tuesday, June 25, 2019 8:54 AM
To: Li, Avram
Cc: 'Frank Grau'; Keightley, Mike S; Thompson, Barry
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach
Importance: High

Good Morning Avram,

Could you please provide me with an update on the status of this design and cost estimate? Our client is looking to move forward as soon as possible on this project. Please advise, thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: mattgiani@shahdrotos.com [mailto:mattgiani@shahdrotos.com]
Sent: Monday, December 17, 2018 9:05 AM
To: 'Li, Avram'
Cc: 'Frank Grau'; 'Keightley, Mike S'; 'Thompson, Barry'
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Good Morning Avram,

Our proposed plan calls for the lines to be re-routed as above ground lines. I do not believe there were any sections we were showing as underground on the plan. We would like to remove the current overhead lines that run N/S down SW 10th Ave, not put them underground in the same location.

Per our meeting, would you also be able to provide a cost estimate for re-routing the lines as shown on our plan, but as underground lines? We are interested in seeing the difference in cost for going underground as opposed to above ground.

If you have any further questions, please feel free to give me a call to discuss, thanks!

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Li, Avram [mailto:Avram.Li@fpl.com]
Sent: Friday, December 14, 2018 8:24 AM
To: mattgiani@shahdrotos.com
Cc: Frank Grau; Keightley, Mike S; Thompson, Barry
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Good morning Matt,

How are you? I am currently still in the process of review with my team and should have a more concrete answer by early next week for you. As a side note, I am wondering what the main reason was to bury the underground section. In lieu of going underground, we were wondering if we can route the new feeder lines and tie back in while taking out the overhead lines completely in the section that you want removed. Can you advise if this is a possibility that we can look at?

Normally, a design for a relocation of this magnitude can take 7-9 weeks, but once I have an understanding of what route we want to go, I can provide both you and Frank a ballpark estimate to help you in your decision making. Thank you.



Thank you,
Avram Li
Engineer II
330 SW 12th Ave, Pompano Beach
Office: 954-956-2043
Fax: 954-956-2020
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From: mattgiani@shahdrotos.com [mailto:mattgiani@shahdrotos.com]
Sent: Thursday, December 13, 2018 3:39 PM
To: Li, Avram
Subject: RE: New Project - Overhead Line Relocation Request

Good Afternoon Avram,

I just wanted to follow up on this project. Did you have a chance to review the dimensioned sketch? Do you feel that the relocation is feasible, and if so, would you be able to give me an estimate on when the relocation design and cost estimate would be completed? Thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: mattgiani@shahdrotos.com [mailto:mattgiani@shahdrotos.com]
Sent: Monday, December 3, 2018 1:36 PM
To: 'Li, Avram'
Cc: 'bshah@shahdrotos.com'; 'Keightley, Mike S'; frank_grau@uhaul.com
Subject: RE: New Project - Overhead Line Relocation Request

Good Afternoon Avram,

It was a pleasure meeting you on site this morning. Please find attached plan showing the proposed utility re-location with dimensions, as well as our proposed plat for this property. Please let me know if you have any questions, thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Li, Avram [mailto:Avram.Li@fpl.com]
Sent: Wednesday, November 28, 2018 1:06 PM
To: mattgiani@shahdrotos.com
Cc: bshah@shahdrotos.com; Keightley, Mike S
Subject: RE: New Project - Overhead Line Relocation Request

Good afternoon Matt,

How are you? Will 9:30 AM work for you? Thank you.



Thank you,
Avram Li
Engineer II
330 SW 12th Ave, Pompano Beach
Office: 954-956-2043
Fax: 954-956-2020
Visit the new **FPL Project Portal** at https://partner.fpl.com/construction.html to manage your FPL Residential and Commercial construction projects. Get information on construction services and project types, apply for your construction project, track project milestones, manage your project team and more.
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---

From: mattgiani@shahdrotos.com [mailto:mattgiani@shahdrotos.com]
Sent: Wednesday, November 28, 2018 9:11 AM
To: Li, Avram
Cc: bshah@shahdrotos.com; Keightley, Mike S
Subject: RE: New Project - Overhead Line Relocation Request

Good Morning Avram,

Yes, Monday would work best. Would you like to keep the time at 2:15? I am available any time.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Li, Avram [mailto:Avram.Li@fpl.com]
Sent: Wednesday, November 28, 2018 8:56 AM
To: mattgiani@shahdrotos.com
Cc: bshah@shahdrotos.com; Keightley, Mike S
Subject: RE: New Project - Overhead Line Relocation Request

Good morning Matt,

How are you? Thank you for the wishes. My Thanksgiving was great.

In regards to the meeting today, I won't be able to make 4 PM. Do you have availability for early next week (Monday/Tuesday) if you can't make it today?



Thank you,
Avram Li
Engineer II
330 SW 12th Ave, Pompano Beach
Office: 954-956-2043
Fax: 954-956-2020
Visit the new **FPL Project Portal** at https://partner.fpl.com/construction.html to manage your FPL Residential and Commercial construction projects. Get information on construction services and project types, apply for your construction project, track project milestones, manage your project team and more.
Ask us about our North Broward Smart Meter Pilot - a new option to disconnect & reconnect the meter faster using smart meter technology

---

From: mattgiani@shahdrotos.com [mailto:mattgiani@shahdrotos.com]
Sent: Monday, November 26, 2018 9:05 AM
To: Li, Avram
Cc: bshah@shahdrotos.com; Keightley, Mike S
Subject: RE: New Project - Overhead Line Relocation Request

Good Morning Avram,

Hope you had a great Thanksgiving. Would we be able to move our meeting on Wednesday to 4 pm? Please let me know, thanks.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: mattgiani@shahdrotos.com [mailto:mattgiani@shahdrotos.com]
Sent: Monday, November 19, 2018 2:26 PM
To: 'Li, Avram'
Cc: 'bshah@shahdrotos.com'; 'Keightley, Mike S'
Subject: RE: New Project - Overhead Line Relocation Request

Good Afternoon Avram,

Thank you for getting back to me. Yes, I am available to meet you on site on Wednesday the 28th at 2:15pm. I'll see you then, thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433

Fax: (954) 783-4754
Cell: (561) 302-9482

From: Li, Avram [mailto:Avram.Li@fpl.com]
Sent: Monday, November 19, 2018 2:12 PM
To: mattgiani@shahdrotos.com
Cc: bshah@shahdrotos.com; Keightley, Mike S
Subject: RE: New Project - Overhead Line Relocation Request

Good afternoon Matt,

How are you? So that I can get a better understanding of this request, is it possible that we can meet on site on Wednesday 11/28 around 2:15 PM if this works? Thank you.



Thank you,
Avram Li
Engineer II
330 SW 12th Ave, Pompano Beach
Office: 954-956-2043
Fax: 954-956-2020
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Ask us about our North Broward Smart Meter Pilot - a new option to disconnect & reconnect the meter faster using smart meter technology

From: mattgiani@shahdrotos.com [mailto:mattgiani@shahdrotos.com]
Sent: Tuesday, November 13, 2018 11:42 AM
To: Li, Avram
Cc: bshah@shahdrotos.com
Subject: New Project - Overhead Line Relocation Request
Importance: High

CAUTION - EXTERNAL EMAIL

Good Morning Avram,

I am working on a new project located at 1000 SW 8th Street in Pompano Beach, and we are looking to relocate existing overhead lines. I've attached a redline drawing of what we are looking to do, as well as an aerial map of the project. Could you please review and let me know if this is something that is possible, and if so, provide us with an engineering cost estimate? If needed we can meet on site to discuss. We would be available to meet tomorrow or Thursday of this week (11/14-15), or the week of 11/26-11/29. Please advise, thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.

Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

mattgiani@shahdrotos.com

From:	Daniel Keester <Daniel.Keester@copbfl.com>
Sent:	Friday, March 20, 2020 5:10 PM
To:	mattgiani@shahdrotos.com; Frank_Grau@uhaul.com
Cc:	bshah@shahdrotos.com; Maggie Barszewski
Subject:	RE: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights
Attachments:	2018 CITY SIGNATURE PAGE.doc; Development Agreement.draft 2.pdf

Matt/ Frank,

Thank you for your efforts in getting this Developers Agreement drafted. I've had the opportunity to review it and offer you the following comments/ questions. Please take the time to review, and let me know if you'd like to discuss:

- Page 1, Paragraph 6 (WHEREAS, prior to the issuance of a building permit):
  - The process, as it is now, in order to get a self-storage facility in Pompano Beach is as follows:
    1. Obtain Special Exception approval for a self-storage facility,
    2. Obtain Major Site Plan approval from the City of Pompano Beach (based on the amended ROW, all utility improvements, the proposed self-storage building, and all on-site improvements),
    3. Applicant shall file the Plat application to the City,
    4. Obtain all necessary permits and approvals for the new ROW and utility relocations,
    5. Dedicate the new ROW to the City,
    6. Relocate FPL, Comcast, AT&T overhead utilities currently located along the western boundary of SW 10th Avenue,
    7. Relocate gravity sewer main currently running along the western boundary of SW 10th Avenue
    8. Relocate existing water service to the soutner boundary of Property from its current location along the eastern boundary of SW 10th Avenue
    9. Install a new 6" watermain to run from SW 8th Street south towards the proposed southern boundary of the new ROW dedication area,
    10. Upgrade the existing 6" watermain running along SW 8th Street to an 8" watermain, and extending it further to the west and tying into the existing 12" watermain on the west side of Andrews Avenue
    11. Install landscaping along perimeter swales of the new ROW in the dedication area,
    12. Replace the vacated portion of SW 10th Avenue with construction of the new ROW in the proposed ROW Dedication area
- Page 1, Last Paragraph (WHEREAS, upon vacating that portion of SW 10th Avenue...)
  - Why would you file for the plat application after having done all that work? The platting process is quite lengthy, while all this work is being performed you could file this application concurrently.
- Page 2, Paragraph #2, Duration of Development Agreement
  - Applicant shall be responsible for obtaining and maintaining valid approvals of all development orders.
  - A Special Exception is valid for a period of 2 years, and may request up to 2 extensions, where each extension may be up to an additional 2 years (a period of 6 years total that may be granted by the City/ Zoning Board of Appeals).
  - A Site Plan is valid for a period of 2 years, and may request up to two years extending the approval from the City/ Planning & Zoning Board).
  - If the design, relocation, and construction of the road/utilities is anticipated to be greater than 4 years long, you may want to reconsider the above schedule.
- Page 2, Paragraph #3, Development Uses permitted on Land
  - Self-Service Storage Use is not a use permitted by-right in this zoning district & I think that's worth noting.

- I don't think it's necessary to provide a table of the intensity/dimensional standards required in the district or what is actually proposed on the property.

- Page 3, Paragraph #6, Phasing
  - I think that you are intending to phase this project, as you are phasing the roadway first, prior to the building (at least that appears to be what is described on page 1). If it's not your intention to phase the building of the self-storage facility that's fine, but I think it's worth noting that you intend to do all the public infrastructure, prior to the self-storage building.
- Page 3, Paragraph #9, Plan/Code
  - I don't think it's necessary to include the goals of the Comprehensive Plan – that could be staff's justification or your support for submitting this developers agreement... but not necessary in this agreement.
  - I don't think it's necessary to include sections from the Code related to ROW Easements or Abandonments.
- Page 5, Paragraph #10, Development Permits
  - The second paragraph states: "It's anticipated that the completion of the project will require Developer to obtain..." It is definitely required, so you can amend that sentence.
- Page 5, Paragraph #11, Conditions, Terms and Restrictions
  - You may add the following conditions, at this time:
    1. Applicant shall be responsible for obtaining and maintaining valid approvals of all development orders.
    2. All construction and equipment within the dedicated right-of-way must comply with city, county and state regulations.
  - Additional conditions may be added, but this is what I have for now.
- Page 6, New Paragraph (before #16) Notices
  - Add a section for "Notices" – Any notice or demand, under the terms of this Agreement, or by any statute or ordinance must be given or made by a party hereto and shall be in writing and shall be given by certified mail to the other party at the address(es) as set forth below, or to such other address as a party may from time-to-time designate by notice. For the City, to the City Manager & copy to the City Attorney. You'll need to provide a designated representative & indicate who we shall provide copies to.
- Page 7, City Signature Page
  - I've attached to this email a copy of the city's signature page.

pompano beach
Florida's Warmest Welcome

Daniel T. Keester-O'Mills, AICP
Principal Planner
Daniel.Keester@copbfl.com
954.786.5541
pompanobeachfl.gov

United States Census 2020 | COMING APRIL 1, 2020
EVERYONE COUNTS IN POMPANO BEACH

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City Hall will be closed on Fridays, starting August 2nd.

From: mattgiani@shahdrotos.com <mattgiani@shahdrotos.com>
Sent: Monday, March 9, 2020 11:03 AM
To: Daniel Keester <Daniel.Keester@copbfl.com>; Frank_Grau@uhaul.com
Cc: bshah@shahdrotos.com; Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Subject: RE: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights

EXTERNAL Email: Do not reply, click links, or open attachments unless you recognize the sender's **EMAIL ADDRESS** as legitimate and know the contents are safe.

Good Morning Daniel,

U-Haul's attorney has drafted a development agreement for this project, please find attached. Could you please review this agreement and let me know if any changes are recommended or required? Please also advise as to our next step. Thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Daniel Keester [mailto:Daniel.Keester@copbfl.com]
Sent: Tuesday, November 5, 2019 3:30 PM
To: Frank_Grau@uhaul.com
Cc: bshah@shahdrotos.com; Matthew Giani, PE; Maggie Barszewski
Subject: RE: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights

This email includes all of the attachments reference in my previous email. The last email omitted Resolution 2016-122.



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From: Daniel Keester
Sent: Tuesday, November 5, 2019 3:29 PM
To: 'Frank_Grau@uhaul.com' <Frank_Grau@uhaul.com>
Cc: bshah@shahdrotos.com; 'Matthew Giani, PE' <mattgiani@shahdrotos.com>; Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Subject: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights

Frank,

Thanks for taking the time today to discuss the abandonment application! Based on our discussion, this application was filed because in your view it was a step that needs to happen for you to move forward with the development. Although, this abandonment is one step in the overall development, which will require several applications (Abandonment, Dedication, Major Site Plan, Major Building Design, Building Permits, etc.) the approval of an abandonment is final and cannot be conditioned. Given that fact, I recommended that you consider a development agreement to help give you the written assurance to go forward with the financial commitment to redesign & construct a roadway, so that you can proceed with planning the U-Haul Development.

A Development Agreement is intended to encourage strong commitment to long-term planning and ensuring the adequate public facilities for development concurrent with the impacts of development, while reducing the economic cost of development. The City Commission is authorized to review and enter into a Development Agreement with the landowner. The procedures and standards for such an agreement are outlined in the Zoning Code (155.2428.

DEVELOPMENT AGREEMENT). I've attached to this email 3 examples of Development Agreements that the City has entered into:

- Resolution 2016-228 (Pompano Imports, Inc) – This development agreement was between Pompano Imports, Inc & the City, allowing the business time to remedy code compliance cases while they install on-street parking spaces within the City right-of-way.
- Resolution 2017-283 (Habitat for Humanity of Broward, Inc) – This development agreement was a part of a Master Plan development with Habitat for Humanity for the construction of 77 homes, where the Developer would be developing a public park, installing light poles, landscaping and extending public facilities. This includes a phasing plan of the site development work.
- Resolution 2016-122 (BW US 1 Sample, LLC) – This development agreement was to separate the site development from other improvements.

Additionally, and on a separate issue, we discussed the Moratorium that the City Commission adopted in September 2019. At the City Commission Meeting held on September 24th, an ordinance was approved to enact a moratorium for 6 months on all new self-storage facilities. During this period (ending March 24, 2020 – if not extended by the City Commission) we will not be accepting any new site plans, plats, etc. for anyone interested in developing self-storage. Section 2 of the ordinance acknowledges that there may be vested rights & I would encourage you to review this ordinance & the section in our code related to vested rights (155.2429. TAKINGS OR VESTED RIGHTS DETERMINATION).

We do not have an application specific to Vested Rights Determination, instead of an application, please submit a letter that outlines your claims for the vested rights. This letter should include contact information for the property owner(s) and agent that will receive the final determination, as well as points of contact if we require any additional information. Additionally, the letter should outline the various steps, commitments and investments that that property owner has made towards developing a self-storage facility at a particular location. Please submit copies of any relevant documents to support this narrative.

The fee for submitting a Vested Rights Determination is $600. You may file this application in person, at the 3rd floor Zoning Counter, to my attention or mail it:

City of Pompano Beach
Development Services Department
Attn: Daniel Keester-O'Mills, Principal Planner
100 W Atlantic Blvd, Room 359
Pompano Beach, FL 33060

Should you have any questions, please let me know.

pompano beach.
Florida's Warmest Welcome

Daniel T. Keester-O'Mills, AICP
Principal Planner
Daniel.Keester@copbfl.com
954.786.5541
pompanobeachfl.gov

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mattgiani@shahdrotos.com

From: Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Sent: Tuesday, May 19, 2020 10:19 AM
To: mattgiani@shahdrotos.com
Cc: bshah@shahdrotos.com; Daniel Keester; Frank_Grau@uhaul.com
Subject: RE: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights

Hi Matt,
Provide an Opinion of Title for any properties touching the subject right-of-way requested for abandonment.

Sincerely,
Maggie

pompano beach
Florida's Warmest Welcome

Maggie Barszewski, AICP
Planner
Maggie.Barszewski@copbfl.com
954.786.7921
pompanobeachfl.gov

From: mattgiani@shahdrotos.com <mattgiani@shahdrotos.com>
Sent: Tuesday, May 19, 2020 10:08 AM
To: Daniel Keester <Daniel.Keester@copbfl.com>; Maggie Barszewski <Maggie.Barszewski@copbfl.com>; Frank_Grau@uhaul.com
Cc: bshah@shahdrotos.com
Subject: RE: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights

Thanks Daniel and Maggie. In this case, U-Haul owns three separate parcels, as noted on the attached aerial. Could you please specify which properties we would require this opinion of title for?

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Daniel Keester [mailto:Daniel.Keester@copbfl.com]
Sent: Tuesday, May 19, 2020 9:07 AM
To: Maggie Barszewski; mattgiani@shahdrotos.com; Frank_Grau@uhaul.com
Cc: bshah@shahdrotos.com
Subject: RE: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights

So, to answer Matt's question directly, they will need to submit an Opinion of Title for their applicants property (to show they have standing), but they do not need to submit an Opinion of Title for the neighboring property & not for the public right-of-way.

Thanks!

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Daniel T. Keester-O'Mills, AICP
Principal Planner
Daniel.Keester@copbfl.com
954.786.5541
pompanobeachfl.gov



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From: Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Sent: Tuesday, May 19, 2020 9:03 AM
To: Daniel Keester <Daniel.Keester@copbfl.com>; mattgiani@shahdrotos.com; Frank_Grau@uhaul.com
Cc: bshah@shahdrotos.com
Subject: RE: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights

Actually, it's needed for both, in a right-of-way application it provides proof of ownership for the property adjacent to the right-of-way to ensure that the applicant has standing to apply.

From: Daniel Keester <Daniel.Keester@copbfl.com>
Sent: Tuesday, May 19, 2020 8:58 AM
To: mattgiani@shahdrotos.com; Frank_Grau@uhaul.com
Cc: bshah@shahdrotos.com; Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Subject: RE: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights

Thanks, Matt. I'll take a look at the revised developers agreement this week & get back to you next week. This application is used for both public right-of-way abandonments & private property easement abandonments, I think it's usually required for private property owners when they are requesting an easement to be vacated from their property to confirm legal ownership. Since you'll be both requesting to abandon public right-of-way & dedicating private property, you will need the attorney's opinion of title on your property that you intend to dedicate.

Maggie, please review Matt's email. He's asking about the title opinion that's listed as a requirement on the application for the abandonment. Please confirm that this requirement is typically for the private property owner when they are requesting an easement to be abandoned & not for right-of-way requests?

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From: mattgiani@shahdrotos.com <mattgiani@shahdrotos.com>
Sent: Monday, May 18, 2020 11:28 AM
To: Daniel Keester <Daniel.Keester@copbfl.com>; Frank_Grau@uhaul.com
Cc: bshah@shahdrotos.com; Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Subject: RE: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights

Good Morning Daniel,

Please find attached revised developers agreement, per your comments below.

Also, we are looking into the submittal requirements for the right-of-way abandonment request for this project, and I have a question in regards to the Attorney's Title Opinion. Is the title opinion only required for the right-of-way to be abandoned, or is it needed for the adjoining property as well? We are trying to figure out exactly which parcels will require the title opinion for this request.

Thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Daniel Keester [mailto:Daniel.Keester@copbfl.com]
Sent: Friday, March 20, 2020 5:10 PM
To: mattgiani@shahdrotos.com; Frank_Grau@uhaul.com
Cc: bshah@shahdrotos.com; Maggie Barszewski
Subject: RE: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights

Matt/ Frank,

Thank you for your efforts in getting this Developers Agreement drafted. I've had the opportunity to review it and offer you the following comments/ questions. Please take the time to review, and let me know if you'd like to discuss:

- Page 1, Paragraph 6 (WHEREAS, prior to the issuance of a building permit):
  - The process, as it is now, in order to get a self-storage facility in Pompano Beach is as follows:
    1. Obtain Special Exception approval for a self-storage facility,
    2. Obtain Major Site Plan approval from the City of Pompano Beach (based on the amended ROW, all utility improvements, the proposed self-storage building, and all on-site improvements),
    3. Applicant shall file the Plat application to the City,
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5. Dedicate the new ROW to the City,
6. Relocate FPL, Comcast, AT&T overhead utilities currently located along the western boundary of SW 10th Avenue,
7. Relocate gravity sewer main currently running along the western boundary of SW 10th Avenue
8. Relocate existing water service to the soutner boundary of Property from its current location along the eastern boundary of SW 10th Avenue
9. Install a new 6" watermain to run from SW 8th Street south towards the proposed southern boundary of the new ROW dedication area,
10. Upgrade the existing 6" watermain running along SW 8th Street to an 8" watermain, and extending it further to the west and tying into the existing 12" watermain on the west side of Andrews Avenue
11. Install landscaping along perimeter swales of the new ROW in the dedication area,
12. Replace the vacated portion of SW 10th Avenue with construction of the new ROW in the proposed ROW Dedication area

- Page 1, Last Paragraph (WHEREAS, upon vacating that portion of SW 10th Avenue...)
  - Why would you file for the plat application after having done all that work? The platting process is quite lengthy, while all this work is being performed you could file this application concurrently.
- Page 2, Paragraph #2, Duration of Development Agreement
  - Applicant shall be responsible for obtaining and maintaining valid approvals of all development orders.
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  - Self-Service Storage Use is not a use permitted by-right in this zoning district & I think that's worth noting.
  - I don't think it's necessary to provide a table of the intensity/dimensional standards required in the district or what is actually proposed on the property.
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  - I think that you are intending to phase this project, as you are phasing the roadway first, prior to the building (at least that appears to be what is described on page 1). If it's not your intention to phase the building of the self-storage facility that's fine, but I think it's worth noting that you intend to do all the public infrastructure, prior to the self-storage building.
- Page 3, Paragraph #9, Plan/Code
  - I don't think it's necessary to include the goals of the Comprehensive Plan – that could be staff's justification or your support for submitting this developers agreement... but not necessary in this agreement.
  - I don't think it's necessary to include sections from the Code related to ROW Easements or Abandonments.
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  - The second paragraph states: "It's anticipated that the completion of the project will require Developer to obtain..." It is definitely required, so you can amend that sentence.
- Page 5, Paragraph #11, Conditions, Terms and Restrictions
  - You may add the following conditions, at this time:
    1. Applicant shall be responsible for obtaining and maintaining valid approvals of all development orders.
    2. All construction and equipment within the dedicated right-of-way must comply with city, county and state regulations.
  - Additional conditions may be added, but this is what I have for now.

- Page 6, New Paragraph (before #16) Notices
  - Add a section for "Notices" – Any notice or demand, under the terms of this Agreement, or by any statute or ordinance must be given or made by a party hereto and shall be in writing and shall be given by certified mail to the other party at the address(es) as set forth below, or to such other address as a party may from time-to-time designate by notice. For the City, to the City Manager & copy to the City Attorney. You'll need to provide a designated representative & indicate who we shall provide copies to.
- Page 7, City Signature Page
  - I've attached to this email a copy of the city's signature page.

pompano beach
Florida's Warmest Welcome

Daniel T. Keester-O'Mills, AICP
Principal Planner
Daniel.Keester@copbfl.com
954.786.5541
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Sent: Monday, March 9, 2020 11:03 AM
To: Daniel Keester <Daniel.Keester@copbfl.com>; Frank_Grau@uhaul.com
Cc: bshah@shahdrotos.com; Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Subject: RE: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights

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Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
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Fax: (954) 783-4754
Cell: (561) 302-9482

From: Daniel Keester [mailto:Daniel.Keester@copbfl.com]
Sent: Tuesday, November 5, 2019 3:30 PM
To: Frank_Grau@uhaul.com
Cc: bshah@shahdrotos.com; Matthew Giani, PE; Maggie Barszewski
Subject: RE: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights

This email includes all of the attachments reference in my previous email. The last email omitted Resolution 2016-122.

pompano beach
Florida's Warmest Welcome

Daniel T. Keester-O'Mills, AICP
Principal Planner
Daniel.Keester@copbfl.com
954.786.5541
pompanobeachfl.gov

Please be advised, effective August 1, 2019, the hours of City Hall will be: Monday – Thursday, 7 AM – 6 PM.
City Hall will be closed on Fridays, starting August 2nd.

From: Daniel Keester
Sent: Tuesday, November 5, 2019 3:29 PM
To: 'Frank_Grau@uhaul.com' <Frank_Grau@uhaul.com>
Cc: bshah@shahdrotos.com; 'Matthew Giani, PE' <mattgiani@shahdrotos.com>; Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Subject: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights

Frank,

Thanks for taking the time today to discuss the abandonment application! Based on our discussion, this application was filed because in your view it was a step that needs to happen for you to move forward with the development. Although, this abandonment is one step in the overall development, which will require several applications (Abandonment, Dedication, Major Site Plan, Major Building Design, Building Permits, etc.) the approval of an abandonment is final and cannot be conditioned. Given that fact, I recommended that you consider a development agreement to help give you the written assurance to go forward with the financial commitment to redesign & construct a roadway, so that you can proceed with planning the U-Haul Development.

A Development Agreement is intended to encourage strong commitment to long-term planning and ensuring the adequate public facilities for development concurrent with the impacts of development, while reducing the economic cost of development. The City Commission is authorized to review and enter into a Development Agreement with the landowner. The procedures and standards for such an agreement are outlined in the Zoning Code (155.2428. DEVELOPMENT AGREEMENT). I've attached to this email 3 examples of Development Agreements that the City has entered into:

- Resolution 2016-228 (Pompano Imports, Inc) – This development agreement was between Pompano Imports, Inc & the City, allowing the business time to remedy code compliance cases while they install on-street parking spaces within the City right-of-way.
- Resolution 2017-283 (Habitat for Humanity of Broward, Inc) – This development agreement was a part of a Master Plan development with Habitat for Humanity for the construction of 77 homes, where the Developer would be developing a public park, installing light poles, landscaping and extending public facilities. This includes a phasing plan of the site development work.
- Resolution 2016-122 (BW US 1 Sample, LLC) – This development agreement was to separate the site development from other improvements.

Additionally, and on a separate issue, we discussed the Moratorium that the City Commission adopted in September 2019. At the City Commission Meeting held on September 24th, an ordinance was approved to enact a moratorium for 6 months on all new self-storage facilities. During this period (ending March 24, 2020 – if not extended by the City Commission) we will not be accepting any new site plans, plats, etc. for anyone interested in developing self-storage. Section 2 of the ordinance acknowledges that there may be vested rights & I would encourage you to review this ordinance & the section in our code related to vested rights (155.2429. TAKINGS OR VESTED RIGHTS DETERMINATION).

We do not have an application specific to Vested Rights Determination, instead of an application, please submit a letter that outlines your claims for the vested rights. This letter should include contact information for the property owner(s)

and agent that will receive the final determination, as well as points of contact if we require any additional information. Additionally, the letter should outline the various steps, commitments and investments that that property owner has made towards developing a self-storage facility at a particular location. Please submit copies of any relevant documents to support this narrative.

The fee for submitting a Vested Rights Determination is $600. You may file this application in person, at the 3rd floor Zoning Counter, to my attention or mail it:

City of Pompano Beach
Development Services Department
Attn: Daniel Keester-O'Mills, Principal Planner
100 W Atlantic Blvd, Room 359
Pompano Beach, FL 33060

Should you have any questions, please let me know.

pompano beach
Florida's Warmest Welcome

Daniel T. Keester-O'Mills, AICP
Principal Planner
Daniel.Keester@copbfl.com
954.786.5541
pompanobeachfl.gov

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mattgiani@shahdrotos.com

From:	Daniel Keester <Daniel.Keester@copbfl.com>
Sent:	Friday, June 19, 2020 4:09 PM
To:	mattgiani@shahdrotos.com; Frank_Grau@uhaul.com
Cc:	bshah@shahdrotos.com; Maggie Barszewski; David Recor; Jennifer Gomez
Subject:	RE: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights
Attachments:	Development Agreement.draft 3.clean.docx

Matt/ Frank,

Sorry for the delay in responding to this email. The conference call with the legal team was informative, and if your legal team elect to do this without a Developers Agreement, please understand that our objection to the ROW abandonment, would be that this is the only legal access for one of the properties.

That being said, should you wish to proceed with this developer's agreement, here are some comments, before I present this to the City Attorney for their review. Please take the time to review, and let me know if you'd like to discuss:

- Page 1, Paragraph 6 (WHEREAS, prior to the issuance of a building permit):
  - The comment of "zoning approvals" is too vague, all of these steps require zoning approval, please amend the process as follows:
    1. Obtain Major Site Plan approval from the City of Pompano Beach (based on the amended ROW, all utility improvements, the proposed self-storage building, and all on-site improvements),
    2. Applicant shall file the Plat application to the City,
    3. Obtain all necessary permits and approvals for the new ROW and utility relocations,
    4. Dedicate the new ROW to the City,
    5. Relocate FPL, Comcast, AT&T overhead utilities currently located along the western boundary of SW 10th Avenue,
    6. Relocate gravity sewer main currently running along the western boundary of SW 10th Avenue
    7. Relocate existing water service to the soutner boundary of Property from its current location along the eastern boundary of SW 10th Avenue
    8. Install a new 6" watermain to run from SW 8th Street south towards the proposed southern boundary of the new ROW dedication area,
    9. Upgrade the existing 6" watermain running along SW 8th Street to an 8" watermain, and extending it further to the west and tying into the existing 12" watermain on the west side of Andrews Avenue
    10. Install landscaping along perimeter swales of the new ROW in the dedication area,
    11. Replace the vacated portion of SW 10th Avenue with construction of the new ROW in the proposed ROW Dedication area
- Page 2, Paragraph #2, Duration of Development Agreement
  - Based on the phone conversation, the attorney's will be drafting a letter explaining the legal vested rights, and thus a special exception application/approval may not be necessary.
- Page 3, Paragraph #6, Phasing
  - You've attached a conceptual site plan, and referred to Exhibit C for the Phasing... In reviewing this conceptual site plan there do not appear to be any indicators for what portions of the site will be constructed in Phase 1, 2, or 3, etc. There are no Phase lines, indicating what areas of the site will be the initial focus or completed in advance of others. Provide a schedule and illustrate on the plan what will be done first, second, etc.
  - This is an important part of the developers agreement, as the roadway & infrastructure need to be done before the ROW abandonment can be approved by the City Commission.

- Page 3, Paragraph #9, Plan/Code (*I still don't think this is relevant for a development agreement...*)
  - I don't think it's necessary to include the goals of the Comprehensive Plan – that could be staff's justification or your support for submitting this developers agreement... but not necessary in this agreement.
  - I don't think it's necessary to include sections from the Code related to ROW Easements or Abandonments.

pompano beach
Florida's Warmest Welcome

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Principal Planner
Daniel.Keester@copbfl.com
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United States* Census 2020 | COMING APRIL 1, 2020
EVERYONE COUNTS IN POMPANO BEACH

Please be advised the hours of operation for City Hall is: Monday – Thursday, 7 AM – 6 PM.

From: mattgiani@shahdrotos.com <mattgiani@shahdrotos.com>
Sent: Monday, May 18, 2020 11:28 AM
To: Daniel Keester <Daniel.Keester@copbfl.com>; Frank_Grau@uhaul.com
Cc: bshah@shahdrotos.com; Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Subject: RE: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights

Good Morning Daniel,

Please find attached revised developers agreement, per your comments below.

Also, we are looking into the submittal requirements for the right-of-way abandonment request for this project, and I have a question in regards to the Attorney's Title Opinion. Is the title opinion only required for the right-of-way to be abandoned, or is it needed for the adjoining property as well? We are trying to figure out exactly which parcels will require the title opinion for this request.

Thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Daniel Keester [mailto:Daniel.Keester@copbfl.com]
Sent: Friday, March 20, 2020 5:10 PM
To: mattgiani@shahdrotos.com; Frank_Grau@uhaul.com
Cc: bshah@shahdrotos.com; Maggie Barszewski
Subject: RE: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights

Matt/ Frank,

Thank you for your efforts in getting this Developers Agreement drafted. I've had the opportunity to review it and offer you the following comments/ questions. Please take the time to review, and let me know if you'd like to discuss:

- Page 1, Paragraph 6 (WHEREAS, prior to the issuance of a building permit):
  - The process, as it is now, in order to get a self-storage facility in Pompano Beach is as follows:
    1. Obtain Special Exception approval for a self-storage facility,
    2. Obtain Major Site Plan approval from the City of Pompano Beach (based on the amended ROW, all utility improvements, the proposed self-storage building, and all on-site improvements),
    3. Applicant shall file the Plat application to the City,
    4. Obtain all necessary permits and approvals for the new ROW and utility relocations,
    5. Dedicate the new ROW to the City,
    6. Relocate FPL, Comcast, AT&T overhead utilities currently located along the western boundary of SW 10th Avenue,
    7. Relocate gravity sewer main currently running along the western boundary of SW 10th Avenue
    8. Relocate existing water service to the soutner boundary of Property from its current location along the eastern boundary of SW 10th Avenue
    9. Install a new 6" watermain to run from SW 8th Street south towards the proposed southern boundary of the new ROW dedication area,
    10. Upgrade the existing 6" watermain running along SW 8th Street to an 8" watermain, and extending it further to the west and tying into the existing 12" watermain on the west side of Andrews Avenue
    11. Install landscaping along perimeter swales of the new ROW in the dedication area,
    12. Replace the vacated portion of SW 10th Avenue with construction of the new ROW in the proposed ROW Dedication area
- Page 1, Last Paragraph (WHEREAS, upon vacating that portion of SW 10th Avenue...)
  - Why would you file for the plat application after having done all that work? The platting process is quite lengthy, while all this work is being performed you could file this application concurrently.
- Page 2, Paragraph #2, Duration of Development Agreement
  - Applicant shall be responsible for obtaining and maintaining valid approvals of all development orders.
  - A Special Exception is valid for a period of 2 years, and may request up to 2 extensions, where each extension may be up to an additional 2 years (a period of 6 years total that may be granted by the City/ Zoning Board of Appeals).
  - A Site Plan is valid for a period of 2 years, and may request up to two years extending the approval from the City/ Planning & Zoning Board).
  - If the design, relocation, and construction of the road/utilities is anticipated to be greater than 4 years long, you may want to reconsider the above schedule.
- Page 2, Paragraph #3, Development Uses permitted on Land
  - Self-Service Storage Use is not a use permitted by-right in this zoning district & I think that's worth noting.
  - I don't think it's necessary to provide a table of the intensity/dimensional standards required in the district or what is actually proposed on the property.
- Page 3, Paragraph #6, Phasing
  - I think that you are intending to phase this project, as you are phasing the roadway first, prior to the building (at least that appears to be what is described on page 1). If it's not your intention to phase the building of the self-storage facility that's fine, but I think it's worth noting that you intend to do all the public infrastructure, prior to the self-storage building.
- Page 3, Paragraph #9, Plan/Code
  - I don't think it's necessary to include the goals of the Comprehensive Plan – that could be staff's justification or your support for submitting this developers agreement... but not necessary in this agreement.
  - I don't think it's necessary to include sections from the Code related to ROW Easements or Abandonments.
- Page 5, Paragraph #10, Development Permits
  - The second paragraph states: "It's anticipated that the completion of the project will require Developer to obtain..." It is definitely required, so you can amend that sentence.

- Page 5, Paragraph #11, Conditions, Terms and Restrictions
  - You may add the following conditions, at this time:
    1. Applicant shall be responsible for obtaining and maintaining valid approvals of all development orders.
    2. All construction and equipment within the dedicated right-of-way must comply with city, county and state regulations.
  - Additional conditions may be added, but this is what I have for now.
- Page 6, New Paragraph (before #16) Notices
  - Add a section for "Notices" – Any notice or demand, under the terms of this Agreement, or by any statute or ordinance must be given or made by a party hereto and shall be in writing and shall be given by certified mail to the other party at the address(es) as set forth below, or to such other address as a party may from time-to-time designate by notice. For the City, to the City Manager & copy to the City Attorney. You'll need to provide a designated representative & indicate who we shall provide copies to.
- Page 7, City Signature Page
  - I've attached to this email a copy of the city's signature page.

pompano beach
Florida's Warm-est Welcome

Daniel T. Keester-O'Mills, AICP
Principal Planner
Daniel.Keester@copbfl.com
954.786.5541
pompanobeachfl.gov

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EVERYONE COUNTS IN POMPANO BEACH

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From: mattgiani@shahdrotos.com <mattgiani@shahdrotos.com>
Sent: Monday, March 9, 2020 11:03 AM
To: Daniel Keester <Daniel.Keester@copbfl.com>; Frank_Grau@uhaul.com
Cc: bshah@shahdrotos.com; Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Subject: RE: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights

EXTERNAL Email: Do not reply, click links, or open attachments unless you recognize the sender's **EMAIL ADDRESS** as legitimate and know the contents are safe.

Good Morning Daniel,

U-Haul's attorney has drafted a development agreement for this project, please find attached. Could you please review this agreement and let me know if any changes are recommended or required? Please also advise as to our next step. Thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

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Sent: Tuesday, November 5, 2019 3:30 PM
To: Frank_Grau@uhaul.com

Cc: bshah@shahdrotos.com; Matthew Giani, PE; Maggie Barszewski
Subject: RE: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights

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pompano beach
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Cc: bshah@shahdrotos.com; 'Matthew Giani, PE' <mattgiani@shahdrotos.com>; Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Subject: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights

Frank,

Thanks for taking the time today to discuss the abandonment application! Based on our discussion, this application was filed because in your view it was a step that needs to happen for you to move forward with the development. Although, this abandonment is one step in the overall development, which will require several applications (Abandonment, Dedication, Major Site Plan, Major Building Design, Building Permits, etc.) the approval of an abandonment is final and cannot be conditioned. Given that fact, I recommended that you consider a development agreement to help give you the written assurance to go forward with the financial commitment to redesign & construct a roadway, so that you can proceed with planning the U-Haul Development.

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Additionally, and on a separate issue, we discussed the Moratorium that the City Commission adopted in September 2019. At the City Commission Meeting held on September 24th, an ordinance was approved to enact a moratorium for 6 months on all new self-storage facilities. During this period (ending March 24, 2020 – if not extended by the City Commission) we will not be accepting any new site plans, plats, etc. for anyone interested in developing self-storage. Section 2 of the ordinance acknowledges that there may be vested rights & I would encourage you to review

this ordinance & the section in our code related to vested rights (155.2429. TAKINGS OR VESTED RIGHTS DETERMINATION).

We do not have an application specific to Vested Rights Determination, instead of an application, please submit a letter that outlines your claims for the vested rights. This letter should include contact information for the property owner(s) and agent that will receive the final determination, as well as points of contact if we require any additional information. Additionally, the letter should outline the various steps, commitments and investments that that property owner has made towards developing a self-storage facility at a particular location. Please submit copies of any relevant documents to support this narrative.

The fee for submitting a Vested Rights Determination is $600. You may file this application in person, at the 3rd floor Zoning Counter, to my attention or mail it:

City of Pompano Beach
Development Services Department
Attn: Daniel Keester-O'Mills, Principal Planner
100 W Atlantic Blvd, Room 359
Pompano Beach, FL 33060

Should you have any questions, please let me know.

pompano beach
Florida's Warmest Welcome

Daniel T. Keester-O'Mills, AICP
Principal Planner
Daniel.Keester@copbfl.com
954.786.5541
pompanobeachfl.gov

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9

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City of Pompano Beach
Department of Development Services
Planning & Zoning Division

P&Z#: 19-18000002

100 W. Atlantic Blvd Pompano Beach, FL 33060
Phone: 954.786.4634 Fax: 954.786.4666

Request for Vacation

Request for Vacation

Request for Vacation		
☐ Easement Vacation	☑ Right-of-Way Vacation	
Street Address: 801 SW 10th Ave. Pompano Beach, FL 33069	**Folio Number:** 494202031650	**Zoning District:** I-1
Subdivision: Amended Plat of Fairview, PB 10 PG 25	**Block:** 10	**Lot:** 12
Type of Easement (if applicable): N/A		
Does Petitioner have any financial interest in properties near or abutting this property?	Yes ☐ No ☐ If yes, explain: U-Haul Co. of Florida owns properties directly to the east and west of the right-of-way to be vacated. As part of this vacation, U-Haul is proposing to dedicate 60' of right-of-way along the eastern portion of their eastern most property.	
Improvements Located on Property: Approx. 23' wide paved road (SW 10th Ave) with overhead and underground utilities.		

Applicant	Landowner (Owner of Record)
Business Name (if applicable): Shah, Drotos & Associates, P.A.	**Business Name (if applicable):** U-Haul Co. of Florida
Print Name and Title: Bharat Shah, President	**Print Name and Title:** Frank Grau, Marketing CO President
Signature: Bharat Shah	**Signature:**
Date: Aug. 09, 2019	**Date:** Aug. 09, 2019
Street Address: 3410 N. Andrews Ave. Ext.	**Street Address:** 801 S. Andrews Ave.
Mailing Address City/ State/ Zip: Pompano Beach, FL 33064	**Mailing Address City/ State/ Zip:** Pompano Beach, FL 33069
Phone Number: 954-943-9433	**Phone Number:** 954-275-4435
Email: bshah@shahdrotos.com	**Email:** frank_grau@uhaul.com
Email of cPlan agent (if different): mattgiani@shahdrotos.com	

City of Pompano Beach Verified OFFICIAL COPY

City of Pompano Beach
Department of Development Services
Planning & Zoning Division

100 W. Atlantic Blvd Pompano Beach, FL 33060
Phone: 954.786.4634 **Fax:** 954.786.4666

Request for Vacation

Reason for Request

(A separate sheet may be attached for additional information.):

The petitioner is requesting the vacation of approx.160 linear feet of SW 10th Ave. right-of-way with an area of 9,544.72 sq ft. The portion of right-of-way to be abandoned contains an approx. 23' wide paved roadway, utility poles with overhead utility lines, and underground water and sewer utilities. The petitioner is the current owner of the parcel directly to the west of this right-of-way as well as the two parcels to the east of this right-of-way. The reason for this request is to join all of these parcels together to develop them as a single project to best utilize the land. A conceptual site plan to construct a four-story self-storage building has been included with this submittal. As part of this request, the petitioner is proposing to dedicate a 60' wide portion of right-of-way located along the eastern property line of the eastern-most parcel. This new right-of-way would include a two-lane 24' wide roadway and re-located utilities, including a new fire hydrant to service the existing building located to the south of this project. Also as part of this project, the existing 6" watermain along SW 8th Street will be upgraded to an 8" watermain and will be connected to an existing 12" watermain along the west side of Andrews Avenue.

Frank Grau
Name of Petitioner

Owner of Adjacent Properties
Petitioner's Interest in Property

City of Pompano Beach Verified OFFICIAL COPY

City of Pompano Beach
Department of Development Services
Planning & Zoning Division

100 W. Atlantic Blvd Pompano Beach, FL 33060
Phone: 954.786.4634 **Fax:** 954.786.4666

Request for Vacation

OWNER'S CERTIFICATE

This is to certify that I am the owner of the subject lands described in this application and that I have authorized the filing of the aforesaid application for rezoning.

Owner's Name: (Print or Type) Frank Grau

Address: 801 S. Andrews Ave.
Pompano Beach, FL 33069
(Zip Code)

Phone: 954-275-4435

Email address: frank)grau@uhaul.com

(Signature of Owner or Authorized Official)

SWORN AND SUBSCRIBED before me this 9th day of August, 2019.

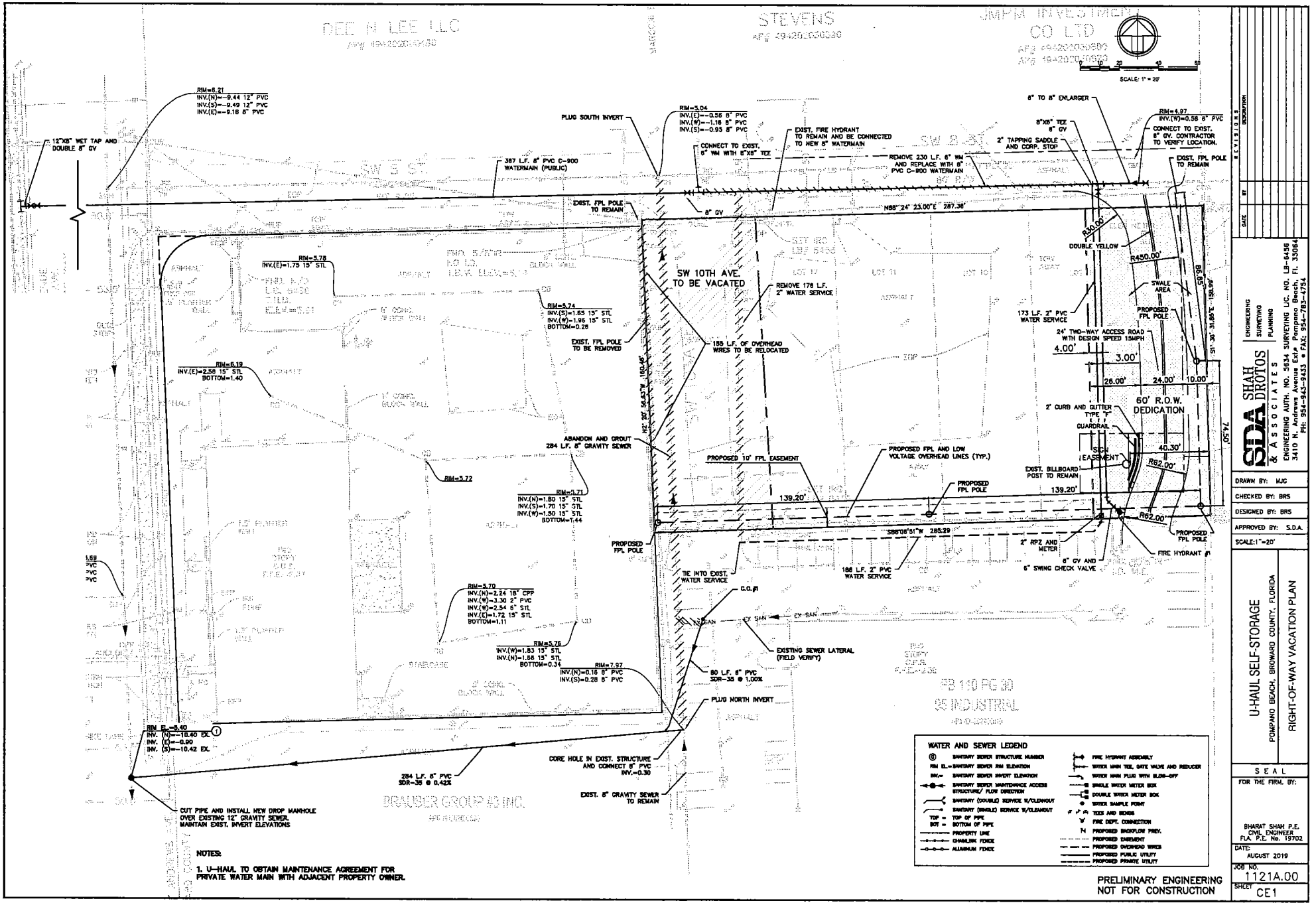
Courtney A. Winchester
NOTARY PUBLIC, STATE OF FLORIDA

Notary Public State of Florida
Courtney A Winchester
My Commission GG 130493
Expires 11/30/2021

(Name of Notary Public: Print, stamp, or Type as Commissioned.)

☑ Personally know to me, or
☐ Produced identification: _____
(Type of Identification Produced)

City of Pompano
Verified
OFFICIAL
COPY



NOTES:

1. U-HAUL TO OBTAIN MAINTENANCE AGREEMENT FOR PRIVATE WATER MAIN WITH ADJACENT PROPERTY OWNER.

PRELIMINARY ENGINEERING NOT FOR CONSTRUCTION

REVISIONS		
DESCRIPTION	BY	DATE

SHAH DROTOS & ASSOCIATES
ENGINEERING SURVEYING PLANNING
ENGINEERING AUTH. NO. 5634 SURVEYING LIC. NO. LB-6456
3410 N. Andrews Avenue Ext● Pompano Beach, Fl. 33064
PH: 954-943-9433 ● FAX: 954-783-4754

DRAWN BY: MJC
CHECKED BY: BRS
DESIGNED BY: BRS
APPROVED BY: S.D.A.
SCALE:1"=20'

U-HAUL SELF-STORAGE
POMPANO BEACH, BROWARD COUNTY, FLORIDA

RIGHT-OF-WAY VACATION PLAN

SEAL

FOR THE FIRM, BY:

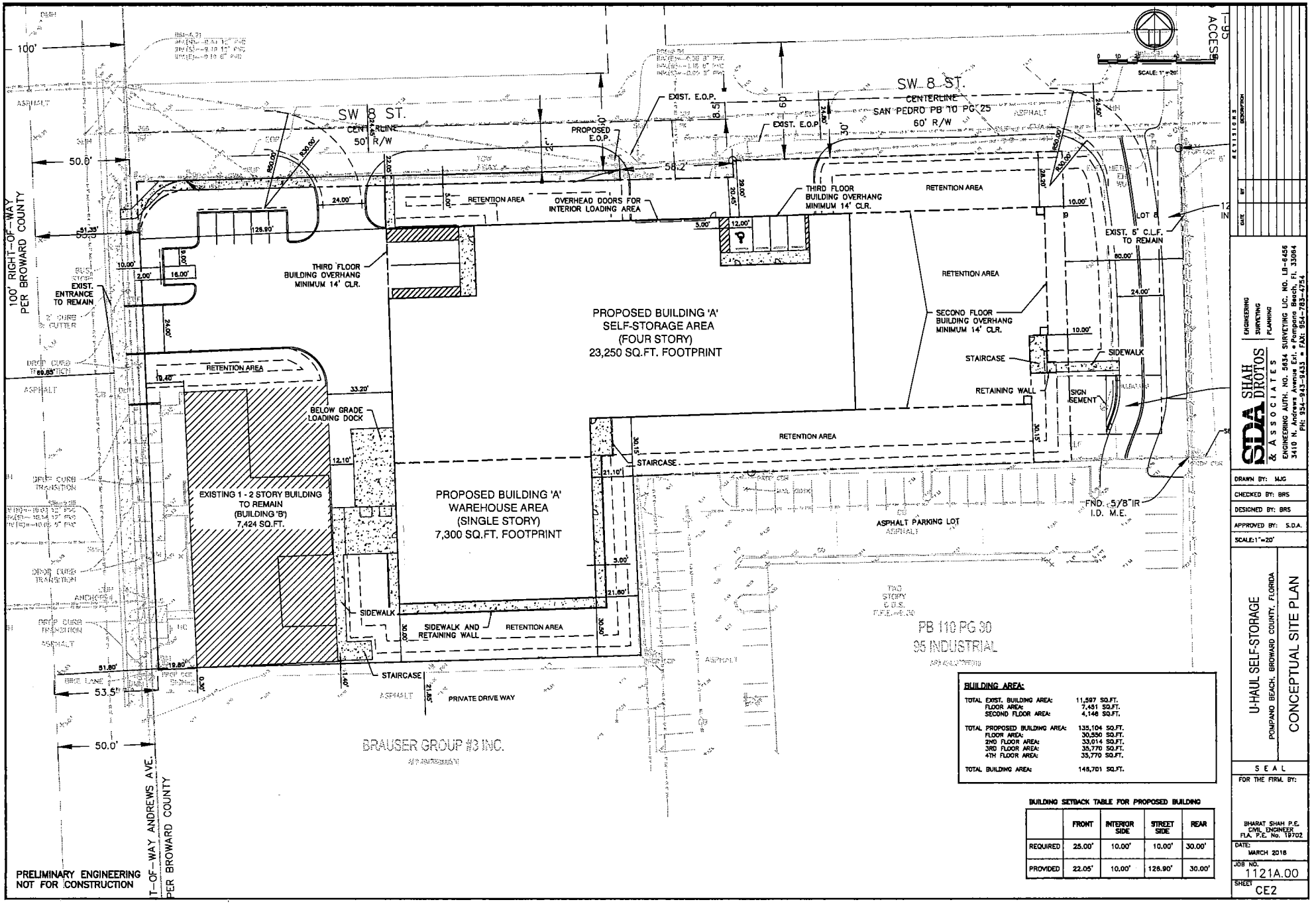
BHARAT SHAH P.E.
CIVIL ENGINEER
FLA. P.E. No. 19702

DATE: AUGUST 2019

JOB NO. 1121A.00

SHEET CE1

X:\Civil\Engr\1121 U-Haul SW 12th Ave\Right-of-Way Vacation\1121 ROW Vacation PLAN.dwg, 8/15/2019 12:50:57 PM, DWG To PDF.pc3



BUILDING AREA:

TOTAL EXIST. BUILDING AREA:	11,597 SQ.FT.
FLOOR AREA:	7,451 SQ.FT.
SECOND FLOOR AREA:	4,146 SQ.FT.
TOTAL PROPOSED BUILDING AREA:	135,104 SQ.FT.
FLOOR AREA:	30,550 SQ.FT.
2ND FLOOR AREA:	33,014 SQ.FT.
3RD FLOOR AREA:	35,770 SQ.FT.
4TH FLOOR AREA:	35,770 SQ.FT.
TOTAL BUILDING AREA:	148,701 SQ.FT.

BUILDING SETBACK TABLE FOR PROPOSED BUILDING

	FRONT	INTERIOR SIDE	STREET SIDE	REAR
REQUIRED	25.00'	10.00'	10.00'	30.00'
PROVIDED	22.05'	10.00'	126.90'	30.00'

REVISIONS

DATE	BY	DESCRIPTION

SDA SHAH DROTOS & ASSOCIATES
ENGINEERING SURVEYING PLANNING
ENGINEERING AUTH. NO. 5634 SURVEYING LIC. NO. LB-6455
3410 W. Hillsboro Blvd. Suite 214 • Deerfield Beach, FL 33064
PH: 954-943-9433 • FAX: 954-783-4754

DRAWN BY: MJC
CHECKED BY: BRS
DESIGNED BY: BRS
APPROVED BY: S.D.A.
SCALE: 1"=20'

U-HAUL SELF-STORAGE
POMPANO BEACH, BROWARD COUNTY, FLORIDA

CONCEPTUAL SITE PLAN

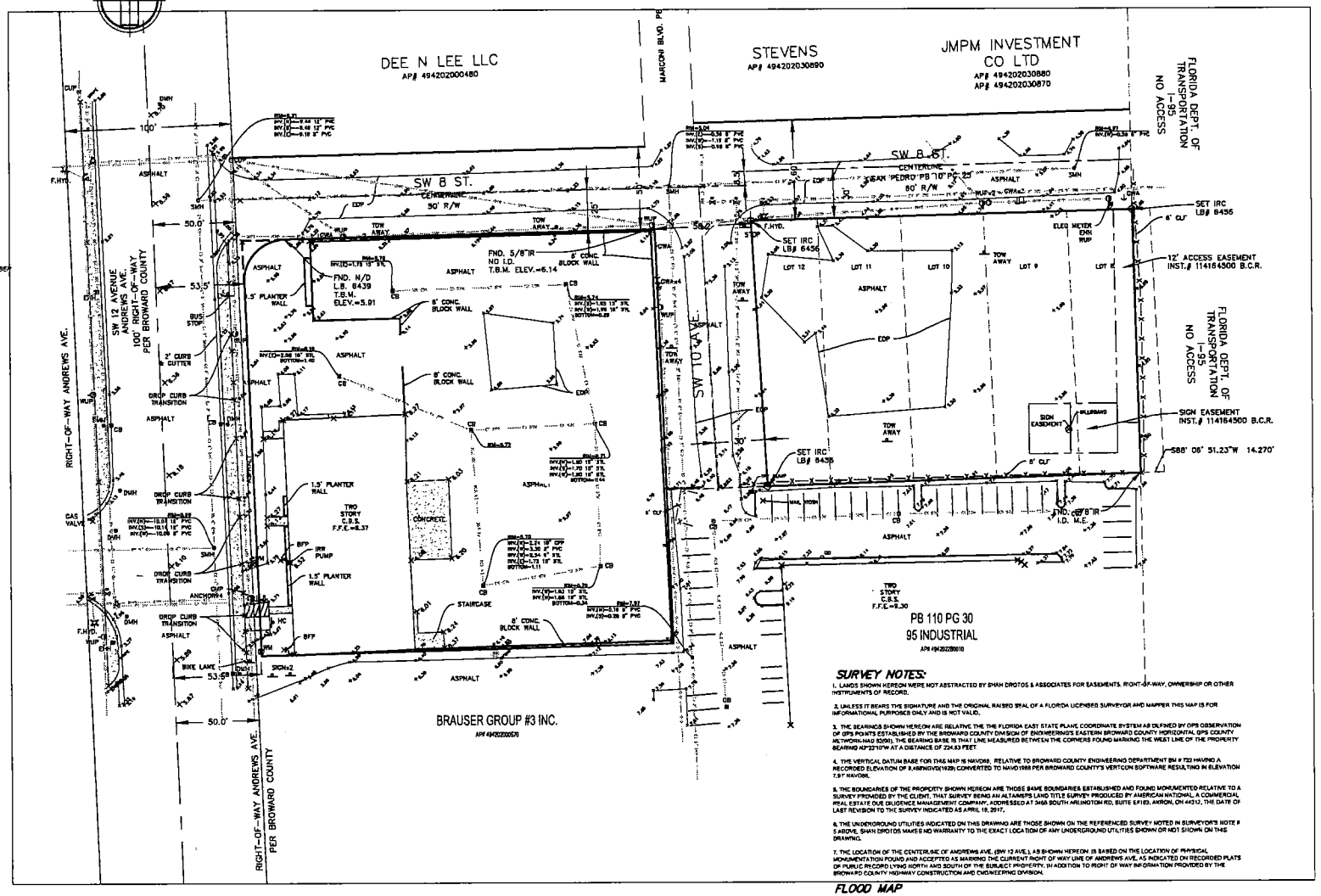
SEAL
FOR THE FIRM BY:

BHARAT SHAH P.E.
CIVIL ENGINEER
FLA. P.E. No. 19702

DATE: MARCH 2018
JOB NO. 1121A.00
SHEET CE2

SCALE: 1"=30'
15 30 60
GRAPHIC SCALE IN FEET

NORTH



LEGEND

ALP	= ALUMINUM LIGHT POLE
AP	= BROWARD COUNTY PROPERTY APPRAISER I.D NUMBER
B.C.R.	= BROWARD COUNTY PUBLIC RECORDS
BFP	= BACK FLOW PREVENTOR
BOL	= BOLLARD
CBS	= CONCRETE BLOCK STRUCTURE
CCR	= CERTIFIED CORNER RECORD
CONC	= CONCRETE
CO	= CLEAN-OUT
CLF	= CHAIN LINK FENCE
CLP	= CONCRETE LIGHT POLE
CUP	= CONCRETE LIGHT POLE
DDCV	= DOUBLE DETECTOR CHECK VALVE
DMH	= DRAINAGE MANHOLE
ELEC HH	= ELECTRIC HAND HOLE
ELEC CAB	= ELECTRIC CABINET
ELEV	= ELEVATION
EOP	= EDGE OF PAVEMENT
FFE	= FINISHED FLOOR ELEVATION
F HYD	= FIRE HYDRANT
FND	= FOUND
FOC	= FIBER OPTIC CABLE
FPL	= FLORIDA POWER AND LIGHT
GV	= GATE VALVE
ICV	= IRRIGATION CONTROL VALVE
INV	= INVERT
LB	= LICENSE OF BUSINESS
MAP	= MAST ARM SIGNAL POLE
MEAS	= MEASURED
NID	= NAIL AND DISK
OHW	= OVERHEAD WIRES
PRM	= PERMANENT REFERENCE MONUMENT
SMH	= SANITARY MANHOLE
SPD	= SPEED
T.B.M.	= TEMPORARY BENCH MARK
UB	= UTILITY BOX
UE	= UTILITY EASEMENT
WUP	= WOOD UTILITY POLE
XING	= CROSSING
X-WALK	= CROSS WALK

SURVEY NOTES:

1. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY SHAH DROTOS & ASSOCIATES FOR EASEMENTS, RIGHT-OF-WAY, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.

2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

3. THE BEARINGS SHOWN HEREON ARE RELATIVE THE THE FLORIDA EAST STATE PLANE COORDINATE SYSTEM AS DEFINED BY OPS OBSERVATION OF GPS POINTS ESTABLISHED BY THE BROWARD COUNTY DIVISION OF ENGINEERING'S EASTERN BROWARD COUNTY HORIZONTAL GPS COUNTY NETWORK-NAD 83(90). THE BEARING BASE IS THAT LINE MEASURED BETWEEN THE CORNERS FOUND MARKING THE WEST LINE OF THE PROPERTY BEARING N0°32'10"W AT A DISTANCE OF 224.83 FEET.

4. THE VERTICAL DATUM BASE FOR THIS MAP IS NAVD88, RELATIVE TO BROWARD COUNTY ENGINEERING DEPARTMENT BM # 722 HAVING A RECORDED ELEVATION OF 9.48(NGVD(1929)) CONVERTED TO NAVD1988 PER BROWARD COUNTY'S VERTCON SOFTWARE RESULTING IN ELEVATION 7.91 NAVD88.

5. THE BOUNDARIES OF THE PROPERTY SHOWN HEREON ARE THOSE BASIC BOUNDARIES ESTABLISHED AND FOUND MONUMENTED RELATIVE TO A SURVEY PROVIDED BY THE CLIENT, THAT SURVEY BEING AN ALTA/NSPS LAND TITLE SURVEY PRODUCED BY AMERICAN NATIONAL, A COMMERCIAL REAL ESTATE DUE DILIGENCE MANAGEMENT COMPANY, ADDRESSED AT 3456 SOUTH ARLINGTON RD, SUITE EF103, AKRON, OH 44312, THE DATE OF LAST REVISION TO THE SURVEY INDICATED AS APRIL 18, 2017.

6. THE UNDERGROUND UTILITIES INDICATED ON THIS DRAWING ARE THOSE SHOWN ON THE REFERENCED SURVEY NOTED IN SURVEYOR'S NOTE # 5 ABOVE. SHAH DROTOS MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING.

7. THE LOCATION OF THE CENTERLINE OF ANDREWS AVE. (SW 12 AVE.), AS SHOWN HEREON, IS BASED ON THE LOCATION OF PHYSICAL MONUMENTATION FOUND AND ACCEPTED AS MARKING THE CURRENT RIGHT OF WAY LINE OF ANDREWS AVE. AS INDICATED ON RECORDED PLATS OF PUBLIC RECORD LYING NORTH AND SOUTH OF THE SUBJECT PROPERTY. IN ADDITION TO RIGHT OF WAY INFORMATION PROVIDED BY THE BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION.

FLOOD MAP

FLOOD INSURANCE RATE MAP NUMBER 12011C0367H
EFFECTIVE DATE: AUGUST 18, 2014
COMMUNITY NUMBER 120058, PANEL 0357, SUFFIX "H"
ZONE "X", ZONE X SHADED AND ZONE AH WITH BFE OF ELEVATION 7, NORTH AMERICAN VERTICAL DATUM 1988
ZONES LINES SHOWN ON THIS SURVEY ARE BY GRAPHIC SCALE ONLY

LAST FIELD WORK DATE: 8-31-2018
MAP DATE: 9-4-2018 (BOUNDARY)

REVISIONS			
DESCRIPTION	BY	DATE

SDA SHAH DROTOS & ASSOCIATES
ENGINEERING SURVEYING PLANNING
ENGINEERING AUTH. NO. 5534 SURVEYING LIC. NO. LB-6456
3410 N. Andrews Avenue Ext. • Pompano Beach, FL 33064
PH: 954-943-5435 • FAX: 954-783-4754

DRAWN BY: MDS
CHECKED BY: MDS
DESIGNED BY:
APPROVED BY: S.D.A.
SCALE: 1"=30'

U-HAUL 790-820 SW 12 AVENUE
PORTION OF PLAT BOOK 10 PAGE 25
PORTION OF SECTION 2, TOWNSHIP 49 S, RANGE 42 EAST

BOUNDARY & TOPOGRAPHIC SURVEY

SEAL

FOR THE FIRM, BY:

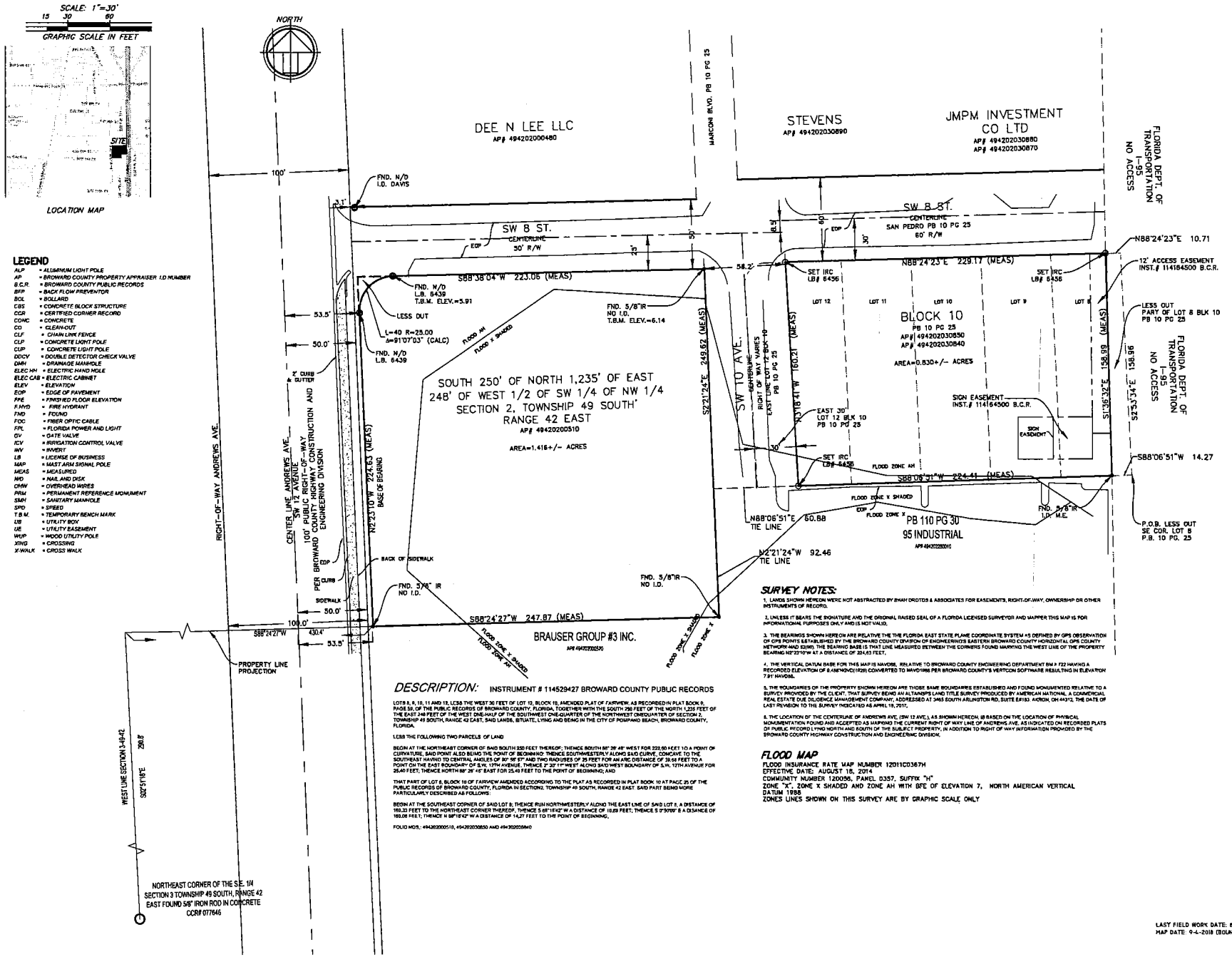
MICHAEL D. SARVER
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
4174

DATE: AUGUST 2018

JOB NO. 1121A.00

SHEET 2 OF 2

X:\Cad\Survey\1121A.00 SW 12 AVE-POMPANO_U-HAUL\1121A_BNDY_TOPO-SHEET 2 OF 2.dwg, 9/11/2018 3:38:08 PM, DWG To PDF.pc3



LEGEND

ALP	= ALUMINUM LIGHT POLE
AP	= BROWARD COUNTY PROPERTY APPRAISER I.D NUMBER
B.C.R.	= BROWARD COUNTY PUBLIC RECORDS
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CLF	= CHAIN LINK FENCE
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DDCV	= DOUBLE DETECTOR CHECK VALVE
DMH	= DRAINAGE MANHOLE
ELEC HH	= ELECTRIC HAND HOLE
ELEC CAB	= ELECTRIC CABINET
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FFE	= FINISHED FLOOR ELEVATION
F.HYD	= FIRE HYDRANT
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GV	= GATE VALVE
ICV	= IRRIGATION CONTROL VALVE
INV	= INVERT
LB	= LICENSE OF BUSINESS
MAS	= MAST ARM SIGNAL POLE
MEAS	= MEASURED
NAD	= NAIL AND DISK
OHW	= OVERHEAD WIRES
PRM	= PERMANENT REFERENCE MONUMENT
SMH	= SANITARY MANHOLE
SPD	= SPEED
T.B.M.	= TEMPORARY BENCH MARK
UB	= UTILITY BOX
UE	= UTILITY EASEMENT
WUP	= WOOD UTILITY POLE
XING	= CROSSING
X-WALK	= CROSS WALK

DESCRIPTION: INSTRUMENT # 114529427 BROWARD COUNTY PUBLIC RECORDS

LOTS 8, 9, 10, 11 AND 12, LESS THE WEST 30 FEET OF LOT 12, BLOCK 10, AMENDED PLAT OF FAIRVIEW, AS RECORDED IN PLAT BOOK 9, PAGE 59, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THE SOUTH 250 FEET OF THE NORTH 1,235 FEET OF THE EAST 248 FEET OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONEQUARTER OF SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST, SAID LANDS, SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

LESS THE FOLLOWING TWO PARCELS OF LAND

BEGIN AT THE NORTHEAST CORNER OF SAID SOUTH 250 FEET THEREOF; THENCE SOUTH 89° 26' 45" WEST FOR 222.60 FEET TO A POINT OF CURVATURE, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG SAID CURVE, CONCAVE TO THE SOUTHEAST HAVING TO CENTRAL ANGLES OF 90° 56' 57" AND TWO RADIUSES OF 25 FEET FOR AN ARC DISTANCE OF 39.66 FEET TO A POINT ON THE EAST BOUNDARY OF S.W. 12TH AVENUE; THENCE 2° 30' 19" WEST ALONG SAID WEST BOUNDARY OF S.W. 12TH AVENUE FOR 25.40 FEET; THENCE NORTH 89° 26' 45" EAST FOR 25.48 FEET TO THE POINT OF BEGINNING; AND

THAT PART OF LOT 8, BLOCK 10 OF FAIRVIEW AMENDED ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 10 AT PAGE 25 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA IN SECTION2, TOWNSHIP 49 SOUTH, RANGE 42 EAST. SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 8; THENCE RUN NORTHWESTERLY ALONG THE EAST LINE OF SAID LOT 8, A DISTANCE OF 160.33 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S 68°18'42" W A DISTANCE OF 18.69 FEET; THENCE S 0°30'09" E A DISTANCE OF 160.06 FEET; THENCE N 88°18'42" W A DISTANCE OF 14.27 FEET TO THE POINT OF BEGINNING.

FOLIO NOS.: 494202000510, 494202030850 AND 494202030840

SURVEY NOTES:

1. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY SHAH DROTOS & ASSOCIATES FOR EASEMENTS, RIGHT-OF-WAY, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.

2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

3. THE BEARINGS SHOWN HEREON ARE RELATIVE THE THE FLORIDA EAST STATE PLANE COORDINATE SYSTEM AS DEFINED BY GPS OBSERVATION OF CPS POINTS ESTABLISHED BY THE BROWARD COUNTY DIVISION OF ENGINEERING'S EASTERN BROWARD COUNTY HORIZONTAL GPS COUNTY NETWORK (NAD 83(90). THE BEARING BASE IS THAT LINE MEASURED BETWEEN THE CORNERS FOUND MARKING THE WEST LINE OF THE PROPERTY BEARING N02°23'10"W AT A DISTANCE OF 224.63 FEET.

4. THE VERTICAL DATUM BASE FOR THIS MAP IS NAVD88, RELATIVE TO BROWARD COUNTY ENGINEERING DEPARTMENT BM # 722 HAVING A RECORDED ELEVATION OF 8.68'NGVD(1929) CONVERTED TO NAVD1988 PER BROWARD COUNTY'S VERTCON SOFTWARE RESULTING IN ELEVATION 7.91' NAVD88.

5. THE BOUNDARIES OF THE PROPERTY SHOWN HEREON ARE THOSE SAME BOUNDARIES ESTABLISHED AND FOUND MONUMENTED RELATIVE TO A SURVEY PROVIDED BY THE CLIENT, THAT SURVEY BEING AN ALTA/NSPS LAND TITLE SURVEY PRODUCED BY AMERICAN NATIONAL, A COMMERCIAL REAL ESTATE DUE DILIGENCE MANAGEMENT COMPANY, ADDRESSED AT 3465 SOUTH ARLINGTON RD, SUITE E#183 AKRON, OH 44312. THE DATE OF LAST REVISION TO THE SURVEY INDICATED AS APRIL 18, 2017.

6. THE LOCATION OF THE CENTERLINE OF ANDREWS AVE. (SW 12 AVE.), AS SHOWN HEREON, IS BASED ON THE LOCATION OF PHYSICAL MONUMENTATION FOUND AND ACCEPTED AS MARKING THE CURRENT RIGHT OF WAY LINE OF ANDREWS AVE. AS INDICATED ON RECORDED PLATS OF PUBLIC RECORD LYING NORTH AND SOUTH OF THE SUBJECT PROPERTY, IN ADDITION TO RIGHT OF WAY INFORMATION PROVIDED BY THE BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION.

FLOOD MAP

FLOOD INSURANCE RATE MAP NUMBER 12011C0367H
EFFECTIVE DATE: AUGUST 18, 2014
COMMUNITY NUMBER 120058, PANEL 0357, SUFFIX "H"
ZONE "X", ZONE X SHADED AND ZONE AH WITH BFE OF ELEVATION 7, NORTH AMERICAN VERTICAL DATUM 1988
ZONES LINES SHOWN ON THIS SURVEY ARE BY GRAPHIC SCALE ONLY

LAST FIELD WORK DATE: 8-31-2018
MAP DATE: 9-4-2018 (BOUNDARY)

REVISIONS		
DATE	BY	DESCRIPTION

SDA SHAH DROTOS & ASSOCIATES
ENGINEERING
SURVEYING
PLANNING
ENGINEERING AUTH. NO. 5634 SURVEYING LIC. NO. LB-6456
3410 ft. Andrews Avenue Ext. • Pompano Beach, Fl. 33064
PH: 954-943-9433 • FAX: 954-783-4756

DRAWN BY: MDS
CHECKED BY: MDS
DESIGNED BY:
APPROVED BY: S.D.A.
SCALE:1"=30'

U-HAUL 790-820 SW 12 AVENUE
PORTION OF PLAT BOOK 10 PAGE 25
PORTION OF SECTION 2, TOWNSHIP 49 S, RANGE 42 EAST

BOUNDARY & TOPOGRAPHIC SURVEY

SEAL

FOR THE FIRM, BY:

MICHAEL D. SARVER
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
4174

DATE: AUGUST 2018

JOB NO. 1121A.00

SHEET 1 OF 2

X:\Civil\Survey\1121A.00 SW 12 AVE-PCU\4PAND_U-HAUL\1121A_BNDY_TOPO_SHEET 1 OF 2.dwg, 9/11/2018 3:38:32 PM, DWG To PDF.pc3

First American Title Insurance Company
Tampa Bay National Commercial Services
Harborview Plaza
3031 North Rocky Point Drive West, Suite 770
Tampa, Florida 33607
Phone: 813-498-6090

Customer Reference No.:
File No.: NCS-972298
Date Issued: 08/06/2019
Date Effective: August 02, 2019 at 8:00 A.M.

PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT

This Certificate of Title Information for the Filing of a Subdivision Plat ("Certificate") accurately reflects matters affecting the title to the land described in Exhibit A, attached hereto and by this reference, made a part hereof (the "Subject Property").

A search of the Public Records of Orange County, Florida (the "County"), through August 02, 2019 at 8:00 A.M., reveals the following, with respect to the Subject Property:

1. The Record Title holder is: U-Haul Co. of Florida, a Florida corporation by virtue of that certain Corrective Warranty Deed, recorded as Instrument No. 114529427.

2. Unsatisfied Mortgage(s) or Lien(s), recorded among the Public Records of the County, encumbering the Subject Property are;

a. NONE

3. Restrictions, Easements, Agreements Leases, Options and other Matters affecting the said Legal Description are:

a. Easement in favor of SKS Opportunity Fund I, LLC, a Texas limited liability company recorded as Instrument No. 113924227.

b. Easement in favor of Morton Terminal Land Holdings, LLC, a Kentucky limited liability company recorded as Instrument No. 114134500.

4. Real Property Tax information:

The lien of the taxes for the year 2019 and all subsequent years which are not yet due and payable:

Parcel No.: 494202-00-0510 Gross Amount: $35,973.19
Parcel No.: 494202-03-0840 Gross Amount: $1,655.89
Parcel No.: 494202-03-0850 Gross Amount: $3,555.41

2018 Taxes are PAID.

NO SEARCH HAS BEEN MADE FOR JUDGMENTS AND LIENS AGAINST ANY PARTY IN INTEREST OTHER THAN THE ABOVE NAMED RECORD TITLE HOLDER.

THIS CERTIFICATE IS MADE FOR THE PURPOSE OF FURNISHING THE INFORMATION REQUIRED FOR THE FILING OF THE ABOVE REFERENCED SUBDIVISION PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 177.04I OF THE FLORIDA STATUTES; IT HAS BEEN EXPRESSLY PREPARED FOR THE APPROPRIATE GOVERNING BODY AS DEFINED IN CHAPTER 177.07I, FLORIDA STATUTES, AND IS NOT TO BE RELIED UPON BY ANY OTHER GROUP OR PERSON FOR ANY OTHER PERSON.

THIS CERTIFICATE IS NOT AN OPINION OF TITLE, OWNERSHIP AND ENCUMBRANCE REPORT, TITLE INSURANCE POLICY, WARRANTY OF TITLE, OR ANY OTHER ASSURANCE AS TO THE STATUS OF TITLE AND SHALL NOT BE USED FOR THE PURPOSES OF ISSUING TITLE INSURANCE.
THIS CERTIFICATE IS BEING PROVIDED FOR INFORMATIONAL PURPOSES ONLY, AND OUR LIABILITY IS LIMITED TO THE AMOUNT CHARGED HEREWITH.

First American Title Insurance Company

By: John D'Elgee

Authorized Signatory

EXHIBIT A

LOTS 8, 9, 10, 11 AND 12, LESS THE WEST 30 FEET OF LOT 12, BLOCK 10, AMENDED PLAT OF FAIRVIEW, AS RECORDED IN PLAT BOOK 9, PAGE 59, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THE SOUTH 250 FEET OF THE NORTH 1,235 FEET OF THE EAST 248 FEET OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST, SAID LANDS, SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

LESS THE FOLLOWING TWO PARCELS OF LAND

BEGIN AT THE NORTHEAST CORNER OF SAID SOUTH 250 FEET THEREOF; THENCE SOUTH 88° 26' 46" WEST FOR 222.60 FEET TO A POINT OF CURVATURE, SAID POINT ALSO BEING THE POINT OF BEGINNING: THENCE SOUTHWESTERLY ALONG SAID CURVE, CONCAVE TO THE SOUTHEAST HAVING TO CENTRAL ANGLES OF 90° 56' 57" AND TWO RADIUSES OF 25 FEET FOR AN ARC DISTANCE OF 39.68 FEET TO A POINT ON THE EAST BOUNDARY OF S.W. 12TH AVENUE; THENCE 2° 30' 11" WEST ALONG SAID WEST BOUNDARY OF S.W. 12TH AVENUE FOR 25.40 FEET; THENCE NORTH 88° 26' 46" EAST FOR 25.40 FEET TO THE POINT OF BEGINNING; AND

THAT PART OF LOT 8, BLOCK 10 OF FAIRVIEW AMENDED ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 10 AT PAGE 25 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA IN SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 8; THENCE RUN NORTHWESTERLY ALONG THE EAST LINE OF SAID LOT 8, A DISTANCE OF 160.03 FEET TO THE NORTHEAST CORNER THEREOF, THENCE S 86°16'42" W A DISTANCE OF 10.69 FEET; THENCE S 0°50'09" E A DISTANCE OF 160.08 FEET; THENCE N 88°14'21" A DISTANCE OF 14.27 FEET TO THE POINT OF BEGINNING.

SKETCH OF DESCRIPTION

RIGHT OF WAY DEDICATION
A PORTION OF LOTS 8 AND 9 BLOCK 10
FAIRVIEW, PLAT BOOK 10 PAGE 25, AS RECORDED IN THE
PUBLIC RECORDS OF BROWARD COUNTY FLORIDA

A PORTION OF LOTS 8 AND 9 OF BLOCK 10 AS RECORDED IN PLAT BOOK 10 PAGE 25 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, SAID PORTION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 8, BLOCK 10 OF SAID PLAT;

THENCE SOUTH 88°06'51" WEST ALONG THE SOUTH LINE OF BLOCK 10 A DISTANCE OF 14.27 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY I-95;

THENCE CONTINUE ALONG THE SOUTH LINE OF SAID BLOCK 10, SOUTH 88°06'51" WEST A DISTANCE OF 60.00 FEET;

THENCE NORTH 01°36'32" WEST ALONG A LINE PARALLEL TO THE WEST LINE OF INTERSTATE HIGHWAY I-95 A DISTANCE OF 159.30 FEET TO THE NORTH LINE OF SAID BLOCK 10;

THENCE NORTH 88°24'23" EAST ALONG SAID NORTH LINE A DISTANCE OF 60.00 FEET TO A POINT IN THE WEST LINE OF INTERSTATE HIGHWAY I-95;

THENCE ALONG THE WEST LINE OF SAID I-95 SOUTH 01°36'32" EAST TO THE POINT OF BEGINNING.

SAID LAND SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA,. CONTAINING 9,548.8 PLUS OR MINUS SQUARE FEET.

THE BEARING BASE FOR THIS DESCRIPTION IS THE FLORIDA EAST STATE PLANE COORDINATE SYSTEM. THE DESCRIPTION IS BASED ON A BOUNDARY SURVEY OF THE PROPERTY DATED SEPTEMBER 2018.

FOR THE FIRM / BY:

MICHAEL D. SARVER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4174

1121A-EASEMENT-ROW-DEDICATION-8/07/2019

SHEET 1 OF 2 SHEETS

				MDS
REVISIONS	*DWN*	*DATE*	*FB/PG*	*CHKD*

SDA SHAH DROTOS & ASSOCIATES
ENGINEERING
SURVEYING
PLANNING
CERTIFICATE OF AUTHORIZATION NO. LB 6456
3410 N. Andrews Avenue Ext • Pompano Beach, Fl. 33064
PH: 954-943-9433 • FAX: 954-783-4754

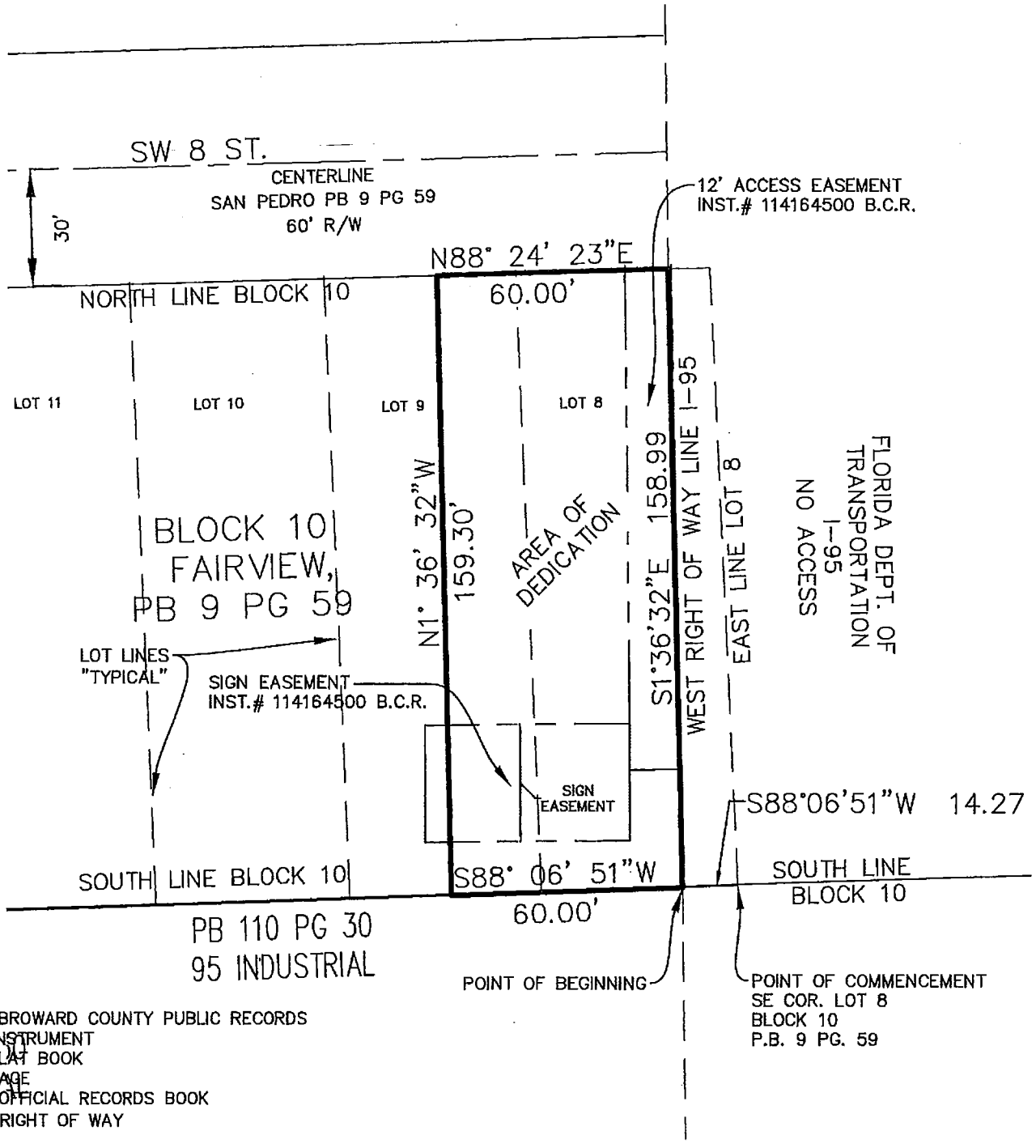
X:\Cad\Survey\1121A.00 SW 12 AVE-POMPANO_U-HAUL\1121-EASEMENTS\1121A_EASEMENTS CREATED.dwg, 8/9/2019 10:56:37 AM

SKETCH OF DESCRIPTION

RIGHT OF WAY DEDICATION
A PORTION OF LOTS 8 AND 9 BLOCK 10
FAIRVIEW, PLAT BOOK 10 PAGE 25, AS RECORDED IN THE
PUBLIC RECORDS OF BROWARD COUNTY FLORIDA

NORTH

SCALE: 1"=40'



BCR = BROWARD COUNTY PUBLIC RECORDS
INST= INSTRUMENT
PB = PLAT BOOK
PG = PAGE
ORB = OFFICIAL RECORDS BOOK
R/W = RIGHT OF WAY

1121A-EASEMENT-ROW-DEDICATION-8/07/2019

SHEET 2 OF 2 SHEETS

REVISIONS	DWN	DATE	FB/PG	CHKD

SDA SHAH DROTOS & ASSOCIATES
ENGINEERING
SURVEYING
PLANNING
CERTIFICATE OF AUTHORIZATION NO. LB 6456
3410 N. Andrews Avenue Ext • Pompano Beach, Fl. 33064
PH: 954-943-9433 • FAX: 954-783-4754

X:\Cad\Survey\1121A.00 SW 12 AVE-POMPANO_U-HAUL\1121-EASEMENTS\1121A_EASEMENTS CREATED.dwg, 8/9/2019 10:57:34 AM

SKETCH OF DESCRIPTION

RIGHT OF WAY VACATION
A PORTION OF SW 10 AVE
BEING A PORTION OF LOT 12 BLOCK 10
FAIRVIEW, PLAT BOOK 10 PAGE 25, RECORDED IN THE PUBLIC
RECORDS OF BROWARD COUNTY FLORIDA

A PORTION OF SW TO AVENUE, SAID PORTION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH 250 FEET OF THE NORTH 1,235 FEET OF THE EAST 248 FEET OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 49 SOUTH RANGE 42 EAST, SAID POINT BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SOUTHWEST 8TH STREET WITH THE WEST RIGHT-OF-WAY LINE OF SOUTHWEST 10TH AVENUE;

THENCE NORTH 85°09'16" EAST A DISTANCE OF 58.26 FEET TO A POINT WHICH IS THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SOUTHWEST 8TH STREET WITH THE EAST RIGHT-OF-WAY LINE OF SOUTHWEST 10TH AVENUE, SAID POINT ALSO BEING ON THE EAST LINE OF THE WEST 30 FEET OF LOT 12 BLOCK 10 OF THE AMENDED PLAT OF FAIRVIEW AS RECORDED IN PLAT BOOK 10 PAGE 25 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTHWEST 10TH AVENUE SOUTH 3°18'41" EAST A DISTANCE OF 160.21 FEET TO THE SOUTH LINE OF SAID LOT 12;

THENCE SOUTH 88°06'51" WEST A DISTANCE OF 60.88 FEET TO A POINT IN THE WEST RIGHT-OF-WAY LINE OF SOUTHWEST 10TH AVENUE, SAID POINT BEING ON THE EAST LINE OF THE SOUTH 250 FEET OF THE NORTH 1,235 FEET OF THE EAST 248 FEET OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 49 SOUTH RANGE 42 EAST;

THENCE NORTH 02°21'24" WEST ALONG THE WEST LINE OF SOUTHWEST 10TH AVENUE A DISTANCE OF 157.16 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA,. CONTAINING 9,448.5 PLUS OR MINUS SQUARE FEET.

THE BEARING BASE FOR THIS DESCRIPTION IS THE FLORIDA EAST STATE PLANE COORDINATE SYSTEM. THE DESCRIPTION IS BASED ON A BOUNDARY SURVEY OF THE PROPERTY DATED SEPTEMBER 2018.

FOR THE FIRM, BY:

MICHAEL D. SARVER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4174

1121A-SW 10 AVE. VACATIOIN-8/07/2019

SHEET 1 OF 2 SHEETS

				MDS
REVISIONS	*DWN*	*DATE*	*FB/PG*	*CHKD*

SDA SHAH DROTOS & ASSOCIATES
ENGINEERING
SURVEYING
PLANNING
CERTIFICATE OF AUTHORIZATION NO. LB 6456
3410 N. Andrews Avenue Ext • Pompano Beach, Fl. 33064
PH: 954-943-9433 • FAX: 954-783-4754

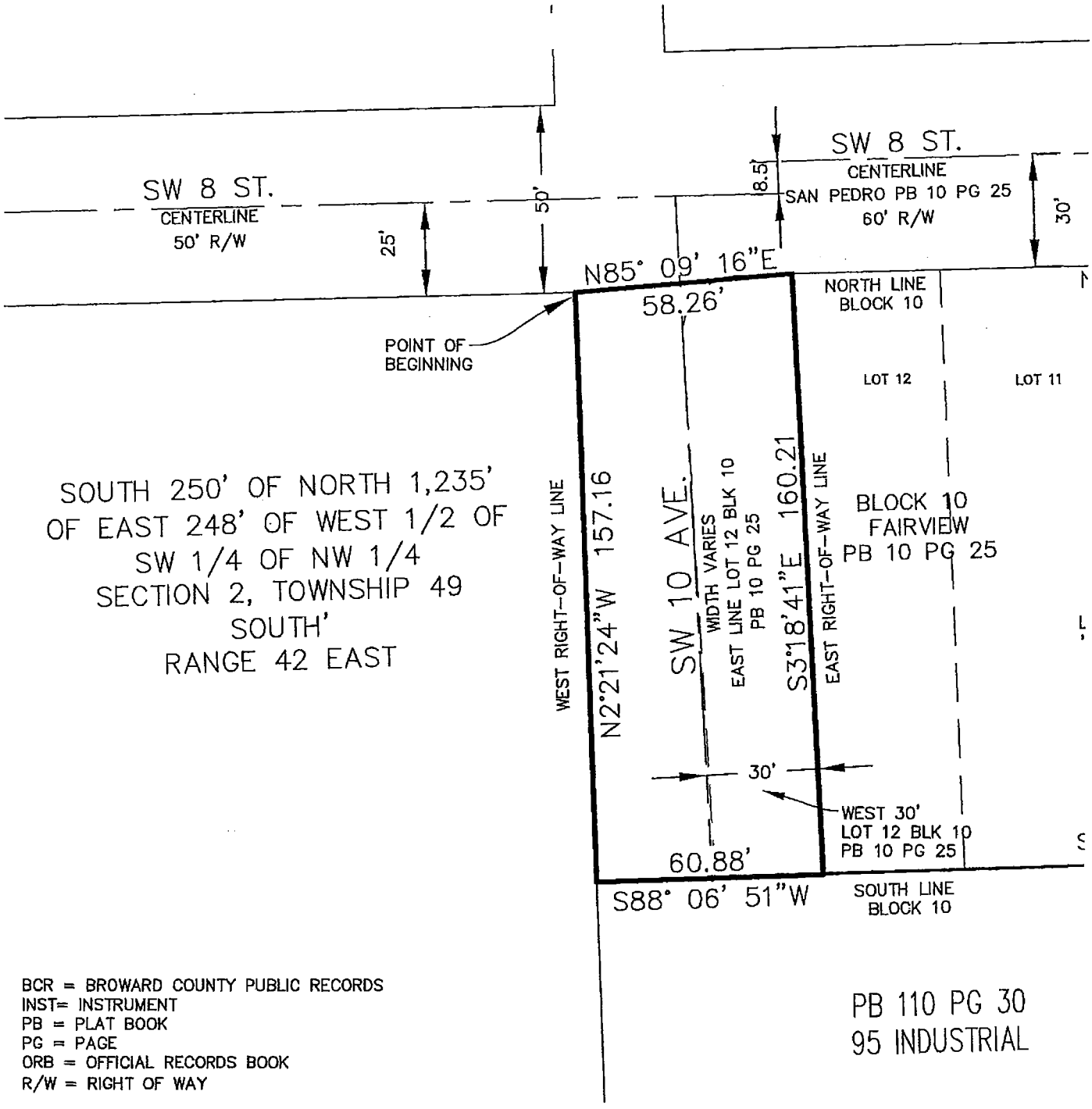
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SKETCH OF DESCRIPTION

RIGHT OF WAY VACATION
A PORTION OF SW 10 AVE
BEING A PORTION OF LOT 12 BLOCK 10
FAIRVIEW, PLAT BOOK 10 PAGE 25, RECORDED IN THE PUBLIC
RECORDS OF BROWARD COUNTY FLORIDA

NORTH

SCALE: 1"=40'



BCR = BROWARD COUNTY PUBLIC RECORDS
INST= INSTRUMENT
PB = PLAT BOOK
PG = PAGE
ORB = OFFICIAL RECORDS BOOK
R/W = RIGHT OF WAY

1121A-SW 10 AVE. VACATIOIN-8/07/2019

REVISIONS	DWN	DATE	FB/PG	CHKD

SDA SHAH DROTOS & ASSOCIATES
ENGINEERING
SURVEYING
PLANNING
CERTIFICATE OF AUTHORIZATION NO. LB 6456
3410 N. Andrews Avenue Ext • Pompano Beach, Fl. 33064
PH: 954-943-9433 • FAX: 954-783-4754

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LEGAL DESCRIPTION
RIGHT-OF-WAY DEDICATION

A PORTION OF LOTS 8 AND 9 OF BLOCK 10 AS RECORDED IN PLAT BOOK 10 PAGE 25 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, SAID PORTION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 8, BLOCK 10 OF SAID PLAT;

THENCE SOUTH 88°06'51" WEST ALONG THE SOUTH LINE OF BLOCK 10 A DISTANCE OF 14.27 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY I-95;

THENCE CONTINUE ALONG THE SOUTH LINE OF SAID BLOCK 10, SOUTH 88°06'51" WEST A DISTANCE OF 60.00 FEET;

THENCE NORTH 01°36'32" WEST ALONG A LINE PARALLEL TO THE WEST LINE OF INTERSTATE HIGHWAY I-95 A DISTANCE OF 159.30 FEET TO THE NORTH LINE OF SAID BLOCK 10;

THENCE NORTH 88°24'23" EAST ALONG SAID NORTH LINE A DISTANCE OF 60.00 FEET TO A POINT IN THE WEST LINE OF INTERSTATE HIGHWAY I-95;

THENCE ALONG THE WEST LINE OF SAID I-95 SOUTH 01°36'32" EAST TO THE POINT OF BEGINNING.

SAID LAND SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA,. CONTAINING 9,548.8 PLUS OR MINUS SQUARE FEET.

THE BEARING BASE FOR THIS DESCRIPTION IS THE FLORIDA EAST STATE PLANE COORDINATE SYSTEM. THE DESCRIPTION IS BASED ON A BOUNDARY SURVEY OF THE PROPERTY DATED SEPTEMBER 2018.

LEGAL DESCRIPTION
RIGHT-OF-WAY VACATION

A PORTION OF SW TO AVENUE, SAID PORTION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH 250 FEET OF THE NORTH 1,235 FEET OF THE EAST 248 FEET OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 49 SOUTH RANGE 42 EAST, SAID POINT BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SOUTHWEST 8TH STREET WITH THE WEST RIGHT-OF-WAY LINE OF SOUTHWEST 10TH AVENUE;

THENCE NORTH 85°09'16" EAST A DISTANCE OF 58.26 FEET TO A POINT WHICH IS THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SOUTHWEST 8TH STREET WITH THE EAST RIGHT-OF-WAY LINE OF SOUTHWEST 10TH AVENUE, SAID POINT ALSO BEING ON THE EAST LINE OF THE WEST 30 FEET OF LOT 12 BLOCK 10 OF THE AMENDED PLAT OF FAIRVIEW AS RECORDED IN PLAT BOOK 10 PAGE 25 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTHWEST 10TH AVENUE SOUTH 3°18'41" EAST A DISTANCE OF 160.21 FEET TO THE SOUTH LINE OF SAID LOT 12;

THENCE SOUTH 88°06'51" WEST A DISTANCE OF 60.88 FEET TO A POINT IN THE WEST RIGHT-OF-WAY LINE OF SOUTHWEST 10TH AVENUE, SAID POINT BEING ON THE EAST LINE OF THE SOUTH 250 FEET OF THE NORTH 1,235 FEET OF THE EAST 248 FEET OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 49 SOUTH RANGE 42 EAST;

THENCE NORTH 02°21'24" WEST ALONG THE WEST LINE OF SOUTHWEST 10TH AVENUE A DISTANCE OF 157.16 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA,. CONTAINING 9,448.5 PLUS OR MINUS SQUARE FEET.

THE BEARING BASE FOR THIS DESCRIPTION IS THE FLORIDA EAST STATE PLANE COORDINATE SYSTEM. THE DESCRIPTION IS BASED ON A BOUNDARY SURVEY OF THE PROPERTY DATED SEPTEMBER 2018.

DESCRIPTION: INSTRUMENT # 114529427
BROWARD COUNTY PUBLIC RECORDS

LOTS 8, 9, 10, 11 AND 12, LESS THE WEST 30 FEET OF LOT 12, BLOCK 10, AMENDED PLAT OF FAIRVIEW, AS RECORDED IN PLAT BOOK109, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THE SOUTH 250 FEET OF THE NORTH 1,235 FEET OF THE EAST 248 FEET OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONEQUARTER OF SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST, SAID LANDS, SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

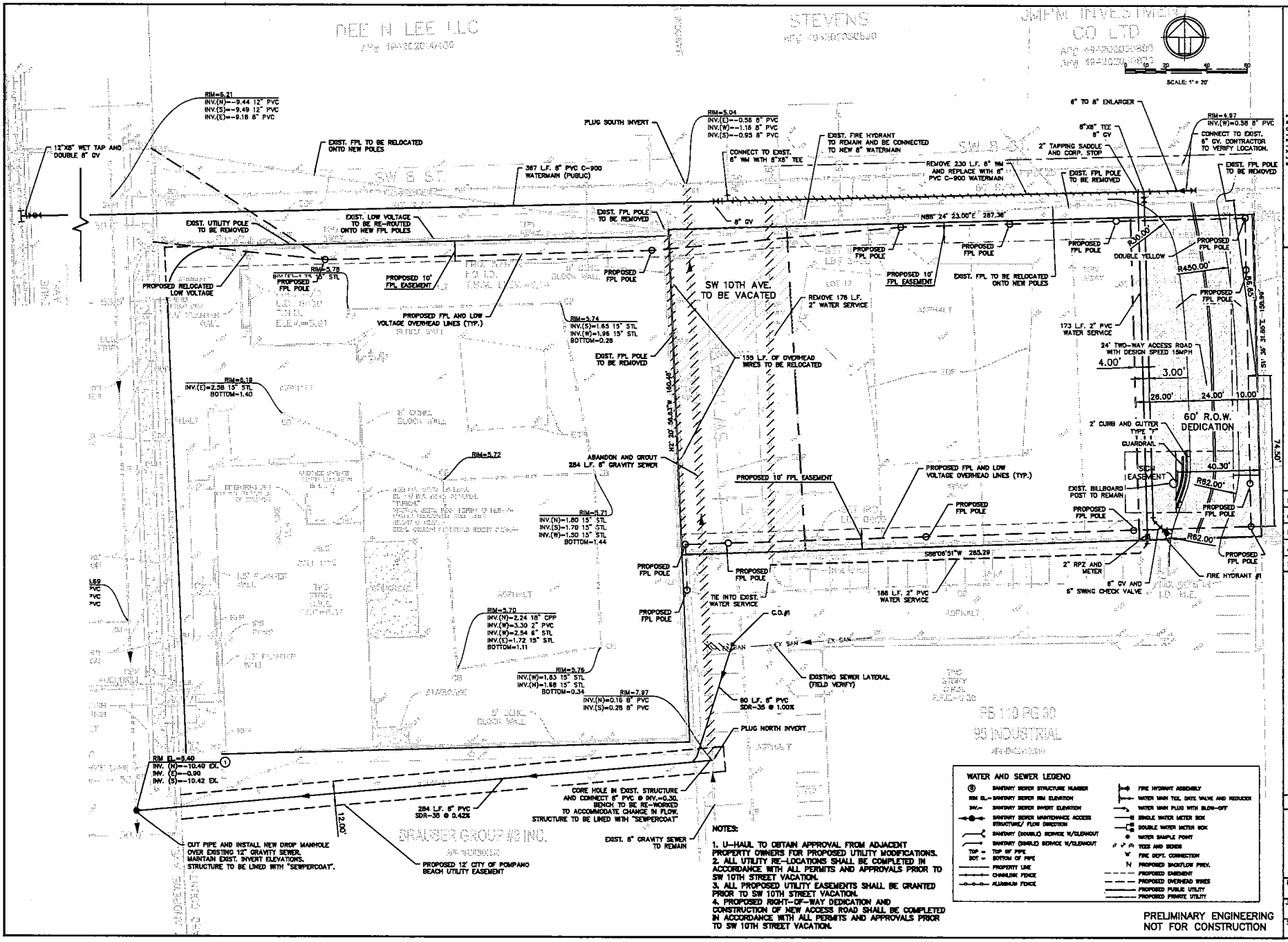
LESS THE FOLLOWING TWO PARCELS OF LAND

BEGIN AT THE NORTHEAST CORNER OF SAID SOUTH 250 FEET THEREOF; THENCE SOUTH 88° 26' 46" WEST FOR 222.60 FEET TO A POINT OF CURVATURE, SAID POINT ALSO BEING THE POINT OF BEGINNING: THENCE SOUTHWESTERLY ALONG SAID CURVE, CONCAVE TO THE SOUTHEAST HAVING TO CENTRAL ANGLES OF 90° 56' 57" AND TWO RADIUSES OF 25 FEET FOR AN ARC DISTANCE OF 39.68 FEET TO A POINT ON THE EAST BOUNDARY OF S.W. 12TH AVENUE; THENCE 2° 30' 11" WEST ALONG SAID WEST BOUNDARY OF S.W. 12TH AVENUE FOR 25.40 FEET; THENCE NORTH 88° 26' 46" EAST FOR 25.40 FEET TO THE POINT OF BEGINNING; AND

THAT PART OF LOT 8, BLOCK 10 OF FAIRVIEW AMENDED ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 10 AT PAGE 25 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA IN SECTION2, TOWNSHIP 49 SOUTH, RANGE 42 EAST, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 8; THENCE RUN NORTHWESTERLY ALONG THE EAST LINE OF SAID LOT 8, A DISTANCE OF 160.33 FEET TO THE NORTHEAST CORNER THEREOF, THENCE S 86°16'42" W A DISTANCE OF 10.69 FEET; THENCE S 0°50'09" E A DISANCE OF 160.08 FEET; THENCE N 88°16'42" W A DISTANCE OF 14.27 FEET TO THE POINT OF BEGINNING.

FOLIO NOS.: 494202000510, 494202030850 AND 494202030840



REVISIONS		
DATE	BY	DESCRIPTION
9-12-18	MJG	REVISED OVERHEAD WIRE RELOCATIONS
9-19-18	MJG	ADDED UTILITY EASEMENT FOR SANITARY SEWER AND REVISED NOTES
10-29-18	MJG	REVISED NOTES FOR SANITARY MANHOLES

SHAH DROTOS & ASSOCIATES
ENGINEERING
SURVEYING
PLANNING
ENGINEERING AUTH. NO. 5634 SURVEYING LIC. NO. LB-6456
3410 N. Andrews Avenue Ext.● Pompano Beach, Fl. 33064
PH: 954-943-9433 ● FAX: 954-783-4754

DRAWN BY: MJG
CHECKED BY: BRS
DESIGNED BY: BRS
APPROVED BY: S.D.A.
SCALE:1"=20'

U-HAUL SELF-STORAGE
POMPANO BEACH, BROWARD COUNTY, FLORIDA

RIGHT-OF-WAY VACATION PLAN

SEAL
FOR THE FIRM. BY:

BHARAT SHAH P.E.
CIVIL ENGINEER
FLA. P.E. No. 19702

DATE: AUGUST 2019
JOB NO. 1121A.00
SHEET CE1

X:\Cad\Engr\1121 U-Haul SW 12th Ave\Right-of-Way Vacation\1121 ROW Vacation PLAN.dwg, 10/29/2019 12:23:51 PM, DWG To PDF.pc3

City of Pompano Beach
Department of Development Services
Planning & Zoning Division

100 W. Atlantic Blvd Pompano Beach, FL 33060
Phone: 954.786.4634 **Fax:** 954.786.4666

Request for Vacation

Reason for Request

(A separate sheet may be attached for additional information.):

The petitioner is requesting the vacation of approx.160 linear feet of SW 10th Ave. right-of-way with an area of 9,544.72 sq.ft. The portion of right-of-way to be abandoned contains an approx. 23' wide paved roadway, utility poles with overhead utility lines, and underground water and sewer utilities. The petitioner is the current owner of the parcel directly to the west of this right-of-way as well as the two parcels to the east of this right-of-way. The reason for this request is to join all of these parcels together to develop them as a single project to best utilize the land. A conceptual site plan to construct a four-story self-storage building has been included with this submittal. As part of this request, the petitioner is proposing to dedicate a 60' wide portion of right-of-way located along the eastern property line of the eastern-most parcel. This new right-of-way would include a two-lane 24' wide roadway and re-located utilities, including a new fire hydrant to service the existing building located to the south of this project. Also as part of this project, the existing 6" watermain along SW 8th Street will be upgraded to an 8" watermain and will be connected to an existing 12" watermain along the west side of Andrews Avenue. U-Haul will obtain approval from the adjacent property owners as needed for all proposed utility modifications. All utility relocations shall be completed in accordance with all permits and approvals prior to the vacation of SW 10th Street. All proposed utility easements shall be granted prior to SW 10th Street vacation. Proposed right-of-way dedication and construction of the new access road shall be completed in accordance with all permits and approvals prior to SW 10th Street vacation.

Frank Grau
Name of Petitioner

Owner of Adjacent Properties
Petitioner's Interest in Property

10

Development Services, Inc.

June 6, 2019

Mr. Daniel Keester
Principal Planner
City of Pompano Beach
100 W. Atlantic Blvd., Suite 253
Pompano Beach, FL 33060

Daniel.keester@copbfl.com

RE: Self-Storage Supply and Demand Analysis

Dear Daniel:

Attached please find one pdf. of the analysis and attachments for your review (see left side arrow to open attachments).

With respect to the review of changes that can be made to limit self-storage development that doesn't impact the City economically, I suggest and/or of the following.

1) Moratorium for the use as a whole to eliminate new development for a period of time.
2) Strengthen the zoning code to allow storage only in certain codes, with no special use permit or conditional use per allowed to defer to another zone.
3) Add an ordinance that you can only build new storage as long as you are 1 mile away from existing as an example.
4) Limit the size and height of new facilities.

The City does receive a one-half cent sales tax income on storage rentals, limiting self-storage development would negate further future income from this use.

With regards to negative economic impact (other than sales tax), there is no impact on the City if development is allowed to continue, the buildings as of themselves don't become an eyesore if a new development fails due to overbuild these projects are normally easily picked up by other developers.

Supply and Demand

As far as the supply and demand as requesting to be completed, the City is overbuilt with respect to the new storage growth by utilizing the City population against the City storage facilities (net leasable) The caveat however, in determining supply and demand only city by city is not the typical criteria as discussed early in December. Typically, self-storage usage is completed in a radius by the site location which may include population from one-three other cities, for example.

But in completing as requested, the City is overbuilt, but there is no negative impact to the City if the development moves forward.

Respectfully Submitted,

Jo Beth White, President
Development Services Inc.

P.O. Box 427, Del Norte, CO 81132
Mobile 949-218-3655
www.StorageFeasibility.com email JoBeth@StorageFeasibility.com

SELF-STORAGE METHODOLOGY

Table of Contents

1. Reference analysis for all cities combined
2. Supply and Demand Methodology
3. Equilibrium Methodology
4. Demographics

RECAP ANALYSIS ALL CITIES

Area Delineation within city limits only	Number of Facilities in Market, unweighed	Square Footage NRSF for total market	Equilibrium Analysis, red overbuilt; green can absorb more storage	Projects in planning, permitting, under const. & lease-up	Current population	Future Population	Increase in Population	Current demand per capita	Supply per capita including new facilities in planning
Pompano Beach	28	1,983,650	197,105	691,408	94,813	115,929	21,116	19.59	27.57
Boynton Beach	14	1,079,015	64,715	70,000	76,044	81,204	5,160	13.48	15.11
Delray Beach	14	1,042,581	116,660	0	67,416	71,595	4,179	14.69	15.46
Boca Raton	12	676,416	-82,963	230,911	92,597	97,677	5,080	6.94	9.80
Deerfield Beach	13	753,656	-107,485	223,116	79,549	82,786	3,237	9.00	12.28
Hileah	15	1,051,491	262,671	57,600	233,504	240,875	7,371	4.28	4.75
Doral	12	809,964	62,639	7,920	63,461	69,857	6,396	12.13	14.01
Oakland Park	13	1,030,814	-98,903	173,003	44,253	46,761	2,508	22.13	27.20
Fort Lauderdale	26	1,544,639	-295,734	597,571	180,466	191,718	11,252	8.13	11.87

Development Services, Inc.

May 22, 2019
949-218-3655

Supply and Demand Methodology

GENERAL PER CAPITA DATA

The data shown within the feasibility study is for the City as whole, with weighing all facilities at 100% of Net Leasable Square Footage Estimates (NRSF) and demonstrates the per capita data that is pertinent to the study. The term per capita means per person. The per capita ratio is derived by a mathematical formula which divides the square foot supply of storage[1] by the known population in an area. The resulting per capita ratio is used as a basis of comparison of the subject areas ability to absorb more storage footage.

The per capita absorption assumption is developed by utilizing feasibility study results in many markets throughout the years and interpolating this data into each self-storage marketplace in this report.

NATIONAL PER CAPITA STATISTICS

Typically, although there are national statistics published for the "per capita" per state; this data is not used as a premise for the per capita ratio for the subject site. Each area, within its city limits carries its own specific per capita, distinct to each market. For informational purposes, the State per capita statistic for Florida is 6.29 feet per person and the national statistic for all states combined is 5.40 feet per capita.

[1] Some assumptions as to footages or number of units may be utilized.

METHODOLOGY FOR THIS STUDY

There are various methodologies used to accomplish market depth. For the purposes of this report, based on distinct area demographics (per city as requested) we have weighed all facilities at 100% if found within the city limits.

TYPICAL METHODOLOGY

Various methodologies will reduce the amount of a competitor's footage as it is applicable to a marketplace based on the competition's location.

The weighing of competition allows a greater latitude of error unless the competitors market places are distinct and with notable topographical or area boundaries. With the weighing of competition, you should include any competitors whose "market" touches yours, which may include bringing in competition in the four and five-mile radius into the calculation, for instance.

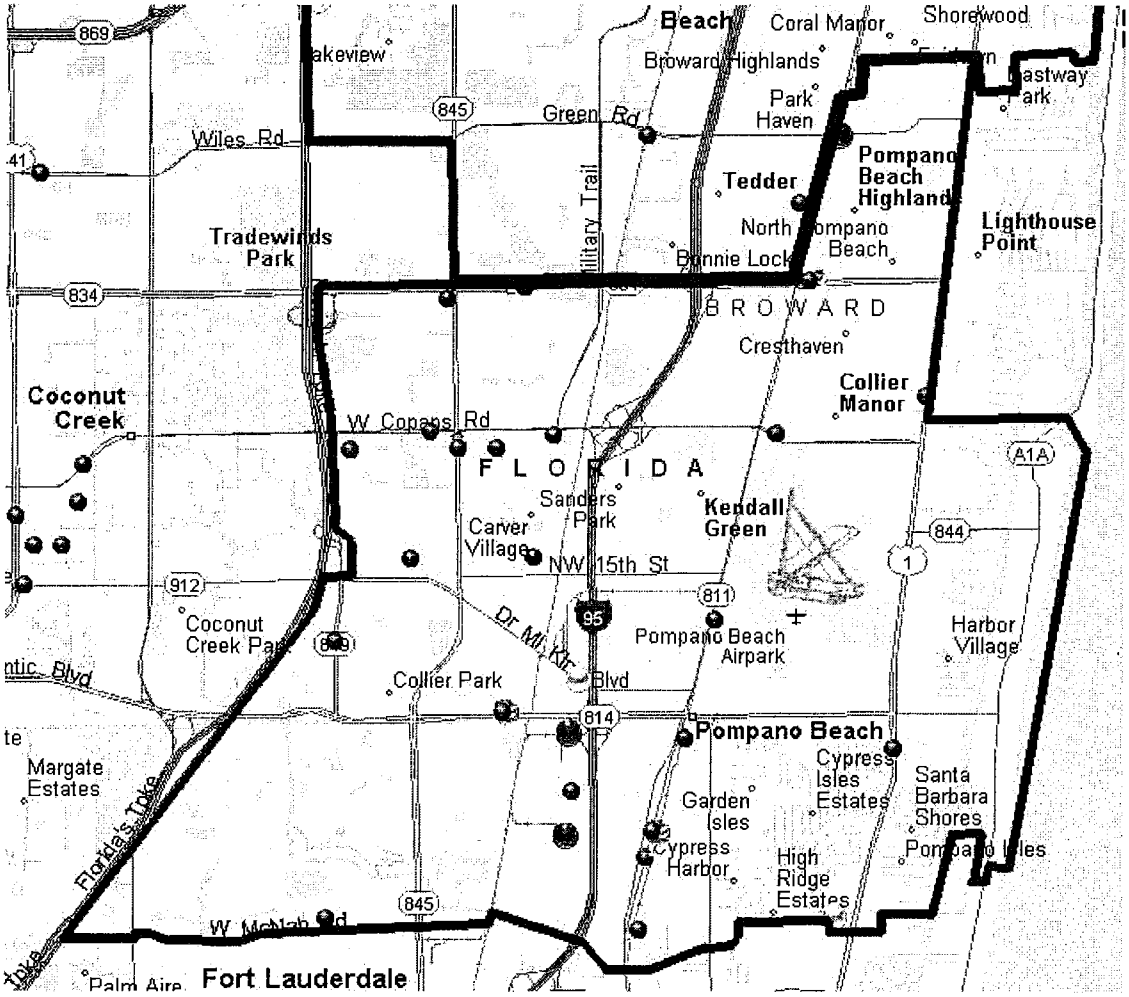
Current per capita sample Pompano Beach

CURRENT POMPANO	
Number of existing facilities (cumulative)	Thirty-Two
Square Feet of Projects approved in planning (per City)	225,168
Square Feet of Projects Proposed Under Review (per City)	466,240
Square Feet of new projects in lease up	Stable
Total Footage in Market NRSF	2,218,839
Population	94,813
Occupancy Average	95.00%
Stabalized Demand	22.23
Per Capita Supply (Existing)	23.40
Per Capita Supply (Existing plus subject facility and others in planning or under construction)	30.69

Future per capita sample Pompano Beach

FUTURE POMPANO	
Number of existing facilities (cumulative)	Thirty-two
Square Feet of Projects in planning, permitting or under construction	691,408
Net Rentable Square Feet currently in market	2,218,839
Future Population 2023	115,922
Per Capita Square Footage existing facilities	19.14
Per Capita Square Footage including existing, in planning and subject	25.11

MAP POMPANO BEACH (SAMPLE)



OVERBUILDING AND SATURATION

The self-storage industry has undergone many evolutions over the years. The prominence of self-storage itself has spawned changes, prompting a rush of construction that has resulted in success for many markets and over-saturation for others.

Concurrently, this same notoriety of the industry has brought forth barriers to entry in specific markets, as moratoriums and zoning issues against construction of facilities surface in increasing numbers. Whether building, converting or purchasing an existing facility, a potential investor must now consider a host of issues that govern feasibility, including barrier to entry; challenges by neighborhoods and municipalities, competitors and economic factors as well.

Thus, a question most new owners/investors should ask is "is my market overbuilt?" First, we need to address what "overbuilding" means. Simply stated, it means there are too many storage projects in a given market. People build self-storage and other real estate when they think they can make money. This occurs when rents are high and rising, interest rates are low and falling, lenders are interested in new loans and investors are taking profits and looking for more investment opportunities. However, overbuilding is not a disease that is sweeping the nation that will kill off the self-storage industry. Overbuilding occurs one market at a time.

Overbuilding may be indicated when occupancies continue to drop, and per capita usage ratios are double and triple the normal ratios; overbuilding can also

be characterized as too much standing surplus in a market despite high occupancy rates. The subject properties surrounding market area will show a drop in stabilized occupancy ratios for both older and newer facilities alike or will show too much standing surplus of unrented units.

Lower occupancy rates may be caused when the facilities in the area are older and the management is not aggressive or has lost its incentive to market competitively. Many owners of facilities become complacent that they are making "enough" money, so they elect not to spend money advertising and marketing their property.

Occupancy levels at older facilities are also impacted when losing tenants to the newer, more secure facilities. In a market where tenants are moving from facility to facility this may give the appearance of a demand driven market. In this case, the appearance of a demand driven market is apparent when the occupancy rates at the newer facilities are stable and the older facilities are losing occupancy. This market is not truly demand driven.

Demand driven markets are markets where the older and newer facilities remain stable and lease up steadily and all facilities have positive gains in tenants and the number of surplus units standing empty is not excessive.

STATE PER CAPITA STATISTICS

Table 1.2 – Facility Data by State

State	Square Footage	2018 Facility Count	SF Per Capita	Population
Alaska	3,171,433	101	4.64	736,855
Alabama	30,065,572	1,022	6.29	4,841,164
Arkansas	20,909,575	688	7.16	2,968,472
Arizona	41,687,324	918	6.22	6,728,577
California	213,388,240	3,591	5.53	38,654,206
Colorado	36,099,642	892	6.82	5,359,295
Connecticut	11,751,914	328	3.34	3,588,570
District of Columbia	1,211,711	19	1.84	659,009
Delaware	4,227,873	110	4.52	934,695
Florida	124,569,554	2,602	6.29	19,934,451
Georgia	58,391,886	1,502	5.82	10,099,320
Hawaii	4,036,700	85	2.86	1,413,673
Iowa	13,473,893	547	4.34	3,106,589
Idaho	17,546,608	436	10.76	1,635,483
Illinois	55,641,378	1,558	4.35	12,851,684
Indiana	35,148,061	1,144	5.35	6,589,578
Kansas	14,933,823	560	5.18	2,898,292
Kentucky	18,415,141	631	4.21	4,411,989
Louisiana	30,507,046	947	6.58	4,645,670
Massachusetts	20,971,621	537	3.12	6,742,143
Maryland	24,187,316	500	4.08	5,959,902
Maine	3,855,227	211	2.96	1,329,923
Michigan	43,193,325	1,378	4.36	9,909,600
Minnesota	22,403,787	718	4.15	5,450,868
Missouri	30,882,847	1,142	5.18	6,059,651
Mississippi	16,574,257	570	5.55	2,989,192
Montana	10,096,840	370	9.87	1,023,391
North Carolina	58,519,700	1,773	5.92	9,940,828
North Dakota	4,429,617	161	6.03	736,162
Nebraska	10,404,911	342	5.56	1,881,259
New Hampshire	7,940,210	266	6.07	1,327,503
New Jersey	32,621,161	588	3.67	8,915,456
New Mexico	14,174,254	460	6.87	2,082,669
Nevada	25,206,895	461	8.96	2,839,172
New York	49,636,761	1,395	2.53	19,697,457
Ohio	53,926,296	1,748	4.67	11,586,941
Oklahoma	30,389,878	937	7.88	3,875,589
Oregon	28,738,019	810	7.22	3,982,267
Pennsylvania	44,495,071	1,583	3.49	12,783,977
Rhode Island	3,376,255	84	3.20	1,054,491
South Carolina	28,931,143	902	6.02	4,834,605
South Dakota	5,935,227	227	6.97	851,058
Tennessee	38,948,539	1,232	5.68	6,548,009
Texas	207,150,002	4,904	7.74	26,956,435
Utah	25,462,688	574	8.71	2,948,427
Virginia	43,017,469	926	5.18	8,310,301
Vermont	2,390,915	138	3.85	626,249
Washington	46,464,276	1,244	6.61	7,073,146
Wisconsin	32,848,580	1,203	5.72	5,754,798
West Virginia	5,548,377	327	3.03	1,846,092
Wyoming	4,407,893	174	7.56	583,029
TOTAL	1,709,095,816	45,547	5.40	318,558,162

Source: Union Realtime

Self-Storage
Market Equilibrium & Absorption

Equilibrium in a market indicates a zero-net gain in tenants; you would have an equivalent number of move in's versus move out's. Equilibrium in a market would indicate that additional footage could not easily be absorbed in standard typical lease up timeframes.

For each city, population growth indicators should demonstrate adequate future population to support new storage, depending on the level of new projects in planning, under construction and in lease-up. In addition to the growth indicators, the market should not be experiencing large drops in income which would equate to more move outs in storage due to the inability to afford the costs.

Future Market Equilibrium per City Area

For the subject areas primary market, which is each citie's city limits, all factors used in the analysis including population growth indicators as well as assumed occupancy levels in the areas would lead to a positive number of square feet that can be added to a market after the subject area facility plus those recently complete or in planning or under construction are absorbed.

This positive number indicates that additional net leasable square feet of storage would be able to be absorbed within typical guidelines.

A negative number indicates that the market may not be able to absorb all the anticipated new footage, current surplus in existing facilities and keep the existing facilities stabilized.

Future Market Equilibrium Prime Market Radius

The demographics should indicate an adequate population in the subject area over the next four years. As indicated in the supply and demand, at per capita ratios stabilized in the market, with a 1.50-foot upcharge in demand per capita, each city should adequately absorb the surplus in the market and the subject facility, if it is not showing an overbuild.

SEE ATTACHED EQUILIBRIUM ANALYSIS PER CITY

Sample – Pompano Beach

21.38	Adjusted Per Capita (current ratio + equilibrium projection) 1.5
115,922	Future population within market (2023)
2,478,253	Total square feet at equilibrium
2,675,358	Square feet in market, including existing, subject & under construction
-197,105	Square feet over equilibrium projection which indicates that the market
	cannot absorb surplus and all projects approved and pending

Demographics

DEMOGRAPHICS

The foundation of all marketing and demographic data is the decennial census, which the U.S. Census Bureau conducts one each decade. This census literally takes a complete demographic profile of nearly all the people living in the United States at the time the census was conducted. The most recent Decennial Census was conducted in April 2010. The demographics shown in this report are a compilation of the April 2010 Census data combined with up to date growth patterns of individual cities.

The term "Census" refers to an official count by a national government of its country's population. A population census determines the size of a country's population and the characteristics of its people, such as their age, sex, ethnic background, marital status, and income. National governments also conduct other types of censuses, particularly of economic activity. An economic census collects information on the number and characteristics of farms, factories, mines, or businesses.[2].

SELF-STORAGE DEMOGRAPHICS

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[2] "Census," Microsoft® Encarta® Online Encyclopedia 2006

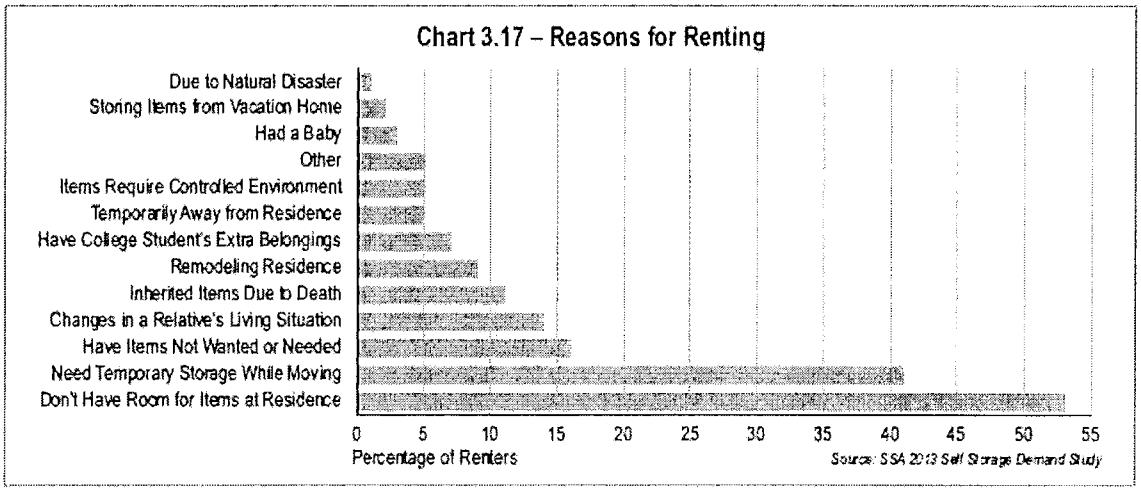
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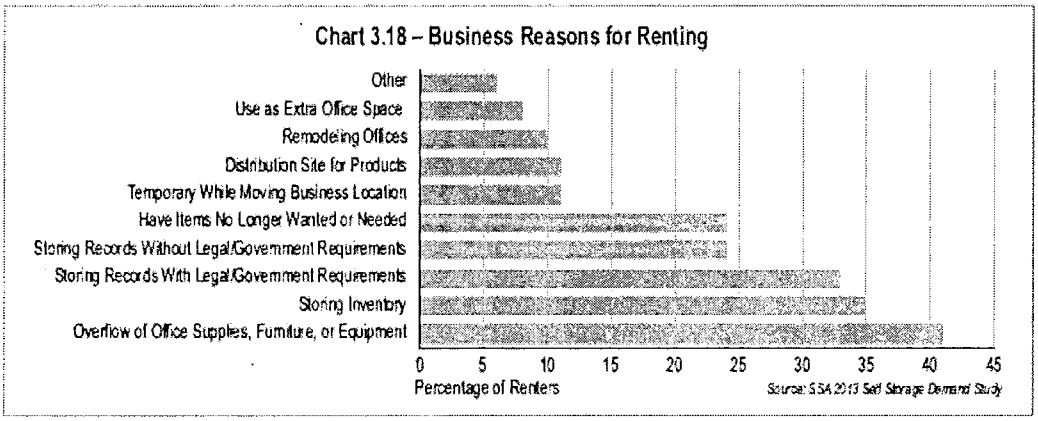
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A person's life changes and resulting transitions are the lifestyle triggers that compel a person to seek out and utilize self-storage. Reasons for change of residence may include:

- Losing a job and relocating to a new area
- Obtaining a new job in another city or state
- Getting married or divorced
- Expanding or reducing family size
- Death of family and resulting estate settlement
- Retiring

As documented by a Self-Storage Association survey completed in 2004 and updated annually, the reasons for renting self-storage units by consumers is as follows (major categories only):





It's interesting to note that rental dwellers tend to move at significantly higher rates than persons who own their homes. Upwards of almost one-third of all renters will move each year whereas home owners tend to move much less. Therefore, the higher the rental dwelling statistic, the higher the potential for a successful self-storage project; the assumption is that in areas that have a high percent of renter-occupied households more self-storage footage will be absorbed.

Other demographic traits that impact storage are age, education and marital status. Young single adults of less than 34 years of age move more than older married couples. As the median age exceeds 34 years of age, people tend to move less.

The impact of median income on storage historically shows that in households with lower than $50,000 per year in income, this population segment tends to move 17.6% to 21% more than households with incomes in excess of $50,000 per year. Notwithstanding this positive factor, the lower the income level the less discretionary income is available and those that choose to store their property will be limited in the rates they can pay for storage.

The attached demographic report was compiled by Alteryx and reviewed and analyzed by Development Services Inc.

SELF-STORAGE SUPPLY AND DEMAND EQUILIBRIUM ANALYSIS BOYNTON BEACH

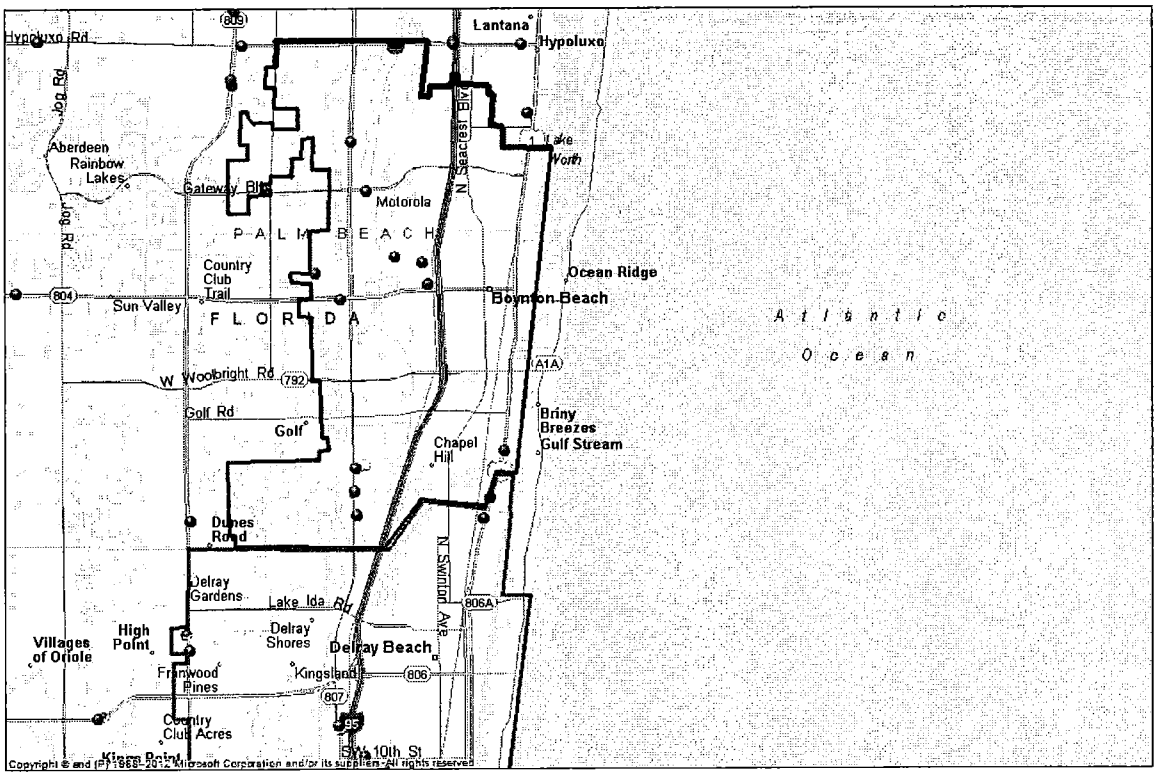
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In keeping with the supply and demand and equilibrium methodology, the following data is applicable to Boynton Beach

1. Map
2. Supply and Demand
3. Equilibrium
4. Demographics

MAP

BOYNTON BEACH



Development Services, Inc.

May 22, 2019
949-218-3655

Current Per Capita Boynton Beach

CURRENT BOYNTON BEACH	
Number of existing facilities (cumulative)	Fourteen
Square Feet of Projects approved in planning (per City)	70,000
Square Feet of Projects Proposed Under Review (per City)	None Found
Square Feet of new projects in lease up	Stabilized Mkt
Total Footage in Market (per City)	1,079,015
Population (7-2018)	76,044
Occupancy Average	95.00%
Stabalized Demand	13.48
Per Capita Supply (Existing)	14.19
Per Capita Supply (Existing plus subject facility and others in planning or under construction)	15.11

Future Per Capita Boynton Beach

FUTURE BOYNTON BEACH	
Number of existing facilities (cumulative)	Fourteen
Square Feet of Projects in planning or under construction	70,000
Net Rentable Square Feet currently in market	1,079,015
Future Population 2023, 1.31% growth per year 5.5 years	81,024
Per Capita Square Footage existing facilities	13.32
Per Capita Square Footage including existing, in planning and subject	14.18

EQUILIBRIUM ANALYSIS – BOYNTON BEACH

14.98	Adjusted Per Capita (current ratio + equilibrium projection) 1.5
81,024	Future population within market (2023)
1,213,730	Total square feet at equilibrium
1,149,015	Square feet in market, including existing, subject & under construction
64,715	Square feet over equilibrium projection which indicates that the market
	can absorb surplus and all projects approved and pending

Demographic and Income Comparison Profile

Boynton Beach city, FL
Boynton Beach city, FL
Geography: Place

	Boynton Beach...
Census 2010 Summary	
Population	68,217
Households	29,104
Families	16,570
Average Household Size	2.31
Owner Occupied Housing Units	19,316
Renter Occupied Housing Units	9,788
Median Age	41.9
2018 Summary	
Population	76,044
Households	32,405
Families	18,275
Average Household Size	2.32
Owner Occupied Housing Units	19,858
Renter Occupied Housing Units	12,546
Median Age	43.8
Median Household Income	$51,119
Average Household Income	$69,563
2023 Summary	
Population	81,145
Households	34,609
Families	19,381
Average Household Size	2.32
Owner Occupied Housing Units	21,663
Renter Occupied Housing Units	12,946
Median Age	44.3
Median Household Income	$57,771
Average Household Income	$82,306
Trends: 2018-2023 Annual Rate	
Population	1.31%
Households	1.32%
Families	1.18%
Owner Households	1.76%
Median Household Income	2.48%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

May 01, 2019

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Demographic and Income Comparison Profile

Boynton Beach city, FL
Boynton Beach city, FL
Geography: Place

	Boynton Beach...	
2018 Households by Income	**Number**	**Percent**
<$15,000	3,672	11.3%
$15,000 - $24,999	3,613	11.1%
$25,000 - $34,999	3,548	10.9%
$35,000 - $49,999	4,935	15.2%
$50,000 - $74,999	6,399	19.7%
$75,000 - $99,999	3,862	11.9%
$100,000 - $149,999	3,965	12.2%
$150,000 - $199,999	1,275	3.9%
$200,000+	1,137	3.5%
Median Household Income	$51,119	
Average Household Income	$69,563	
Per Capita Income	$30,085	

2023 Households by Income	**Number**	**Percent**
<$15,000	3,167	9.2%
$15,000 - $24,999	3,125	9.0%
$25,000 - $34,999	3,283	9.5%
$35,000 - $49,999	4,927	14.2%
$50,000 - $74,999	6,914	20.0%
$75,000 - $99,999	4,617	13.3%
$100,000 - $149,999	5,288	15.3%
$150,000 - $199,999	1,693	4.9%
$200,000+	1,596	4.6%
Median Household Income	$57,771	
Average Household Income	$82,306	
Per Capita Income	$35,505	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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Demographic and Income Comparison Profile

Boynton Beach city, FL
Boynton Beach city, FL
Geography: Place

	Boynton Beach...	
2010 Population by Age	**Number**	**Percent**
Age 0 - 4	3,924	5.8%
Age 5 - 9	3,557	5.2%
Age 10 - 14	3,529	5.2%
Age 15 - 19	3,561	5.2%
Age 20 - 24	4,018	5.9%
Age 25 - 34	9,293	13.6%
Age 35 - 44	9,018	13.2%
Age 45 - 54	9,230	13.5%
Age 55 - 64	7,520	11.0%
Age 65 - 74	6,270	9.2%
Age 75 - 84	5,498	8.1%
Age 85+	2,799	4.1%

2018 Population by Age	**Number**	**Percent**
Age 0 - 4	3,942	5.2%
Age 5 - 9	3,883	5.1%
Age 10 - 14	3,765	5.0%
Age 15 - 19	3,493	4.6%
Age 20 - 24	4,160	5.5%
Age 25 - 34	10,881	14.3%
Age 35 - 44	8,897	11.7%
Age 45 - 54	8,986	11.8%
Age 55 - 64	9,688	12.7%
Age 65 - 74	8,670	11.4%
Age 75 - 84	6,105	8.0%
Age 85+	3,574	4.7%

2023 Population by Age	**Number**	**Percent**
Age 0 - 4	4,162	5.1%
Age 5 - 9	3,936	4.9%
Age 10 - 14	3,986	4.9%
Age 15 - 19	3,764	4.6%
Age 20 - 24	4,278	5.3%
Age 25 - 34	11,234	13.8%
Age 35 - 44	9,841	12.1%
Age 45 - 54	8,673	10.7%
Age 55 - 64	9,997	12.3%
Age 65 - 74	10,271	12.7%
Age 75 - 84	7,383	9.1%
Age 85+	3,620	4.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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Demographic and Income Comparison Profile

Boynton Beach city, FL
Boynton Beach city, FL
Geography: Place

	Boynton Beach...	
2010 Race and Ethnicity	**Number**	**Percent**
White Alone	42,599	62.4%
Black Alone	20,646	30.3%
American Indian Alone	196	0.3%
Asian Alone	1,473	2.2%
Pacific Islander Alone	26	0.0%
Some Other Race Alone	1,777	2.6%
Two or More Races	1,500	2.2%
Hispanic Origin (Any Race)	8,702	12.8%
2018 Race and Ethnicity	**Number**	**Percent**
White Alone	44,872	59.0%
Black Alone	24,566	32.3%
American Indian Alone	215	0.3%
Asian Alone	1,802	2.4%
Pacific Islander Alone	30	0.0%
Some Other Race Alone	2,528	3.3%
Two or More Races	2,031	2.7%
Hispanic Origin (Any Race)	12,405	16.3%
2023 Race and Ethnicity	**Number**	**Percent**
White Alone	45,433	56.0%
Black Alone	27,953	34.4%
American Indian Alone	221	0.3%
Asian Alone	2,120	2.6%
Pacific Islander Alone	32	0.0%
Some Other Race Alone	3,036	3.7%
Two or More Races	2,350	2.9%
Hispanic Origin (Any Race)	15,178	18.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

May 01, 2019

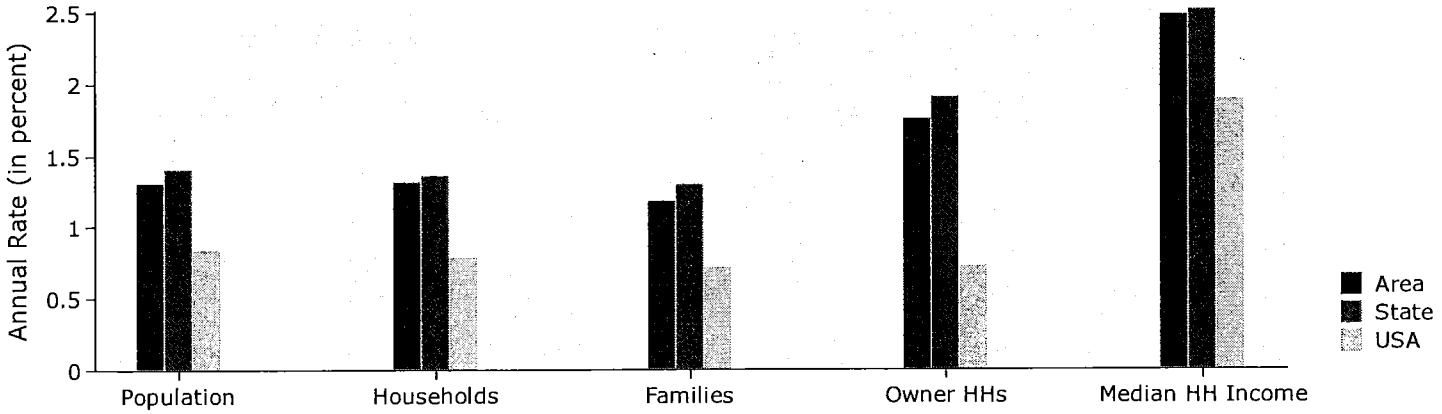
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Demographic and Income Comparison Profile

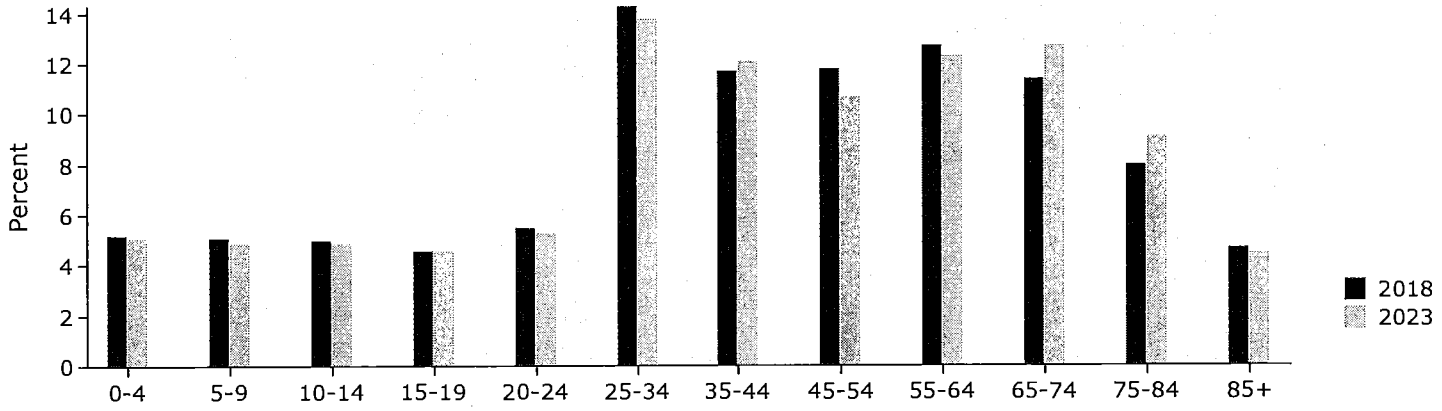
Boynton Beach city, FL
Boynton Beach city, FL
Geography: Place

Boynton Beach...

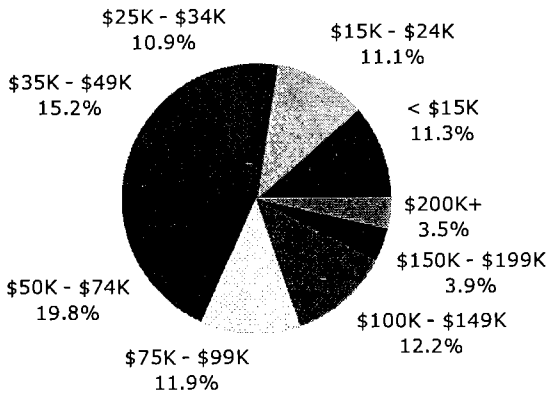
Trends 2018-2023



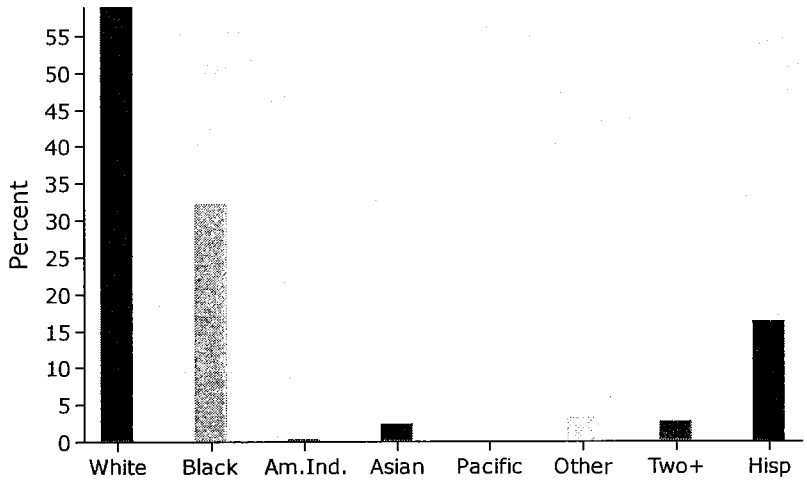
Population by Age



2018 Household Income



2018 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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SELF-STORAGE SUPPLY AND DEMAND EQUILIBRIUM ANALYSIS DELRAY BEACH

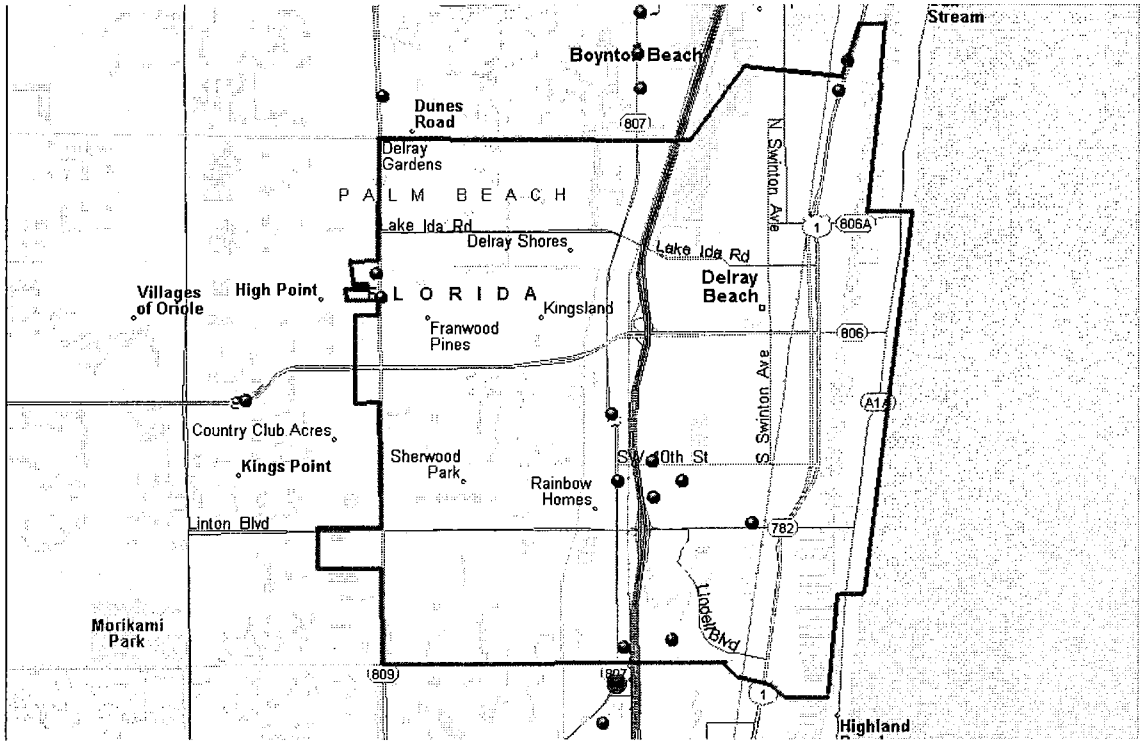
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In keeping with the supply and demand and equilibrium methodology, the following data is applicable to Delray Beach

1. Map
2. Supply and Demand
3. Equilibrium
4. Demographics

MAP

DELRAY BEACH



Development Services, Inc.

May 22, 2019
949-218-3655

Current Per Capita Delray Beach

CURRENT DELRAY BEACH	
Number of existing facilities (cumulative)	Fourteen
Square Feet of Projects approved in planning	none found
Square Feet of Projects Proposed Under Review	none found
Square Feet of new projects in lease up	Stabilized Mkt
Total Footage in Market	1,042,581
Population (July 2018)	67,416
Occupancy Average	95.00%
Stabalized Demand	14.69
Per Capita Supply (Existing)	15.46
Per Capita Supply (Existing plus subject facility and others in planning or under construction)	15.46

Future Per Capita Delray Beach

FUTURE DELRAY BEACH	
Number of existing facilities (cumulative)	Fourteen
Square Feet of Projects in planning or under construction	0
Net Rentable Square Feet currently in market	1,042,581
Future Population 2023, 1.24% growth per year 5 years	71,595
Per Capita Square Footage existing facilities	14.56
Per Capita Square Footage including existing, in planning and subject	14.56

EQUILIBRIUM ANALYSIS – DELRAY BEACH

16.19	Adjusted Per Capita (current ratio + equilibrium projection) 1.5
71,595	Future population within market (2023) plus 1 year renter upcharge
1,159,241	Total square feet at equilibrium
1,042,581	Square feet in market, including existing, subject & under construction
116,660	Square feet over equilibrium projection which indicates that the market
	can absorb surplus and all projects approved and pending

Demographic and Income Comparison Profile

Delray Beach city, FL
Delray Beach city, FL
Geography: Place

	Delray Beach ...
Census 2010 Summary	
Population	60,580
Households	27,193
Families	14,074
Average Household Size	2.18
Owner Occupied Housing Units	18,189
Renter Occupied Housing Units	9,004
Median Age	46.0
2018 Summary	
Population	67,416
Households	30,022
Families	15,399
Average Household Size	2.21
Owner Occupied Housing Units	18,064
Renter Occupied Housing Units	11,958
Median Age	48.1
Median Household Income	$54,942
Average Household Income	$86,497
2023 Summary	
Population	71,703
Households	31,843
Families	16,229
Average Household Size	2.22
Owner Occupied Housing Units	19,593
Renter Occupied Housing Units	12,251
Median Age	48.7
Median Household Income	$63,528
Average Household Income	$102,622
Trends: 2018-2023 Annual Rate	
Population	1.24%
Households	1.18%
Families	1.06%
Owner Households	1.64%
Median Household Income	2.95%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

May 01, 2019

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Demographic and Income Comparison Profile

Delray Beach city, FL
Delray Beach city, FL
Geography: Place

2018 Households by Income	Delray Beach ... Number	Percent
<$15,000	3,486	11.6%
$15,000 - $24,999	2,887	9.6%
$25,000 - $34,999	2,984	9.9%
$35,000 - $49,999	4,228	14.1%
$50,000 - $74,999	5,314	17.7%
$75,000 - $99,999	3,540	11.8%
$100,000 - $149,999	3,663	12.2%
$150,000 - $199,999	1,407	4.7%
$200,000+	2,514	8.4%
Median Household Income	$54,942	
Average Household Income	$86,497	
Per Capita Income	$39,070	

2023 Households by Income	Number	Percent
<$15,000	2,883	9.1%
$15,000 - $24,999	2,425	7.6%
$25,000 - $34,999	2,719	8.5%
$35,000 - $49,999	4,234	13.3%
$50,000 - $74,999	5,789	18.2%
$75,000 - $99,999	4,193	13.2%
$100,000 - $149,999	4,556	14.3%
$150,000 - $199,999	1,710	5.4%
$200,000+	3,335	10.5%
Median Household Income	$63,528	
Average Household Income	$102,622	
Per Capita Income	$46,067	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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Demographic and Income Comparison Profile

Delray Beach city, FL
Delray Beach city, FL
Geography: Place

2010 Population by Age	Delray Beach ... Number	Percent
Age 0 - 4	2,836	4.7%
Age 5 - 9	2,551	4.2%
Age 10 - 14	2,630	4.3%
Age 15 - 19	3,007	5.0%
Age 20 - 24	3,571	5.9%
Age 25 - 34	7,522	12.4%
Age 35 - 44	7,308	12.1%
Age 45 - 54	8,727	14.4%
Age 55 - 64	8,081	13.3%
Age 65 - 74	6,148	10.1%
Age 75 - 84	4,994	8.2%
Age 85+	3,205	5.3%

2018 Population by Age	Number	Percent
Age 0 - 4	2,941	4.4%
Age 5 - 9	2,953	4.4%
Age 10 - 14	2,940	4.4%
Age 15 - 19	2,828	4.2%
Age 20 - 24	3,574	5.3%
Age 25 - 34	8,404	12.5%
Age 35 - 44	7,656	11.4%
Age 45 - 54	8,249	12.2%
Age 55 - 64	9,714	14.4%
Age 65 - 74	8,671	12.9%
Age 75 - 84	5,615	8.3%
Age 85+	3,874	5.7%

2023 Population by Age	Number	Percent
Age 0 - 4	3,158	4.4%
Age 5 - 9	3,084	4.3%
Age 10 - 14	3,155	4.4%
Age 15 - 19	3,013	4.2%
Age 20 - 24	3,525	4.9%
Age 25 - 34	8,896	12.4%
Age 35 - 44	8,173	11.4%
Age 45 - 54	8,112	11.3%
Age 55 - 64	9,711	13.5%
Age 65 - 74	10,048	14.0%
Age 75 - 84	6,925	9.7%
Age 85+	3,903	5.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

May 01, 2019

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Demographic and Income Comparison Profile

Delray Beach city, FL
Delray Beach city, FL
Geography: Place

	Delray Beach ...	
2010 Race and Ethnicity	**Number**	**Percent**
White Alone	39,818	65.7%
Black Alone	16,966	28.0%
American Indian Alone	122	0.2%
Asian Alone	1,109	1.8%
Pacific Islander Alone	35	0.1%
Some Other Race Alone	1,490	2.5%
Two or More Races	1,040	1.7%
Hispanic Origin (Any Race)	5,770	9.5%
2018 Race and Ethnicity	**Number**	**Percent**
White Alone	41,761	61.9%
Black Alone	20,630	30.6%
American Indian Alone	141	0.2%
Asian Alone	1,423	2.1%
Pacific Islander Alone	44	0.1%
Some Other Race Alone	2,043	3.0%
Two or More Races	1,375	2.0%
Hispanic Origin (Any Race)	8,116	12.0%
2023 Race and Ethnicity	**Number**	**Percent**
White Alone	42,481	59.2%
Black Alone	23,253	32.4%
American Indian Alone	149	0.2%
Asian Alone	1,703	2.4%
Pacific Islander Alone	51	0.1%
Some Other Race Alone	2,467	3.4%
Two or More Races	1,600	2.2%
Hispanic Origin (Any Race)	10,106	14.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

May 01, 2019

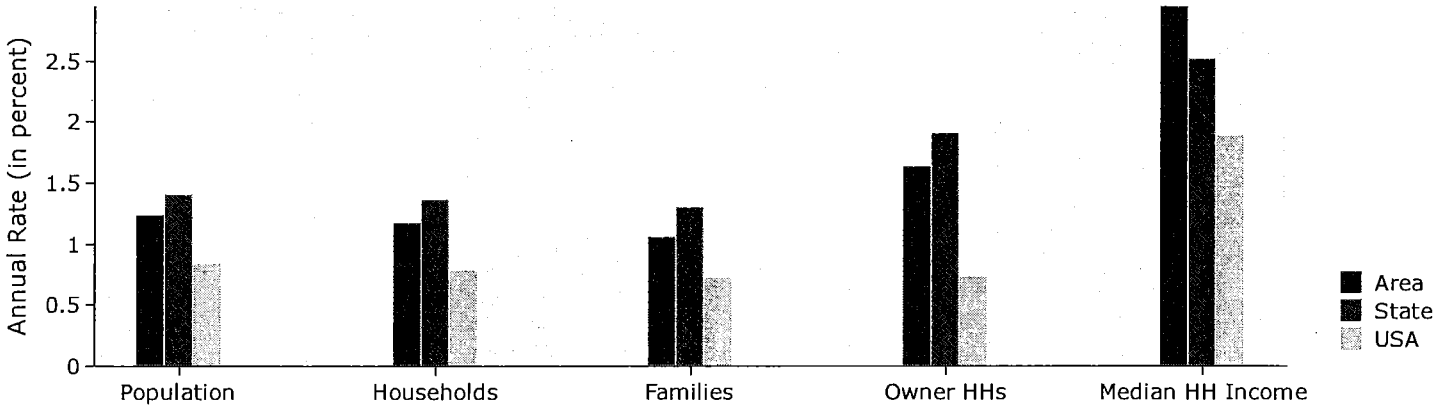
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Demographic and Income Comparison Profile

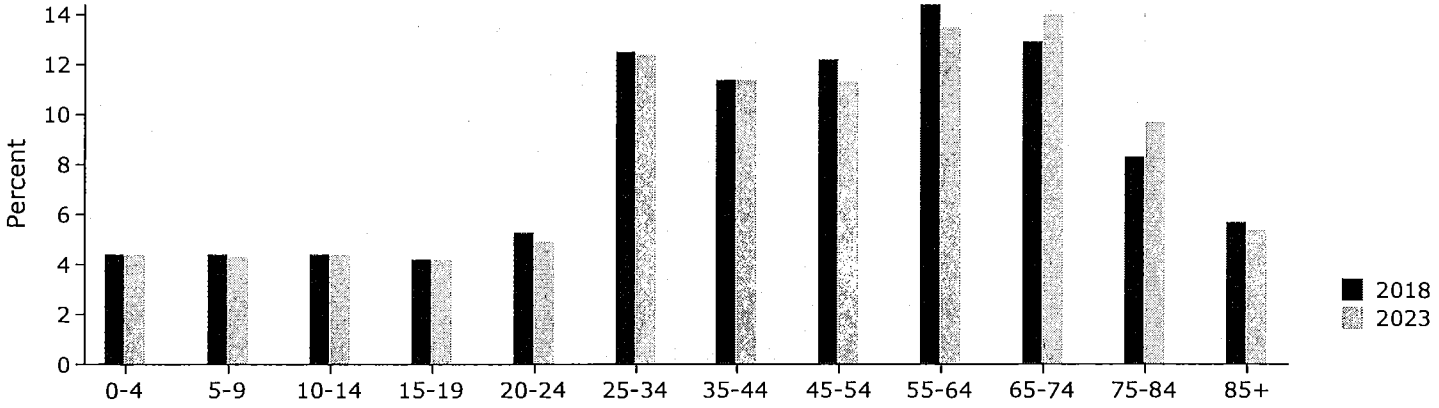
Delray Beach city, FL
Delray Beach city, FL
Geography: Place

Delray Beach ...

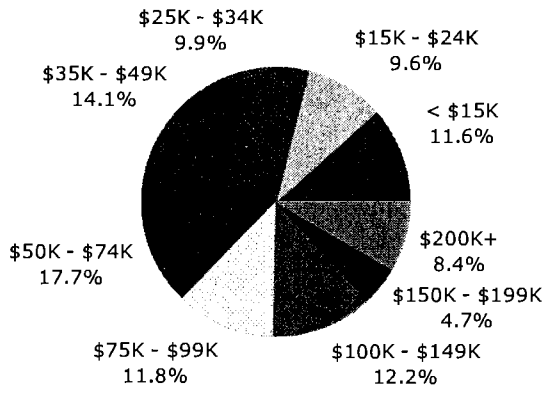
Trends 2018-2023



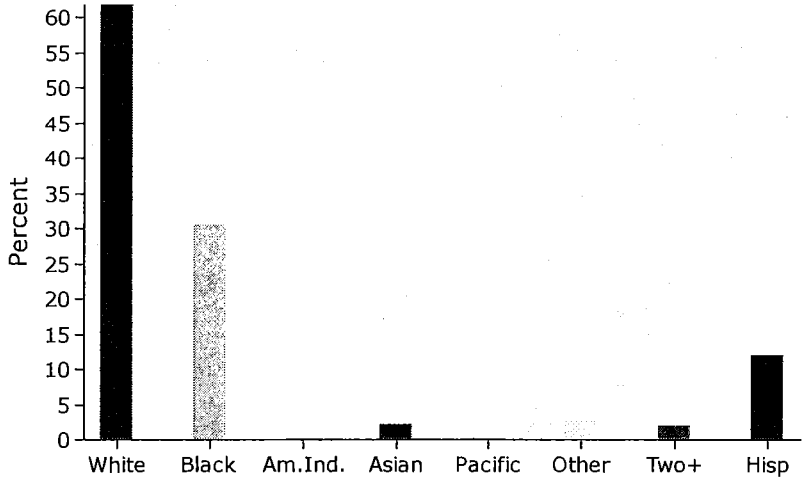
Population by Age



2018 Household Income



2018 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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SELF-STORAGE SUPPLY AND DEMAND EQUILIBRIUM ANALYSIS BOCA RATON

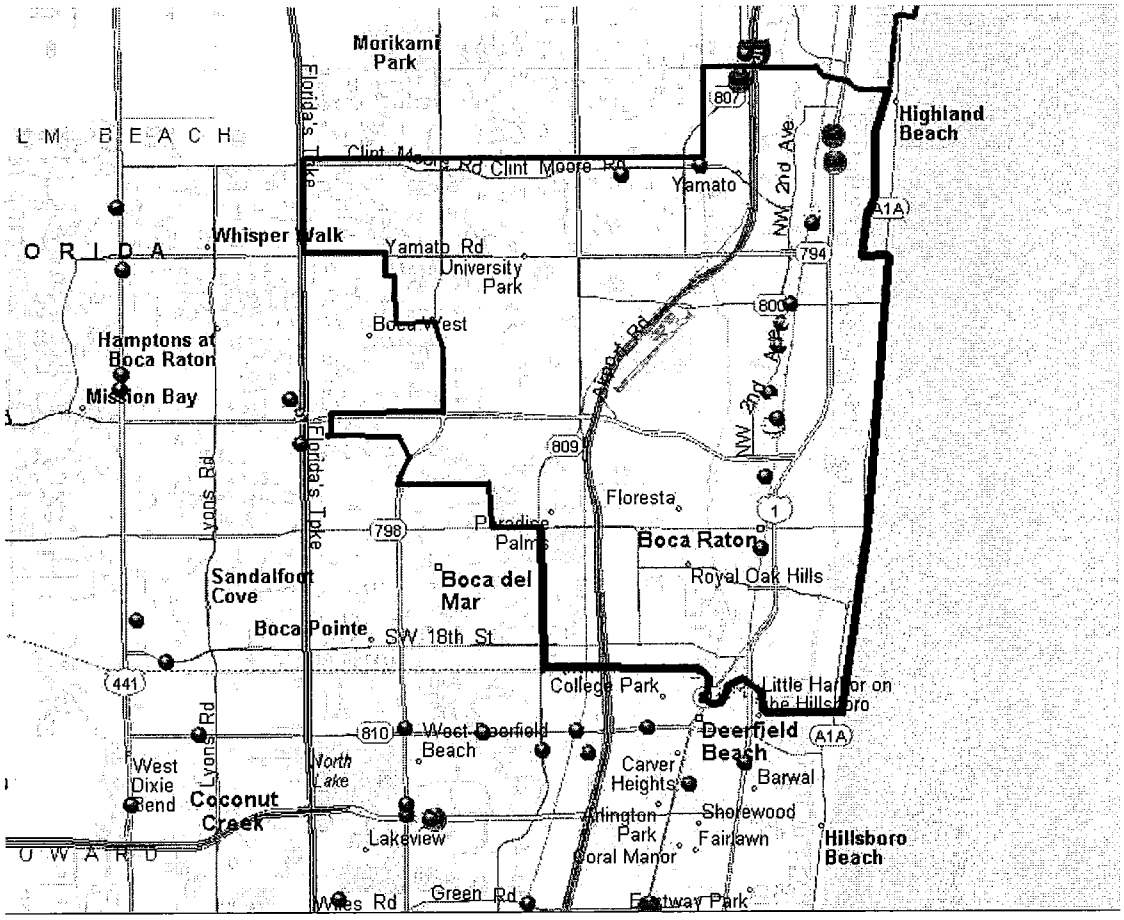
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In keeping with the supply and demand and equilibrium methodology, the following data is applicable to Boca Raton

1. Map
2. Supply and Demand
3. Equilibrium
4. Demographics

MAP

BOCA RATON



Current Per Capita Boca Raton

CURRENT BOCA RATON	
Number of existing facilities (cumulative)	Twelve
Square Feet of Projects approved in planning	159,911
Square Feet of Projects Proposed Under Review	71,000
Square Feet of new projects in lease up	Stabilized Mkt
Total Footage in Market	676,416
Population (July 2018)	92,597
Occupancy Average	95.00%
Stabalized Demand	6.94
Per Capita Supply (Existing)	7.30
Per Capita Supply (Existing plus subject facility and others in planning or under construction)	9.80

Future Per Capita Boca Raton

FUTURE BOCA RATON	
Number of existing facilities (cumulative)	Twelve
Square Feet of Projects in planning or under construction, or in review	230,911
Net Rentable Square Feet currently in market	676,416
Future Population 2023	97,677
Per Capita Square Footage existing facilities	6.93
Per Capita Square Footage including existing, in planning and subject	9.29

EQUILIBRIUM ANALYSIS – BOCA RATON

8.44	Adjusted Per Capita (current ratio + equilibrium projection) 1.5
97,677	Future population within market (2023) plus 1 year renter upcharge
824,364	Total square feet at equilibrium
907,327	Square feet in market, including existing, subject & under construction
-82,963	Square feet over equilibrium projection which indicates that the market
	cannot absorb surplus and all projects approved and pending

Demographic and Income Comparison Profile

Boca Raton city, FL
Boca Raton city, FL
Geography: Place

	Boca Raton ci...
Census 2010 Summary	
Population	84,392
Households	36,778
Families	21,601
Average Household Size	2.20
Owner Occupied Housing Units	25,815
Renter Occupied Housing Units	10,963
Median Age	45.4
2018 Summary	
Population	92,597
Households	40,423
Families	23,202
Average Household Size	2.20
Owner Occupied Housing Units	25,485
Renter Occupied Housing Units	14,938
Median Age	48.1
Median Household Income	$77,014
Average Household Income	$122,589
2023 Summary	
Population	97,677
Households	42,720
Families	24,305
Average Household Size	2.20
Owner Occupied Housing Units	27,523
Renter Occupied Housing Units	15,197
Median Age	49.1
Median Household Income	$88,175
Average Household Income	$141,016
Trends: 2018-2023 Annual Rate	
Population	1.07%
Households	1.11%
Families	0.93%
Owner Households	1.55%
Median Household Income	2.74%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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Demographic and Income Comparison Profile

Boca Raton city, FL
Boca Raton city, FL
Geography: Place

	Boca Raton ci...	
2018 Households by Income	**Number**	**Percent**
<$15,000	3,280	8.1%
$15,000 - $24,999	2,789	6.9%
$25,000 - $34,999	3,217	8.0%
$35,000 - $49,999	4,146	10.3%
$50,000 - $74,999	6,324	15.6%
$75,000 - $99,999	4,433	11.0%
$100,000 - $149,999	6,488	16.1%
$150,000 - $199,999	3,338	8.3%
$200,000+	6,406	15.8%
Median Household Income	$77,014	
Average Household Income	$122,589	
Per Capita Income	$54,360	

2023 Households by Income	**Number**	**Percent**
<$15,000	2,604	6.1%
$15,000 - $24,999	2,302	5.4%
$25,000 - $34,999	2,909	6.8%
$35,000 - $49,999	4,073	9.5%
$50,000 - $74,999	6,584	15.4%
$75,000 - $99,999	4,894	11.5%
$100,000 - $149,999	7,621	17.8%
$150,000 - $199,999	3,921	9.2%
$200,000+	7,812	18.3%
Median Household Income	$88,175	
Average Household Income	$141,016	
Per Capita Income	$62,515	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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Demographic and Income Comparison Profile

Boca Raton city, FL
Boca Raton city, FL
Geography: Place

2010 Population by Age	Boca Raton ci... Number	Percent
Age 0 - 4	3,295	3.9%
Age 5 - 9	3,919	4.6%
Age 10 - 14	4,427	5.2%
Age 15 - 19	6,149	7.3%
Age 20 - 24	6,132	7.3%
Age 25 - 34	8,043	9.5%
Age 35 - 44	9,673	11.5%
Age 45 - 54	13,243	15.7%
Age 55 - 64	11,810	14.0%
Age 65 - 74	8,581	10.2%
Age 75 - 84	6,159	7.3%
Age 85+	2,961	3.5%

2018 Population by Age	Number	Percent
Age 0 - 4	3,214	3.5%
Age 5 - 9	3,742	4.0%
Age 10 - 14	4,326	4.7%
Age 15 - 19	6,073	6.6%
Age 20 - 24	5,919	6.4%
Age 25 - 34	10,488	11.3%
Age 35 - 44	9,122	9.9%
Age 45 - 54	11,761	12.7%
Age 55 - 64	14,150	15.3%
Age 65 - 74	12,168	13.1%
Age 75 - 84	7,567	8.2%
Age 85+	4,068	4.4%

2023 Population by Age	Number	Percent
Age 0 - 4	3,436	3.5%
Age 5 - 9	3,787	3.9%
Age 10 - 14	4,181	4.3%
Age 15 - 19	6,014	6.2%
Age 20 - 24	5,747	5.9%
Age 25 - 34	11,158	11.4%
Age 35 - 44	10,509	10.8%
Age 45 - 54	10,789	11.0%
Age 55 - 64	14,218	14.6%
Age 65 - 74	14,053	14.4%
Age 75 - 84	9,386	9.6%
Age 85+	4,401	4.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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Demographic and Income Comparison Profile

Boca Raton city, FL
Boca Raton city, FL
Geography: Place

2010 Race and Ethnicity	Boca Raton ci... Number	Percent
White Alone	74,674	88.5%
Black Alone	4,411	5.2%
American Indian Alone	157	0.2%
Asian Alone	2,045	2.4%
Pacific Islander Alone	43	0.1%
Some Other Race Alone	1,673	2.0%
Two or More Races	1,389	1.6%
Hispanic Origin (Any Race)	10,021	11.9%

2018 Race and Ethnicity	Number	Percent
White Alone	79,046	85.4%
Black Alone	6,294	6.8%
American Indian Alone	171	0.2%
Asian Alone	2,620	2.8%
Pacific Islander Alone	60	0.1%
Some Other Race Alone	2,401	2.6%
Two or More Races	2,004	2.2%
Hispanic Origin (Any Race)	14,435	15.6%

2023 Race and Ethnicity	Number	Percent
White Alone	81,174	83.1%
Black Alone	7,648	7.8%
American Indian Alone	181	0.2%
Asian Alone	3,152	3.2%
Pacific Islander Alone	70	0.1%
Some Other Race Alone	3,023	3.1%
Two or More Races	2,430	2.5%
Hispanic Origin (Any Race)	18,392	18.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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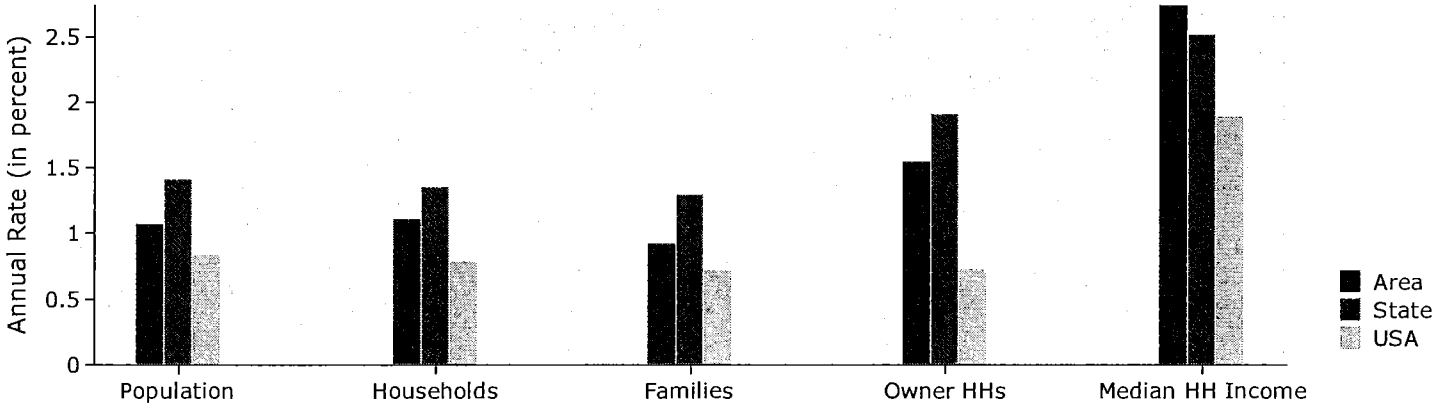
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Demographic and Income Comparison Profile

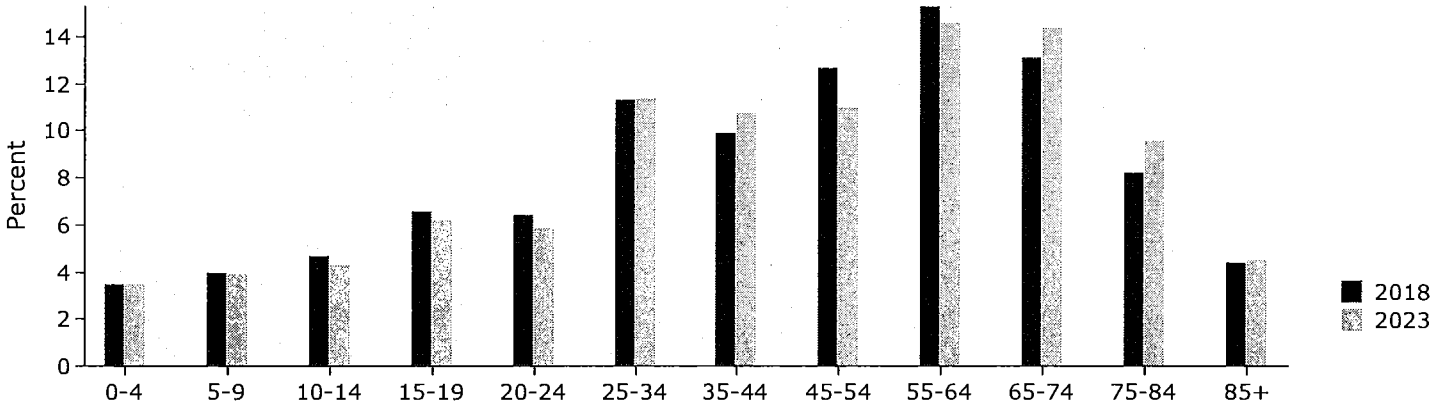
Boca Raton city, FL
Boca Raton city, FL
Geography: Place

Boca Raton ci...

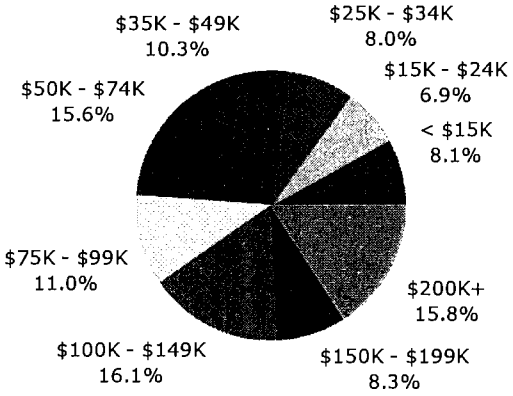
Trends 2018-2023



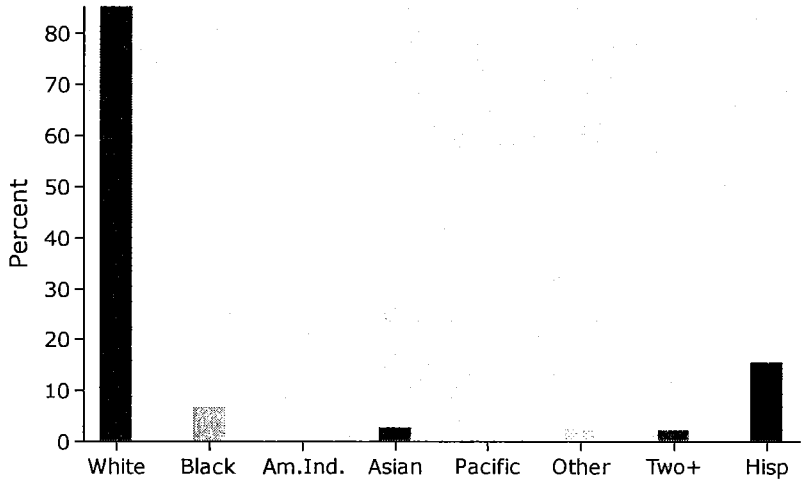
Population by Age



2018 Household Income



2018 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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SELF-STORAGE SUPPLY AND DEMAND EQUILIBRIUM ANALYSIS DEERFIELD BEACH

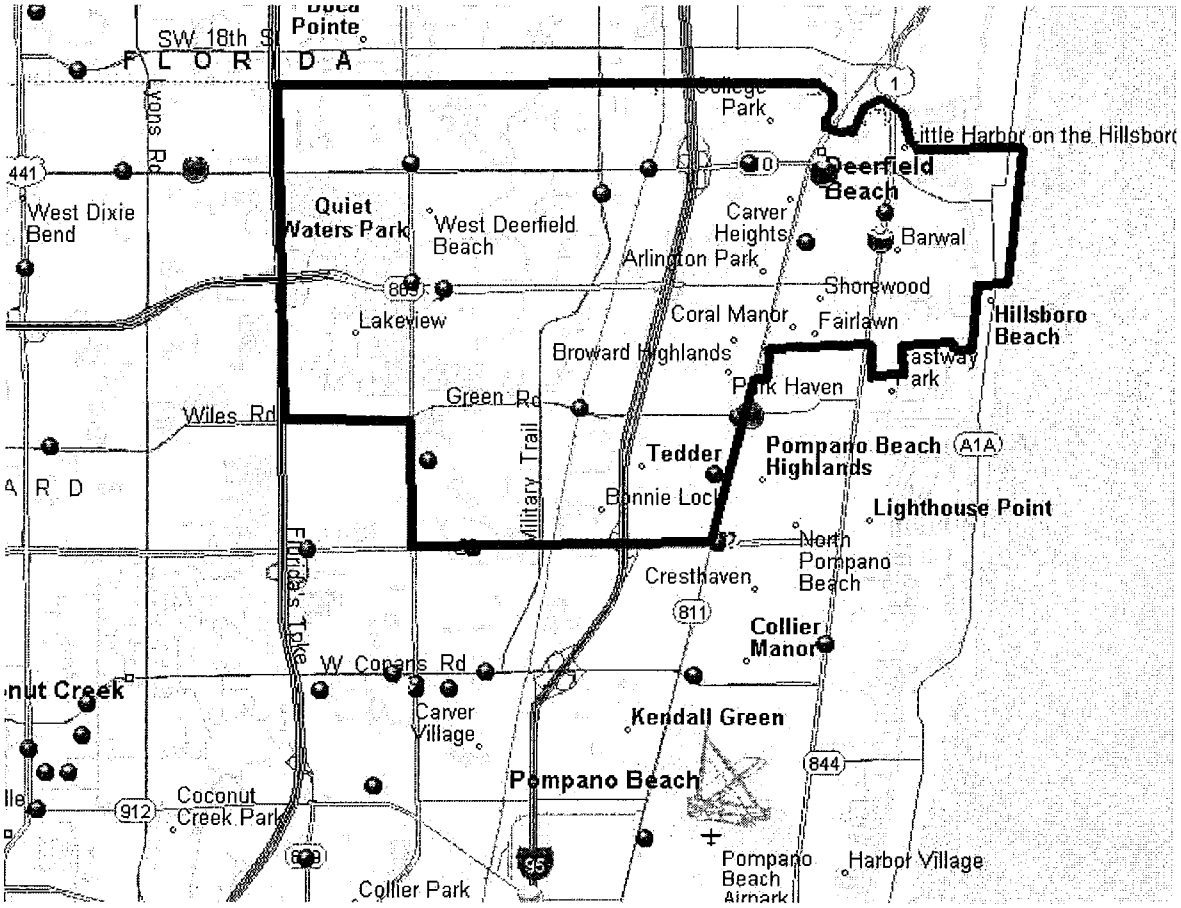
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In keeping with the supply and demand and equilibrium methodology, the following data is applicable to Deerfield Beach

1. Map
2. Supply and Demand
3. Equilibrium
4. Demographics

MAP

DEERFIELD BEACH



Development Services, Inc.

May 22, 2019
949-218-3655

Current Per Capita Deerfield Beach

CURRENT DEERFIELD BEACH	
Number of existing facilities (cumulative)	Thirteen
Square Feet of Projects approved in planning	None Found
Square Feet of Projects Proposed Under Review	None Found
Square Feet of new projects in lease up	223,116
Total Footage in Market	753,656
Population	79,549
Occupancy Average	95.00%
Stabalized Demand	9.00
Per Capita Supply (Existing)	9.47
Per Capita Supply (Existing plus subject facility and others in planning or under construction)	12.28

Future Per Capita Deerfield Beach

FUTURE DEERFIELD BEACH	
Number of existing facilities (cumulative)	Thirteen
Square Feet of Projects in planning or under construction or in lease up	223,116
Net Rentable Square Feet currently in market	753,656
Future Population 2023	82,786
Per Capita Square Footage existing facilities	9.10
Per Capita Square Footage including existing, in planning and subject	11.80

Demographic and Income Comparison Profile

Deerfield Beach city, FL
Deerfield Beach city, FL
Geography: Place

	Deerfield Bea...
Census 2010 Summary	
Population	75,018
Households	33,370
Families	17,920
Average Household Size	2.22
Owner Occupied Housing Units	21,357
Renter Occupied Housing Units	12,013
Median Age	43.3
2018 Summary	
Population	79,549
Households	34,818
Families	18,562
Average Household Size	2.25
Owner Occupied Housing Units	20,008
Renter Occupied Housing Units	14,810
Median Age	45.6
Median Household Income	$45,120
Average Household Income	$61,107
2023 Summary	
Population	82,786
Households	36,001
Families	19,171
Average Household Size	2.27
Owner Occupied Housing Units	21,344
Renter Occupied Housing Units	14,658
Median Age	45.9
Median Household Income	$51,907
Average Household Income	$72,050
Trends: 2018-2023 Annual Rate	
Population	0.80%
Households	0.67%
Families	0.65%
Owner Households	1.30%
Median Household Income	2.84%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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Demographic and Income Comparison Profile

Deerfield Beach city, FL
Deerfield Beach city, FL
Geography: Place

2018 Households by Income	Deerfield Bea... Number	Percent
<$15,000	5,361	15.4%
$15,000 - $24,999	4,334	12.4%
$25,000 - $34,999	3,951	11.3%
$35,000 - $49,999	5,087	14.6%
$50,000 - $74,999	7,306	21.0%
$75,000 - $99,999	3,430	9.9%
$100,000 - $149,999	3,295	9.5%
$150,000 - $199,999	1,249	3.6%
$200,000+	804	2.3%
Median Household Income	$45,120	
Average Household Income	$61,107	
Per Capita Income	$27,181	

2023 Households by Income	Number	Percent
<$15,000	4,539	12.6%
$15,000 - $24,999	3,757	10.4%
$25,000 - $34,999	3,627	10.1%
$35,000 - $49,999	5,156	14.3%
$50,000 - $74,999	7,902	21.9%
$75,000 - $99,999	4,055	11.3%
$100,000 - $149,999	4,258	11.8%
$150,000 - $199,999	1,604	4.5%
$200,000+	1,102	3.1%
Median Household Income	$51,907	
Average Household Income	$72,050	
Per Capita Income	$31,745	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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Demographic and Income Comparison Profile

Deerfield Beach city, FL
Deerfield Beach city, FL
Geography: Place

2010 Population by Age	Deerfield Bea... Number	Percent
Age 0 - 4	4,197	5.6%
Age 5 - 9	3,604	4.8%
Age 10 - 14	3,546	4.7%
Age 15 - 19	3,536	4.7%
Age 20 - 24	4,265	5.7%
Age 25 - 34	10,377	13.8%
Age 35 - 44	9,684	12.9%
Age 45 - 54	10,660	14.2%
Age 55 - 64	9,045	12.1%
Age 65 - 74	7,398	9.9%
Age 75 - 84	5,492	7.3%
Age 85+	3,214	4.3%

2018 Population by Age	Number	Percent
Age 0 - 4	3,971	5.0%
Age 5 - 9	3,991	5.0%
Age 10 - 14	3,852	4.8%
Age 15 - 19	3,501	4.4%
Age 20 - 24	4,173	5.2%
Age 25 - 34	10,306	13.0%
Age 35 - 44	9,410	11.8%
Age 45 - 54	9,955	12.5%
Age 55 - 64	10,692	13.4%
Age 65 - 74	10,081	12.7%
Age 75 - 84	6,060	7.6%
Age 85+	3,555	4.5%

2023 Population by Age	Number	Percent
Age 0 - 4	4,129	5.0%
Age 5 - 9	4,040	4.9%
Age 10 - 14	4,137	5.0%
Age 15 - 19	3,922	4.7%
Age 20 - 24	4,191	5.1%
Age 25 - 34	10,222	12.3%
Age 35 - 44	9,926	12.0%
Age 45 - 54	9,325	11.3%
Age 55 - 64	10,725	13.0%
Age 65 - 74	11,317	13.7%
Age 75 - 84	7,441	9.0%
Age 85+	3,412	4.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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Demographic and Income Comparison Profile

Deerfield Beach city, FL
Deerfield Beach city, FL
Geography: Place

	Deerfield Bea...	
2010 Race and Ethnicity	**Number**	**Percent**
White Alone	49,339	65.8%
Black Alone	19,223	25.6%
American Indian Alone	159	0.2%
Asian Alone	1,145	1.5%
Pacific Islander Alone	25	0.0%
Some Other Race Alone	3,106	4.1%
Two or More Races	2,021	2.7%
Hispanic Origin (Any Race)	10,620	14.2%
2018 Race and Ethnicity	**Number**	**Percent**
White Alone	48,262	60.7%
Black Alone	22,976	28.9%
American Indian Alone	196	0.2%
Asian Alone	1,483	1.9%
Pacific Islander Alone	44	0.1%
Some Other Race Alone	3,896	4.9%
Two or More Races	2,693	3.4%
Hispanic Origin (Any Race)	14,575	18.3%
2023 Race and Ethnicity	**Number**	**Percent**
White Alone	47,420	57.3%
Black Alone	25,734	31.1%
American Indian Alone	223	0.3%
Asian Alone	1,770	2.1%
Pacific Islander Alone	50	0.1%
Some Other Race Alone	4,503	5.4%
Two or More Races	3,086	3.7%
Hispanic Origin (Any Race)	17,922	21.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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Demographic and Income Comparison Profile

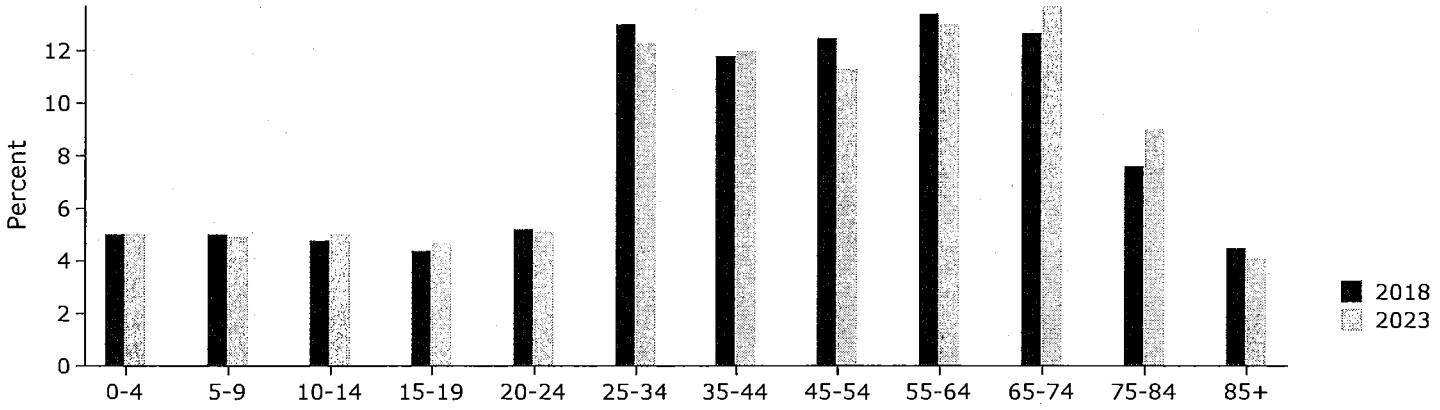
Deerfield Beach city, FL
Deerfield Beach city, FL
Geography: Place

Deerfield Bea...

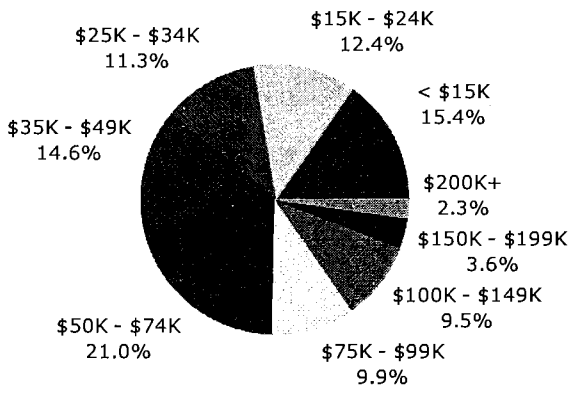
Trends 2018-2023



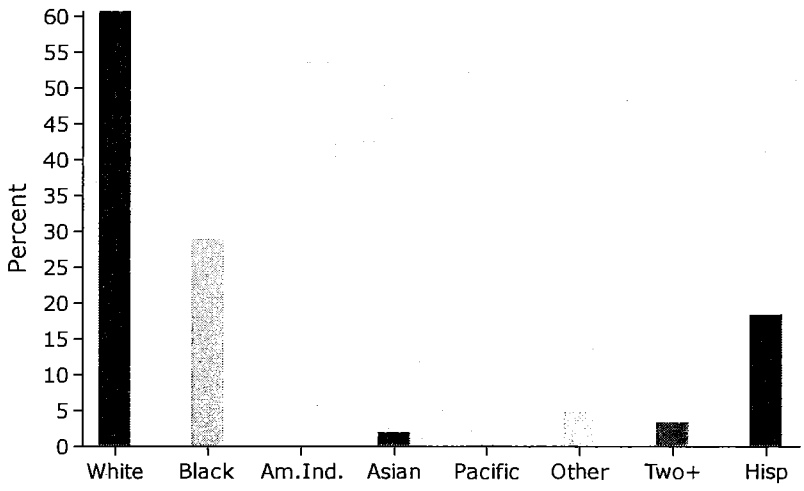
Population by Age



2018 Household Income



2018 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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EQUILIBRIUM ANALYSIS – DEERFIELD BEACH

10.50	Adjusted Per Capita (current ratio + equilibrium projection) 1.5
82,786	Future population within market (2023)
869,287	Total square feet at equilibrium
976,772	Square feet in market, including existing, subject & under construction
-107,485	Square feet over equilibrium projection which indicates that the market
	cannot absorb surplus and all projects approved and pending

SELF-STORAGE SUPPLY AND DEMAND EQUILIBRIUM ANALYSIS POMPANO BEACH

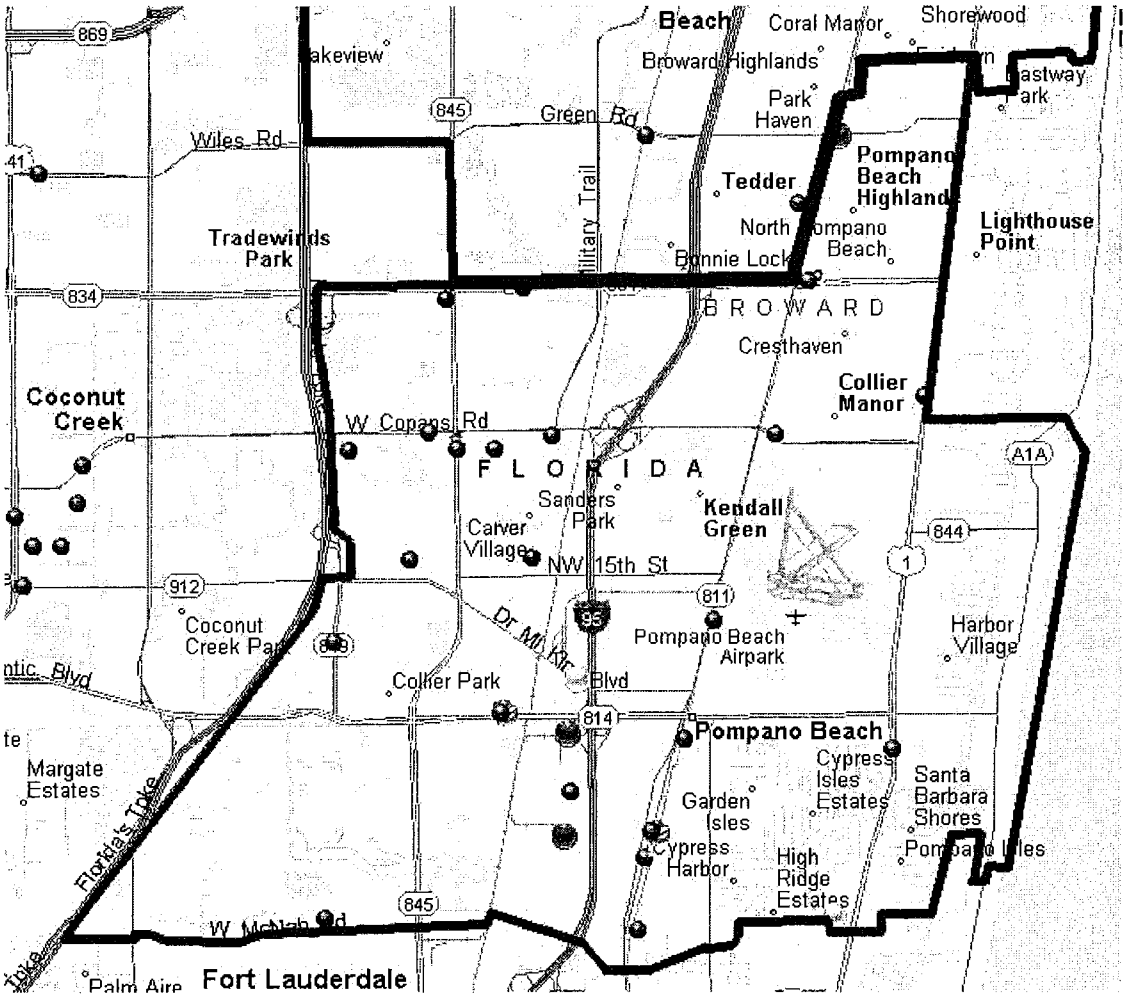
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In keeping with the supply and demand and equilibrium methodology, the following data is applicable to Pompano Beach

1. Map
2. Supply and Demand
3. Equilibrium
4. Demographics

MAP

POMPANO BEACH



Current per capita sample Pompano Beach

CURRENT POMPANO	2.5 Mile
Number of existing facilities (cumulative)	Twenty-Eight
Square Feet of Projects approved in planning (per City)	225,168
Square Feet of Projects Proposed Under Review (per City)	433,240
Square Feet of new projects in lease up	Stabilized Mkt
Total Footage in Market (per City)	1,955,415
Population	94,813
Average Household Income	$65,839
% renters	45.20%
Occupancy Average	95.00%
Stabalized Demand	19.59
Per Capita Supply (Existing)	20.62
Per Capita Supply (Existing plus subject facility and others in planning or under construction)	27.57

Future per capita sample Pompano Beach

FUTURE POMPANO	2.5 Mile
Number of existing facilities (cumulative)	Twenty-Eight
Square Feet of Projects in planning or under construction	658,408
Net Rentable Square Feet currently in market	1,955,415
Future Population 2023, plus one year upcharge for renters	100,704
Per Capita Square Footage existing facilities	19.42
Per Capita Square Footage including existing, in planning and subject	25.96

EQUILIBRIUM ANALYSIS – POMPANO BEACH

23.73	Adjusted Per Capita (current ratio + equilibrium projection) 1.5
115,922	Future population within market (2023)
2,751,079	Total square feet at equilibrium
2,910,247	Square feet in market, including existing, subject & under construction
-159,168	Square feet over equilibrium projection which indicates that the market
	cannot absorb surplus and all projects approved and pending

Demographic and Income Comparison Profile

Pompano Beach city, FL
Pompano Beach city, FL
Geography: Place

	Pompano Beach...
Census 2010 Summary	
Population	99,845
Households	42,182
Families	22,557
Average Household Size	2.27
Owner Occupied Housing Units	24,992
Renter Occupied Housing Units	17,190
Median Age	42.6
2018 Summary	
Population	109,739
Households	45,574
Families	24,268
Average Household Size	2.31
Owner Occupied Housing Units	23,953
Renter Occupied Housing Units	21,622
Median Age	44.2
Median Household Income	$44,632
Average Household Income	$65,115
2023 Summary	
Population	115,929
Households	47,829
Families	25,453
Average Household Size	2.33
Owner Occupied Housing Units	26,111
Renter Occupied Housing Units	21,718
Median Age	44.6
Median Household Income	$52,187
Average Household Income	$78,091
Trends: 2018-2023 Annual Rate	
Population	1.10%
Households	0.97%
Families	0.96%
Owner Households	1.74%
Median Household Income	3.18%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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Demographic and Income Comparison Profile

Pompano Beach city, FL
Pompano Beach city, FL
Geography: Place

2018 Households by Income	Pompano Beach... Number	Percent
<$15,000	6,570	14.4%
$15,000 - $24,999	5,737	12.6%
$25,000 - $34,999	5,452	12.0%
$35,000 - $49,999	7,052	15.5%
$50,000 - $74,999	8,783	19.3%
$75,000 - $99,999	4,542	10.0%
$100,000 - $149,999	4,070	8.9%
$150,000 - $199,999	1,647	3.6%
$200,000+	1,717	3.8%
Median Household Income	$44,632	
Average Household Income	$65,115	
Per Capita Income	$27,597	

2023 Households by Income	Number	Percent
<$15,000	5,373	11.2%
$15,000 - $24,999	4,937	10.3%
$25,000 - $34,999	5,153	10.8%
$35,000 - $49,999	7,183	15.0%
$50,000 - $74,999	9,736	20.4%
$75,000 - $99,999	5,501	11.5%
$100,000 - $149,999	5,399	11.3%
$150,000 - $199,999	2,158	4.5%
$200,000+	2,385	5.0%
Median Household Income	$52,187	
Average Household Income	$78,091	
Per Capita Income	$32,730	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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Demographic and Income Comparison Profile

Pompano Beach city, FL
Pompano Beach city, FL
Geography: Place

2010 Population by Age	Pompano Beach... Number	Percent
Age 0 - 4	5,689	5.7%
Age 5 - 9	4,937	4.9%
Age 10 - 14	4,580	4.6%
Age 15 - 19	5,233	5.2%
Age 20 - 24	6,219	6.2%
Age 25 - 34	13,251	13.3%
Age 35 - 44	13,269	13.3%
Age 45 - 54	15,501	15.5%
Age 55 - 64	12,283	12.3%
Age 65 - 74	8,572	8.6%
Age 75 - 84	6,419	6.4%
Age 85+	3,892	3.9%

2018 Population by Age	Number	Percent
Age 0 - 4	5,742	5.2%
Age 5 - 9	5,649	5.1%
Age 10 - 14	5,358	4.9%
Age 15 - 19	5,167	4.7%
Age 20 - 24	6,344	5.8%
Age 25 - 34	14,484	13.2%
Age 35 - 44	13,205	12.0%
Age 45 - 54	14,395	13.1%
Age 55 - 64	15,609	14.2%
Age 65 - 74	12,147	11.1%
Age 75 - 84	7,186	6.5%
Age 85+	4,454	4.1%

2023 Population by Age	Number	Percent
Age 0 - 4	6,109	5.3%
Age 5 - 9	5,798	5.0%
Age 10 - 14	5,738	4.9%
Age 15 - 19	5,691	4.9%
Age 20 - 24	6,361	5.5%
Age 25 - 34	14,647	12.6%
Age 35 - 44	14,148	12.2%
Age 45 - 54	13,663	11.8%
Age 55 - 64	15,633	13.5%
Age 65 - 74	14,564	12.6%
Age 75 - 84	8,981	7.7%
Age 85+	4,596	4.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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Demographic and Income Comparison Profile

Pompano Beach city, FL
Pompano Beach city, FL
Geography: Place

	Pompano Beach...	
2010 Race and Ethnicity	**Number**	**Percent**
White Alone	62,515	62.6%
Black Alone	28,849	28.9%
American Indian Alone	285	0.3%
Asian Alone	1,302	1.3%
Pacific Islander Alone	49	0.0%
Some Other Race Alone	4,472	4.5%
Two or More Races	2,373	2.4%
Hispanic Origin (Any Race)	17,509	17.5%
2018 Race and Ethnicity	**Number**	**Percent**
White Alone	63,469	57.8%
Black Alone	35,045	31.9%
American Indian Alone	349	0.3%
Asian Alone	1,744	1.6%
Pacific Islander Alone	65	0.1%
Some Other Race Alone	5,875	5.4%
Two or More Races	3,193	2.9%
Hispanic Origin (Any Race)	24,049	21.9%
2023 Race and Ethnicity	**Number**	**Percent**
White Alone	63,788	55.0%
Black Alone	39,054	33.7%
American Indian Alone	400	0.3%
Asian Alone	2,108	1.8%
Pacific Islander Alone	73	0.1%
Some Other Race Alone	6,841	5.9%
Two or More Races	3,665	3.2%
Hispanic Origin (Any Race)	29,232	25.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

May 01, 2019

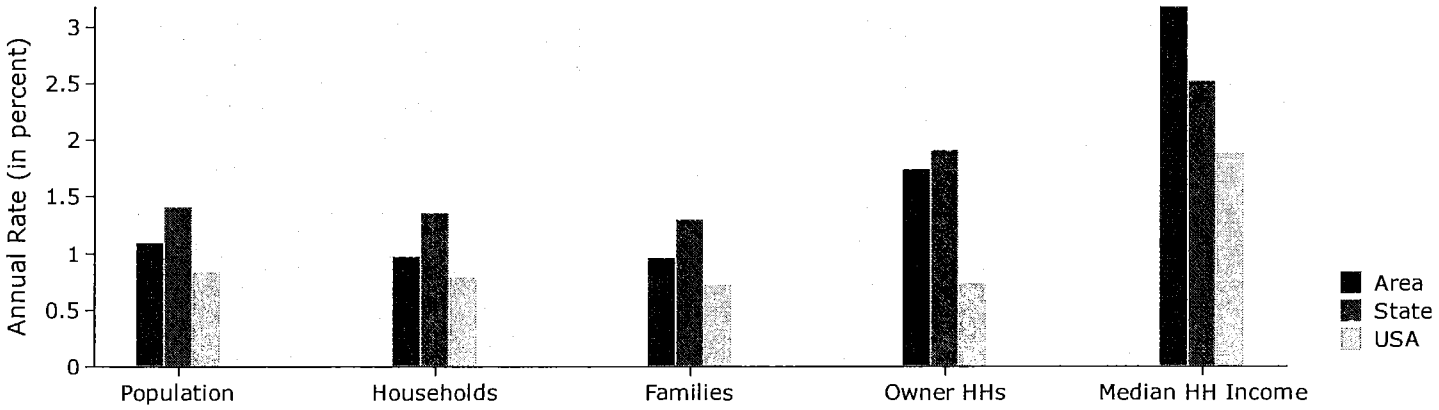
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Demographic and Income Comparison Profile

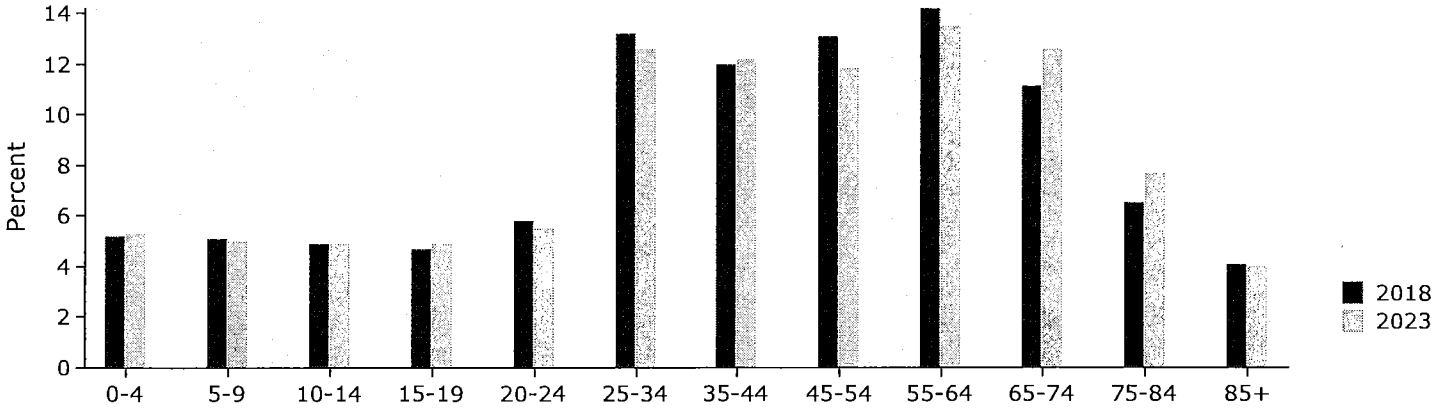
Pompano Beach city, FL
Pompano Beach city, FL
Geography: Place

Pompano Beach...

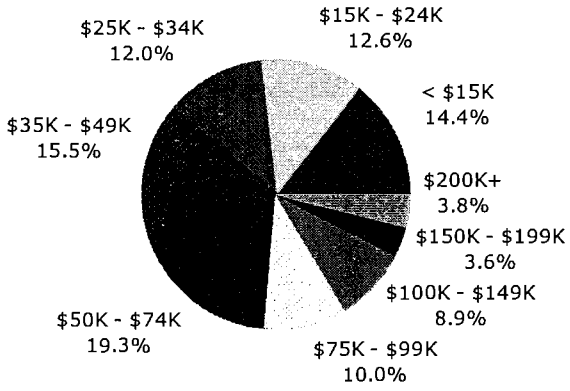
Trends 2018-2023



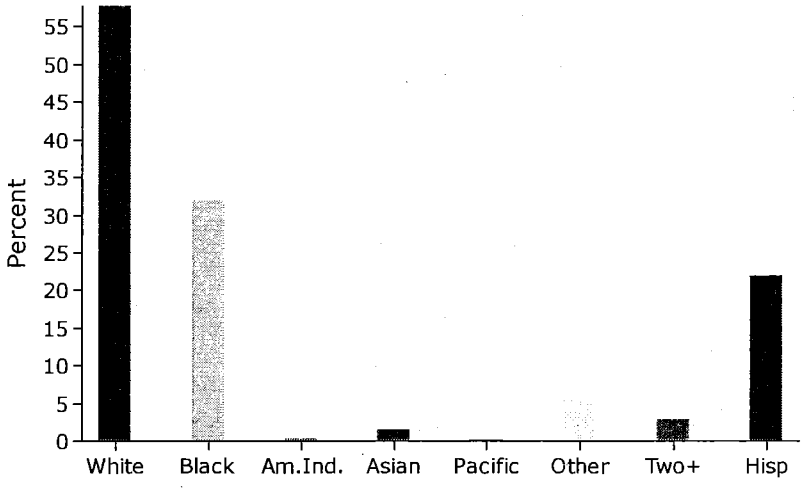
Population by Age



2018 Household Income



2018 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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SELF-STORAGE SUPPLY AND DEMAND EQUILIBRIUM ANALYSIS OAKLAND PARK

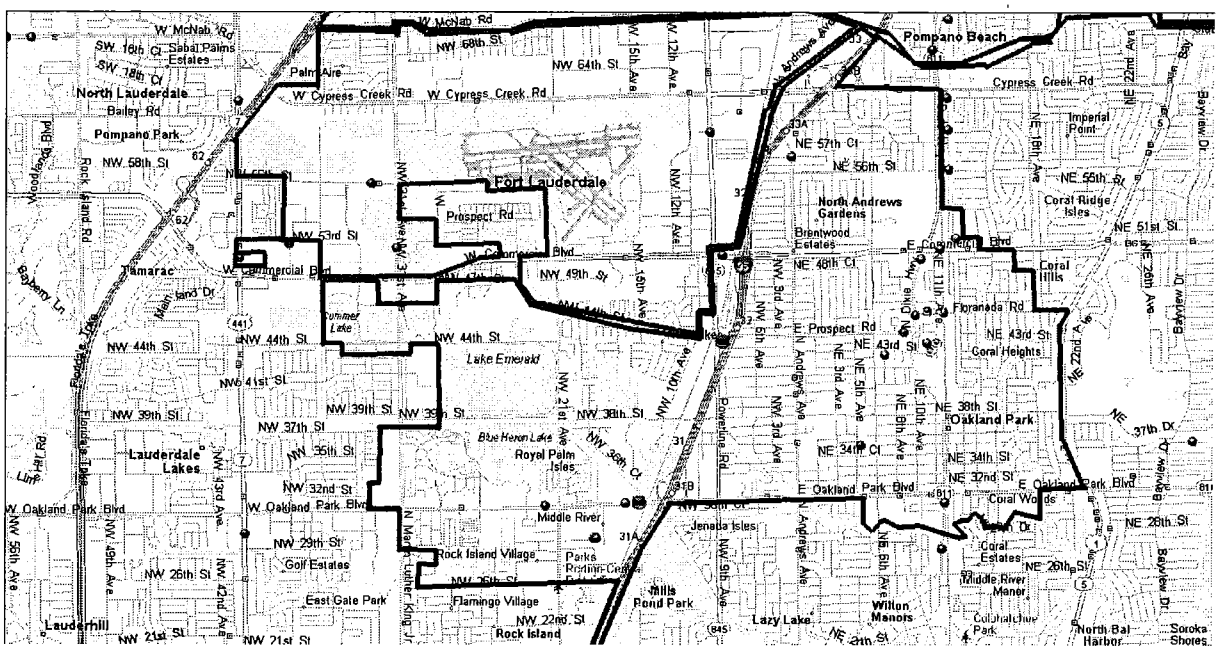
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In keeping with the supply and demand and equilibrium methodology, the following data is applicable to Oakland Park

1. Map
2. Supply and Demand
3. Equilibrium
4. Demographics

MAP

OAKLAND PARK



Development Services, Inc.

May 22, 2019
949-218-3655

Current Per Capita Oakland Park

CURRENT OAKLAND PARK	
Number of existing facilities (cumulative)	Thirteen
Square Feet of Projects approved in planning, in permitting or under construction	173,003
Square Feet of Projects Proposed Under Review	None
Square Feet of new projects in lease up	Stabilized Mkt
Total Footage in Market	1,030,814
Population	44,253
Occupancy Average	95.00%
Stabalized Demand	22.13
Per Capita Supply (Existing)	23.29
Per Capita Supply (Existing plus subject facility and others in planning or under construction)	27.20

Future Per Capita Oakland Park

FUTURE DORAL	
Number of existing facilities (cumulative)	Thirteen
Square Feet of Projects in planning or under construction or in lease-up	173,003
Net Rentable Square Feet currently in market	1,030,814
Future Population 2023	46,761
Per Capita Square Footage existing facilities	22.04
Per Capita Square Footage including existing, in planning and subject	25.74

EQUILIBRIUM ANALYSIS – OAKLAND PARK

23.63	Adjusted Per Capita (current ratio + equilibrium projection) 1.5
46,761	Future population within market (2023)
1,104,914	Total square feet at equilibrium
1,203,817	Square feet in market, including existing, subject & under construction
-98,903	Square feet over equilibrium projection which indicates that the market
	cannot absorb surplus and all projects approved and pending

Demographic and Income Comparison Profile

Oakland Park city, FL
Oakland Park city, FL
Geography: Place

	Oakland Park ...
Census 2010 Summary	
Population	41,363
Households	17,499
Families	8,930
Average Household Size	2.35
Owner Occupied Housing Units	10,195
Renter Occupied Housing Units	7,304
Median Age	38.8
2018 Summary	
Population	44,253
Households	18,452
Families	9,343
Average Household Size	2.39
Owner Occupied Housing Units	9,432
Renter Occupied Housing Units	9,020
Median Age	39.9
Median Household Income	$47,016
Average Household Income	$62,619
2023 Summary	
Population	46,761
Households	19,373
Families	9,787
Average Household Size	2.41
Owner Occupied Housing Units	10,128
Renter Occupied Housing Units	9,245
Median Age	39.7
Median Household Income	$53,081
Average Household Income	$73,805
Trends: 2018-2023 Annual Rate	
Population	1.11%
Households	0.98%
Families	0.93%
Owner Households	1.43%
Median Household Income	2.46%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

May 01, 2019

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Demographic and Income Comparison Profile

Oakland Park city, FL
Oakland Park city, FL
Geography: Place

2018 Households by Income	Oakland Park ... Number	Percent
<$15,000	2,145	11.6%
$15,000 - $24,999	2,108	11.4%
$25,000 - $34,999	2,246	12.2%
$35,000 - $49,999	3,212	17.4%
$50,000 - $74,999	3,779	20.5%
$75,000 - $99,999	1,961	10.6%
$100,000 - $149,999	1,872	10.1%
$150,000 - $199,999	759	4.1%
$200,000+	370	2.0%
Median Household Income	$47,016	
Average Household Income	$62,619	
Per Capita Income	$26,188	

2023 Households by Income	Number	Percent
<$15,000	1,785	9.2%
$15,000 - $24,999	1,837	9.5%
$25,000 - $34,999	2,065	10.7%
$35,000 - $49,999	3,252	16.8%
$50,000 - $74,999	4,129	21.3%
$75,000 - $99,999	2,325	12.0%
$100,000 - $149,999	2,422	12.5%
$150,000 - $199,999	1,013	5.2%
$200,000+	544	2.8%
Median Household Income	$53,081	
Average Household Income	$73,805	
Per Capita Income	$30,644	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

May 01, 2019

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Demographic and Income Comparison Profile

Oakland Park city, FL
Oakland Park city, FL
Geography: Place

2010 Population by Age	Oakland Park ... Number	Percent
Age 0 - 4	2,592	6.3%
Age 5 - 9	2,176	5.3%
Age 10 - 14	2,152	5.2%
Age 15 - 19	2,338	5.7%
Age 20 - 24	2,552	6.2%
Age 25 - 34	6,388	15.4%
Age 35 - 44	6,696	16.2%
Age 45 - 54	7,511	18.2%
Age 55 - 64	4,929	11.9%
Age 65 - 74	2,358	5.7%
Age 75 - 84	1,250	3.0%
Age 85+	421	1.0%

2018 Population by Age	Number	Percent
Age 0 - 4	2,574	5.8%
Age 5 - 9	2,403	5.4%
Age 10 - 14	2,328	5.3%
Age 15 - 19	2,260	5.1%
Age 20 - 24	2,772	6.3%
Age 25 - 34	6,636	15.0%
Age 35 - 44	6,269	14.2%
Age 45 - 54	6,901	15.6%
Age 55 - 64	6,330	14.3%
Age 65 - 74	3,635	8.2%
Age 75 - 84	1,580	3.6%
Age 85+	564	1.3%

2023 Population by Age	Number	Percent
Age 0 - 4	2,780	5.9%
Age 5 - 9	2,561	5.5%
Age 10 - 14	2,540	5.4%
Age 15 - 19	2,464	5.3%
Age 20 - 24	2,939	6.3%
Age 25 - 34	6,997	15.0%
Age 35 - 44	6,525	14.0%
Age 45 - 54	6,381	13.6%
Age 55 - 64	6,513	13.9%
Age 65 - 74	4,466	9.6%
Age 75 - 84	1,991	4.3%
Age 85+	603	1.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

May 01, 2019

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Demographic and Income Comparison Profile

Oakland Park city, FL
Oakland Park city, FL
Geography: Place

	Oakland Park ...	
2010 Race and Ethnicity	**Number**	**Percent**
White Alone	25,906	62.6%
Black Alone	10,608	25.6%
American Indian Alone	115	0.3%
Asian Alone	815	2.0%
Pacific Islander Alone	35	0.1%
Some Other Race Alone	2,443	5.9%
Two or More Races	1,441	3.5%
Hispanic Origin (Any Race)	10,584	25.6%
2018 Race and Ethnicity	**Number**	**Percent**
White Alone	25,034	56.6%
Black Alone	13,052	29.5%
American Indian Alone	140	0.3%
Asian Alone	967	2.2%
Pacific Islander Alone	43	0.1%
Some Other Race Alone	3,217	7.3%
Two or More Races	1,800	4.1%
Hispanic Origin (Any Race)	13,902	31.4%
2023 Race and Ethnicity	**Number**	**Percent**
White Alone	24,796	53.0%
Black Alone	14,882	31.8%
American Indian Alone	162	0.3%
Asian Alone	1,123	2.4%
Pacific Islander Alone	46	0.1%
Some Other Race Alone	3,728	8.0%
Two or More Races	2,024	4.3%
Hispanic Origin (Any Race)	16,406	35.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

May 01, 2019

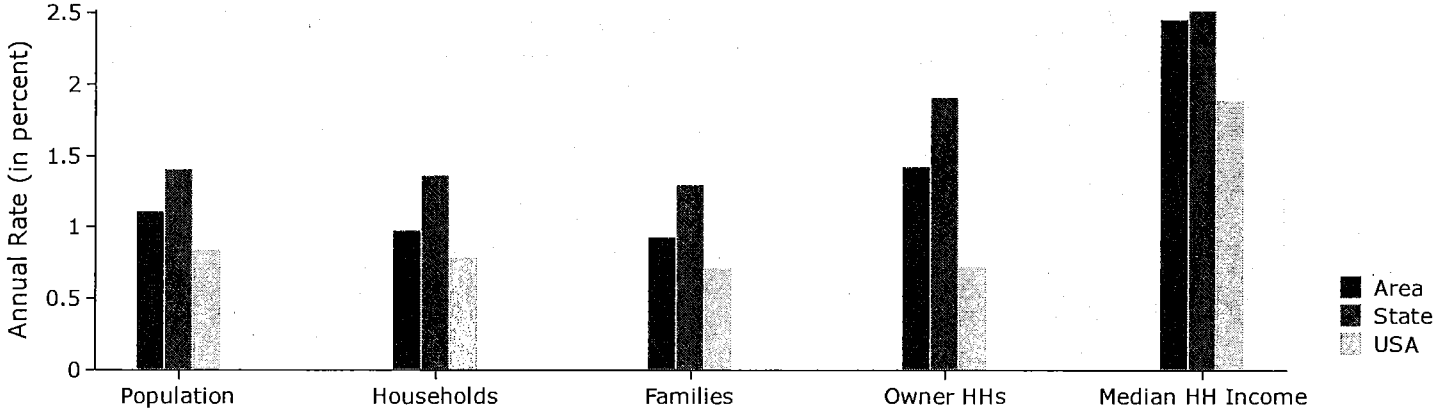
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Demographic and Income Comparison Profile

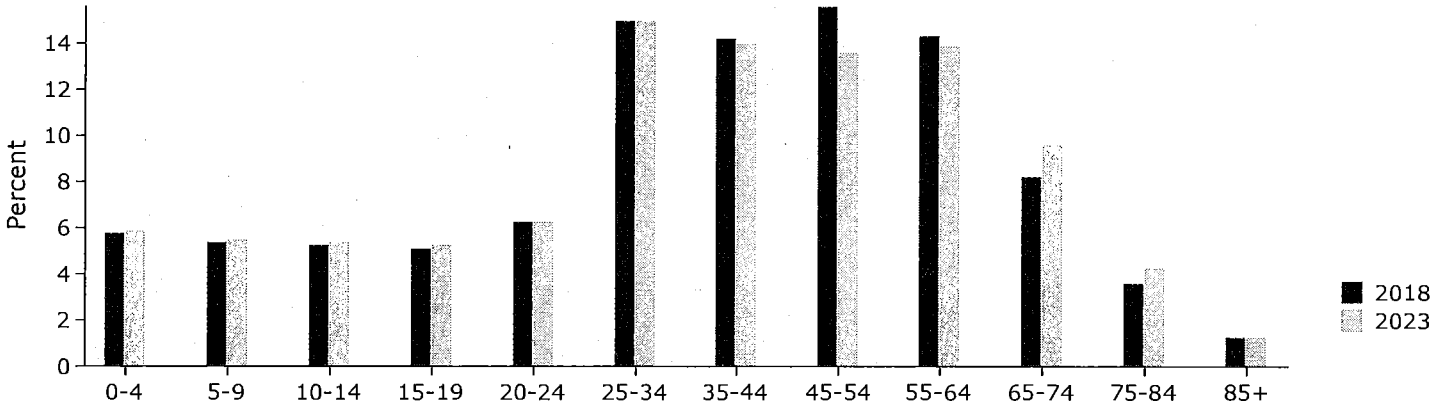
Oakland Park city, FL
Oakland Park city, FL
Geography: Place

Oakland Park ...

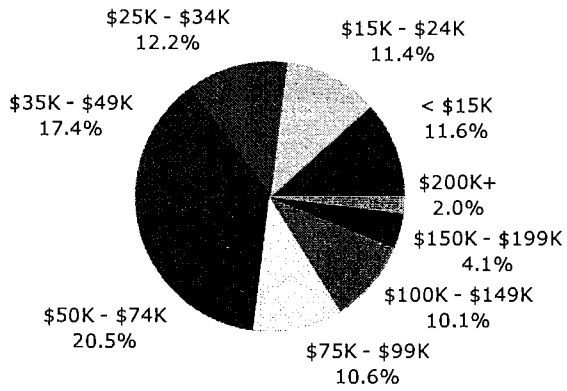
Trends 2018-2023



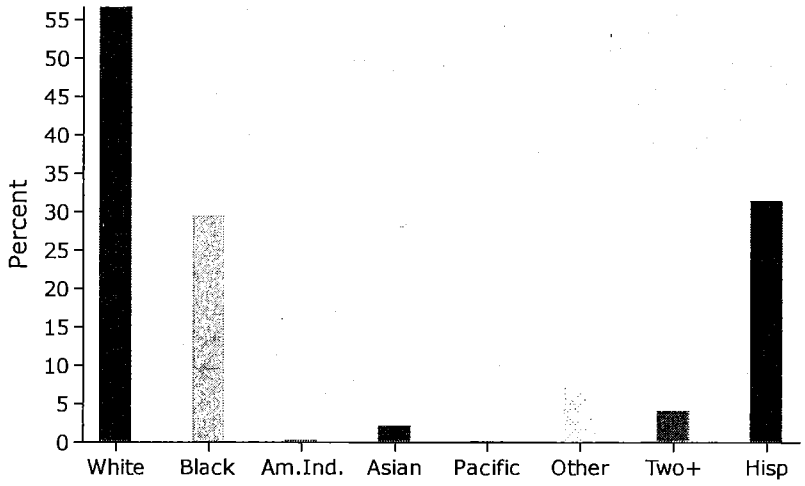
Population by Age



2018 Household Income



2018 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

May 01, 2019

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SELF-STORAGE SUPPLY AND DEMAND EQUILIBRIUM ANALYSIS FORT LAUDERDALE

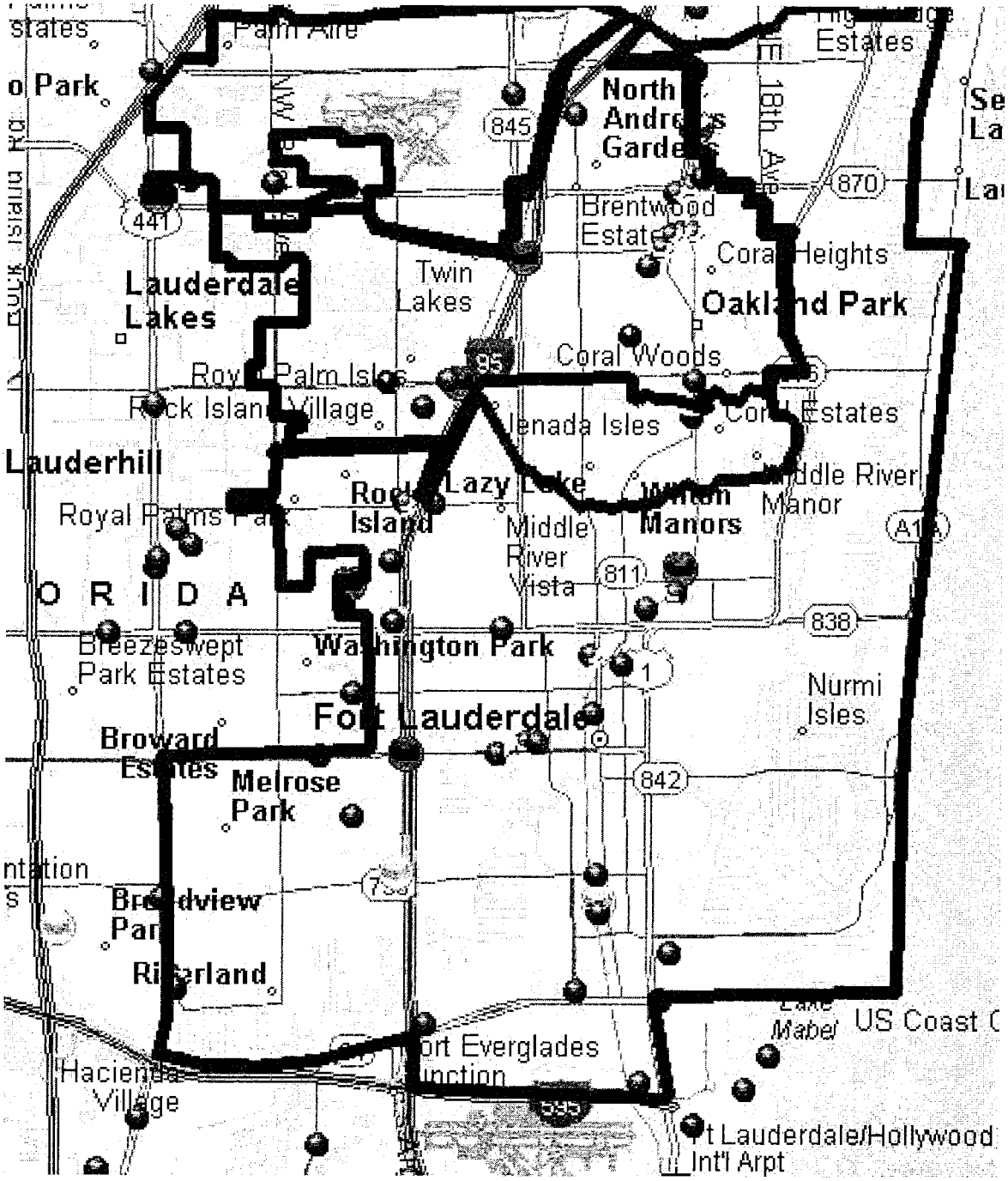
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In keeping with the supply and demand and equilibrium methodology, the following data is applicable to Fort Lauderdale

1. Map
2. Supply and Demand
3. Equilibrium
4. Demographics

MAP

FORT LAUDERDALE



Development Services, Inc.

May 22, 2019
949-218-3655

Current Per Capita Fort Lauderdale

CURRENT	
Number of existing facilities (cumulative)	Twenty Six
Square Feet of Projects approved in permitting or under construction	316,488
Square Feet of Projects Proposed Under Review	201,804
Square Feet of new projects in lease up	79,279
Total Footage in Market	1,544,639
Population	180,466
Occupancy Average	95.00%
Stabalized Demand	8.13
Per Capita Supply (Existing)	8.56
Per Capita Supply (Existing plus subject facility and others in planning or under construction)	11.87

Future Per Capita Fort Lauderdale

FUTURE	
Number of existing facilities (cumulative)	Twenty Six
Square Feet of Projects in planning or under construction or in lease-up	597,571
Net Rentable Square Feet currently in market	1,544,639
Future Population 2023	191,718
Per Capita Square Footage existing facilities	8.06
Per Capita Square Footage including existing, in planning and subject	11.17

EQUILIBRIUM ANALYSIS – FORT LAUDERDALE

9.63	Adjusted Per Capita (current ratio + equilibrium projection) 1.5
191,718	Future population within market (2023)
1,846,476	Total square feet at equilibrium
2,142,210	Square feet in market, including existing, subject & under construction
-295,734	Square feet over equilibrium projection which indicates that the market
	cannot absorb surplus and all projects approved and pending

Demographic and Income Comparison Profile

Fort Lauderdale city, FL
Fort Lauderdale city, FL
Geography: Place

	Fort Lauderda...
Census 2010 Summary	
Population	165,514
Households	74,788
Families	35,559
Average Household Size	2.17
Owner Occupied Housing Units	41,027
Renter Occupied Housing Units	33,761
Median Age	42.2
2018 Summary	
Population	180,466
Households	81,358
Families	37,620
Average Household Size	2.17
Owner Occupied Housing Units	38,747
Renter Occupied Housing Units	42,611
Median Age	43.9
Median Household Income	$55,238
Average Household Income	$89,234
2023 Summary	
Population	191,718
Households	86,550
Families	39,494
Average Household Size	2.17
Owner Occupied Housing Units	41,938
Renter Occupied Housing Units	44,612
Median Age	44.0
Median Household Income	$64,857
Average Household Income	$106,317
Trends: 2018-2023 Annual Rate	
Population	1.22%
Households	1.24%
Families	0.98%
Owner Households	1.60%
Median Household Income	3.26%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

May 01, 2019

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Demographic and Income Comparison Profile

Fort Lauderdale city, FL
Fort Lauderdale city, FL
Geography: Place

2018 Households by Income	Fort Lauderda... Number	Percent
<$15,000	10,248	12.6%
$15,000 - $24,999	8,112	10.0%
$25,000 - $34,999	8,194	10.1%
$35,000 - $49,999	10,417	12.8%
$50,000 - $74,999	13,270	16.3%
$75,000 - $99,999	8,545	10.5%
$100,000 - $149,999	10,452	12.8%
$150,000 - $199,999	4,799	5.9%
$200,000+	7,324	9.0%
Median Household Income	$55,238	
Average Household Income	$89,234	
Per Capita Income	$40,977	

2023 Households by Income	Number	Percent
<$15,000	8,560	9.9%
$15,000 - $24,999	7,007	8.1%
$25,000 - $34,999	7,567	8.7%
$35,000 - $49,999	10,482	12.1%
$50,000 - $74,999	14,264	16.5%
$75,000 - $99,999	9,901	11.4%
$100,000 - $149,999	13,091	15.1%
$150,000 - $199,999	5,947	6.9%
$200,000+	9,730	11.2%
Median Household Income	$64,857	
Average Household Income	$106,317	
Per Capita Income	$48,708	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

May 01, 2019

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Demographic and Income Comparison Profile

Fort Lauderdale city, FL
Fort Lauderdale city, FL
Geography: Place

2010 Population by Age	Fort Lauderda... Number	Percent
Age 0 - 4	8,635	5.2%
Age 5 - 9	7,735	4.7%
Age 10 - 14	7,709	4.7%
Age 15 - 19	8,486	5.1%
Age 20 - 24	10,013	6.0%
Age 25 - 34	23,872	14.4%
Age 35 - 44	23,111	14.0%
Age 45 - 54	27,504	16.6%
Age 55 - 64	23,107	14.0%
Age 65 - 74	13,921	8.4%
Age 75 - 84	8,165	4.9%
Age 85+	3,256	2.0%

2018 Population by Age	Number	Percent
Age 0 - 4	8,592	4.8%
Age 5 - 9	8,415	4.7%
Age 10 - 14	8,182	4.5%
Age 15 - 19	8,086	4.5%
Age 20 - 24	10,279	5.7%
Age 25 - 34	26,338	14.6%
Age 35 - 44	22,755	12.6%
Age 45 - 54	25,138	13.9%
Age 55 - 64	27,766	15.4%
Age 65 - 74	20,786	11.5%
Age 75 - 84	9,916	5.5%
Age 85+	4,215	2.3%

2023 Population by Age	Number	Percent
Age 0 - 4	9,174	4.8%
Age 5 - 9	8,574	4.5%
Age 10 - 14	8,522	4.4%
Age 15 - 19	8,506	4.4%
Age 20 - 24	10,439	5.4%
Age 25 - 34	28,098	14.7%
Age 35 - 44	24,955	13.0%
Age 45 - 54	23,497	12.3%
Age 55 - 64	27,773	14.5%
Age 65 - 74	24,623	12.8%
Age 75 - 84	13,000	6.8%
Age 85+	4,556	2.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

May 01, 2019

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Demographic and Income Comparison Profile

Fort Lauderdale city, FL
Fort Lauderdale city, FL
Geography: Place

	Fort Lauderda...	
2010 Race and Ethnicity	**Number**	**Percent**
White Alone	103,665	62.6%
Black Alone	51,243	31.0%
American Indian Alone	439	0.3%
Asian Alone	2,444	1.5%
Pacific Islander Alone	85	0.1%
Some Other Race Alone	4,127	2.5%
Two or More Races	3,511	2.1%
Hispanic Origin (Any Race)	22,748	13.7%
2018 Race and Ethnicity	**Number**	**Percent**
White Alone	106,782	59.2%
Black Alone	59,292	32.9%
American Indian Alone	538	0.3%
Asian Alone	3,395	1.9%
Pacific Islander Alone	128	0.1%
Some Other Race Alone	5,566	3.1%
Two or More Races	4,766	2.6%
Hispanic Origin (Any Race)	31,721	17.6%
2023 Race and Ethnicity	**Number**	**Percent**
White Alone	108,888	56.8%
Black Alone	65,458	34.1%
American Indian Alone	621	0.3%
Asian Alone	4,214	2.2%
Pacific Islander Alone	150	0.1%
Some Other Race Alone	6,825	3.6%
Two or More Races	5,562	2.9%
Hispanic Origin (Any Race)	39,936	20.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

May 01, 2019

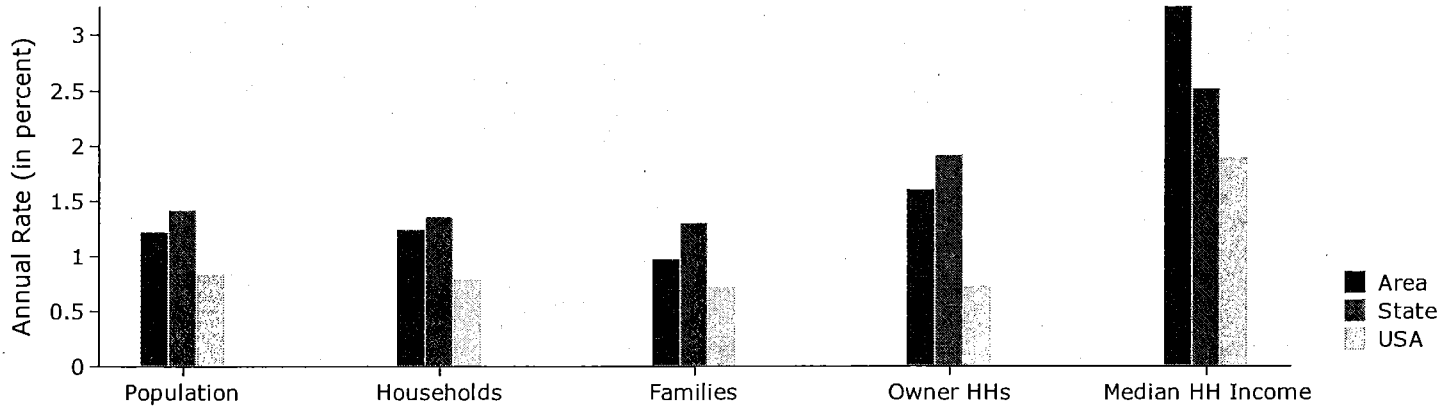
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Demographic and Income Comparison Profile

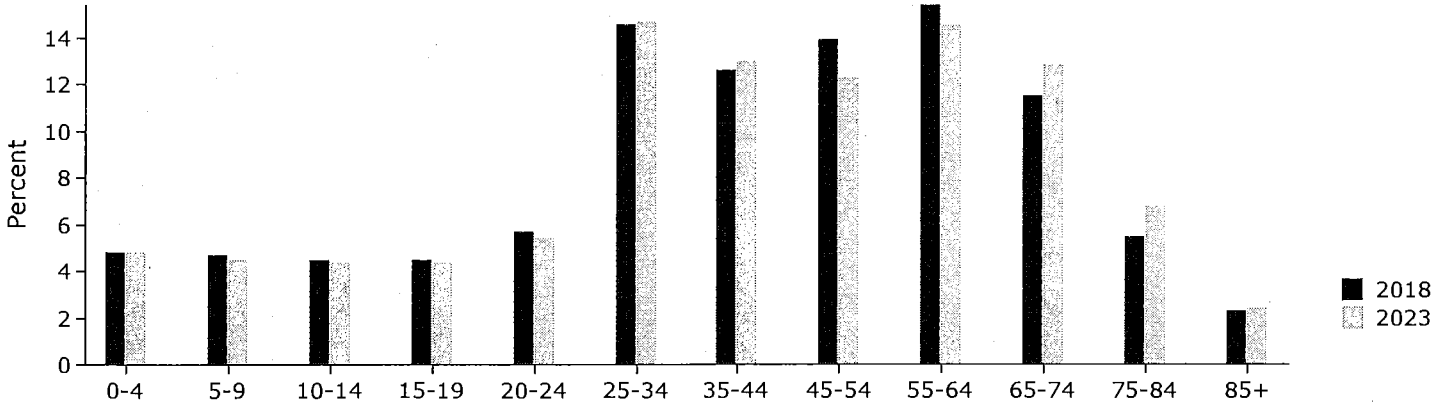
Fort Lauderdale city, FL
Fort Lauderdale city, FL
Geography: Place

Fort Lauderda...

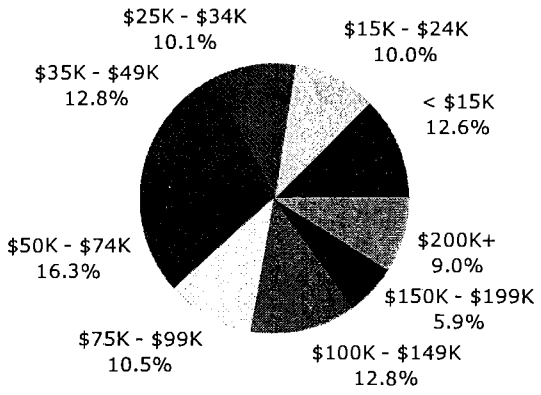
Trends 2018-2023



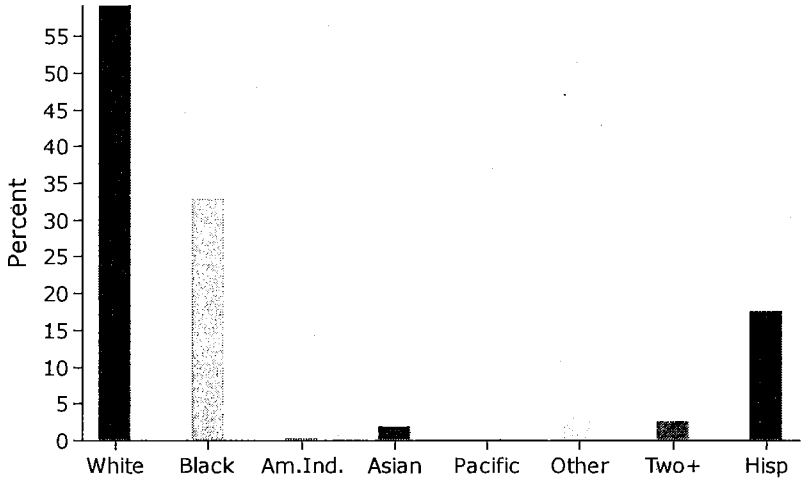
Population by Age



2018 Household Income



2018 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

May 01, 2019

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SELF-STORAGE SUPPLY AND DEMAND EQUILIBRIUM ANALYSIS DORAL

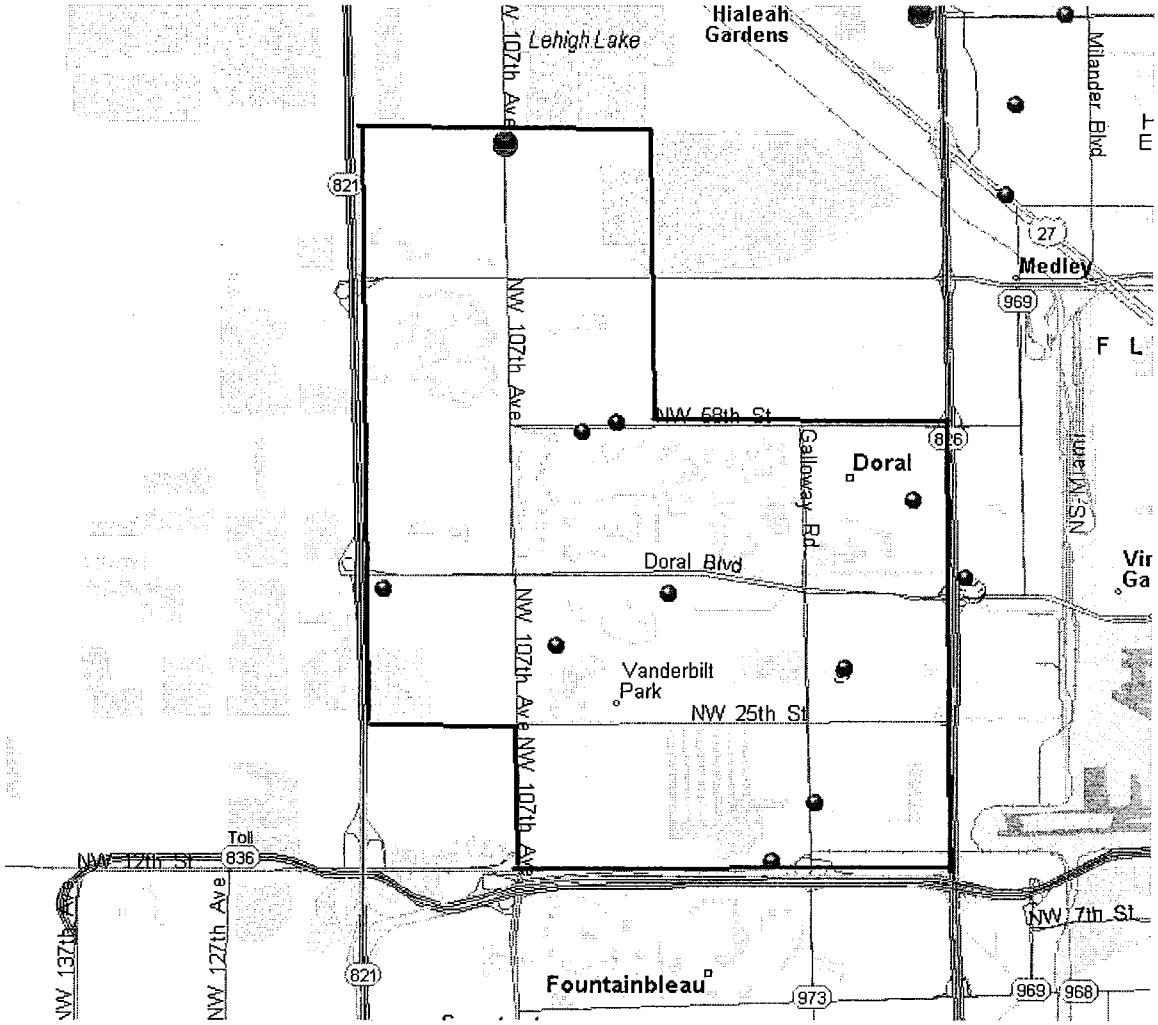
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In keeping with the supply and demand and equilibrium methodology, the following data is applicable to Doral

1. Map
2. Supply and Demand
3. Equilibrium
4. Demographics

MAP

DORAL



Development Services, Inc.

May 22, 2019
949-218-3655

Current Per Capita Doral

CURRENT DORAL	
Number of existing facilities (cumulative)	TWELVE
Square Feet of Projects approved in planning	79,200
Square Feet of Projects Proposed Under Review	None
Square Feet of new projects in lease up	Stabilized Mkt
Total Footage in Market	809,964
Population	63,461
Occupancy Average	95.00%
Stabalized Demand	12.13
Per Capita Supply (Existing)	12.76
Per Capita Supply (Existing plus subject facility and others in planning or under construction)	14.01

Future Per Capita Doral

FUTURE DORAL`	
Number of existing facilities (cumulative)	Twelve
Square Feet of Projects in planning or under construction or in lease-up	79,200
Net Rentable Square Feet currently in market	809,964
Future Population 2023	69,857
Per Capita Square Footage existing facilities	11.59
Per Capita Square Footage including existing, in planning and subject	12.73

EQUILIBRIUM ANALYSIS – DORAL

13.63	Adjusted Per Capita (current ratio + equilibrium projection) 1.5
69,857	Future population within market (2023)
951,803	Total square feet at equilibrium
889,164	Square feet in market, including existing, subject & under construction
62,639	Square feet over equilibrium projection which indicates that the market
	can absorb surplus and all projects approved and pending

Demographic and Income Comparison Profile

Doral city, FL
Doral city, FL
Geography: Place

	Doral city, F...
Census 2010 Summary	
Population	45,704
Households	15,244
Families	12,111
Average Household Size	3.00
Owner Occupied Housing Units	8,395
Renter Occupied Housing Units	6,849
Median Age	33.8
2018 Summary	
Population	63,461
Households	21,091
Families	16,304
Average Household Size	3.01
Owner Occupied Housing Units	10,622
Renter Occupied Housing Units	10,469
Median Age	35.8
Median Household Income	$78,817
Average Household Income	$106,397
2023 Summary	
Population	69,857
Households	23,153
Families	17,813
Average Household Size	3.02
Owner Occupied Housing Units	12,232
Renter Occupied Housing Units	10,921
Median Age	35.4
Median Household Income	$89,664
Average Household Income	$125,579
Trends: 2018-2023 Annual Rate	
Population	1.94%
Households	1.88%
Families	1.79%
Owner Households	2.86%
Median Household Income	2.61%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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Demographic and Income Comparison Profile

Doral city, FL
Doral city, FL
Geography: Place

2018 Households by Income	Doral city, F... Number	Percent
<$15,000	1,277	6.1%
$15,000 - $24,999	1,338	6.3%
$25,000 - $34,999	1,386	6.6%
$35,000 - $49,999	2,237	10.6%
$50,000 - $74,999	3,742	17.7%
$75,000 - $99,999	2,893	13.7%
$100,000 - $149,999	3,917	18.6%
$150,000 - $199,999	1,978	9.4%
$200,000+	2,319	11.0%
Median Household Income	$78,817	
Average Household Income	$106,397	
Per Capita Income	$35,496	

2023 Households by Income	Number	Percent
<$15,000	1,089	4.7%
$15,000 - $24,999	1,171	5.1%
$25,000 - $34,999	1,259	5.4%
$35,000 - $49,999	2,147	9.3%
$50,000 - $74,999	3,870	16.7%
$75,000 - $99,999	3,132	13.5%
$100,000 - $149,999	4,661	20.1%
$150,000 - $199,999	2,518	10.9%
$200,000+	3,304	14.3%
Median Household Income	$89,664	
Average Household Income	$125,579	
Per Capita Income	$41,777	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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Demographic and Income Comparison Profile

Doral city, FL
Doral city, FL
Geography: Place

2010 Population by Age	Doral city, F... Number	Percent
Age 0 - 4	3,512	7.7%
Age 5 - 9	3,646	8.0%
Age 10 - 14	3,689	8.1%
Age 15 - 19	3,272	7.2%
Age 20 - 24	2,620	5.7%
Age 25 - 34	7,049	15.4%
Age 35 - 44	9,393	20.6%
Age 45 - 54	6,432	14.1%
Age 55 - 64	3,330	7.3%
Age 65 - 74	1,807	4.0%
Age 75 - 84	776	1.7%
Age 85+	178	0.4%

2018 Population by Age	Number	Percent
Age 0 - 4	4,321	6.8%
Age 5 - 9	4,535	7.1%
Age 10 - 14	4,629	7.3%
Age 15 - 19	4,015	6.3%
Age 20 - 24	3,818	6.0%
Age 25 - 34	9,566	15.1%
Age 35 - 44	10,399	16.4%
Age 45 - 54	9,720	15.3%
Age 55 - 64	6,270	9.9%
Age 65 - 74	3,899	6.1%
Age 75 - 84	1,717	2.7%
Age 85+	572	0.9%

2023 Population by Age	Number	Percent
Age 0 - 4	4,757	6.8%
Age 5 - 9	4,800	6.9%
Age 10 - 14	4,937	7.1%
Age 15 - 19	4,356	6.2%
Age 20 - 24	3,700	5.3%
Age 25 - 34	11,943	17.1%
Age 35 - 44	11,162	16.0%
Age 45 - 54	9,333	13.4%
Age 55 - 64	7,216	10.3%
Age 65 - 74	4,694	6.7%
Age 75 - 84	2,258	3.2%
Age 85+	700	1.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

May 01, 2019

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Demographic and Income Comparison Profile

Doral city, FL
Doral city, FL
Geography: Place

	Doral city, F...	
2010 Race and Ethnicity	**Number**	**Percent**
White Alone	40,552	88.7%
Black Alone	1,139	2.5%
American Indian Alone	57	0.1%
Asian Alone	1,633	3.6%
Pacific Islander Alone	7	0.0%
Some Other Race Alone	1,367	3.0%
Two or More Races	949	2.1%
Hispanic Origin (Any Race)	36,344	79.5%
2018 Race and Ethnicity	**Number**	**Percent**
White Alone	55,552	87.5%
Black Alone	2,307	3.6%
American Indian Alone	89	0.1%
Asian Alone	2,207	3.5%
Pacific Islander Alone	10	0.0%
Some Other Race Alone	1,947	3.1%
Two or More Races	1,348	2.1%
Hispanic Origin (Any Race)	50,705	79.9%
2023 Race and Ethnicity	**Number**	**Percent**
White Alone	61,507	88.0%
Black Alone	2,371	3.4%
American Indian Alone	108	0.2%
Asian Alone	2,384	3.4%
Pacific Islander Alone	11	0.0%
Some Other Race Alone	2,051	2.9%
Two or More Races	1,424	2.0%
Hispanic Origin (Any Race)	57,294	82.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

May 01, 2019

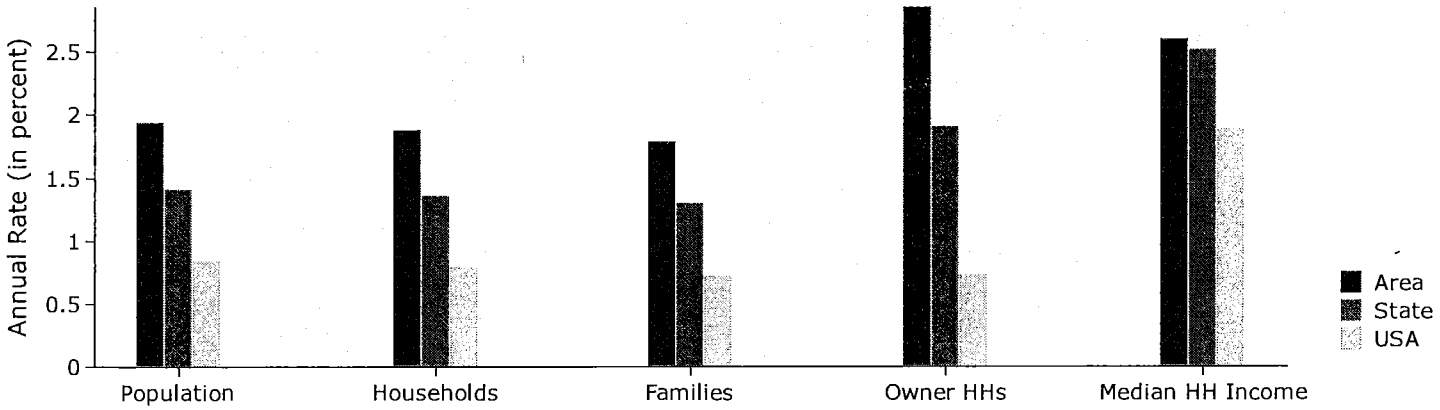
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Demographic and Income Comparison Profile

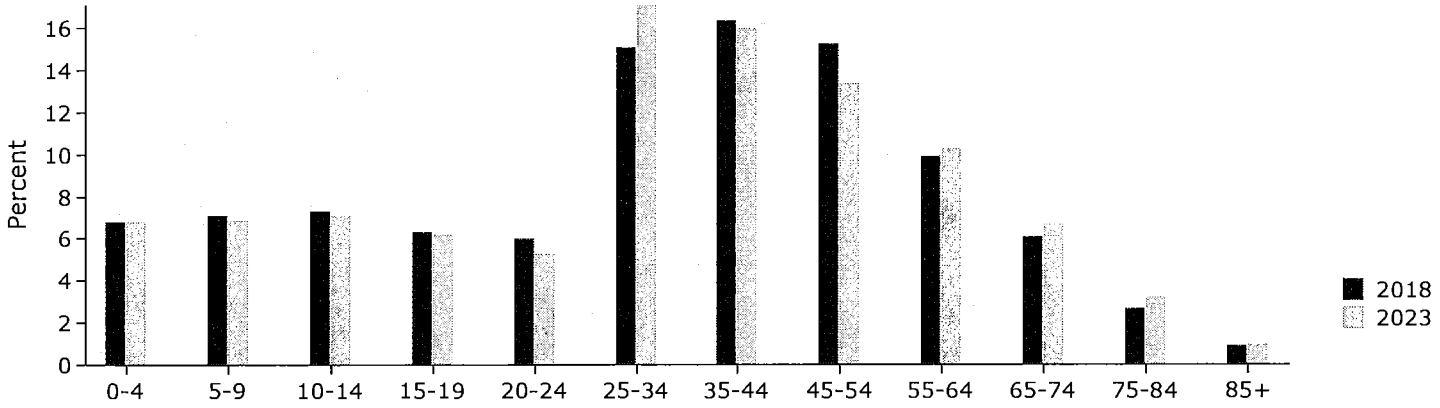
Doral city, FL
Doral city, FL
Geography: Place

Doral city, F...

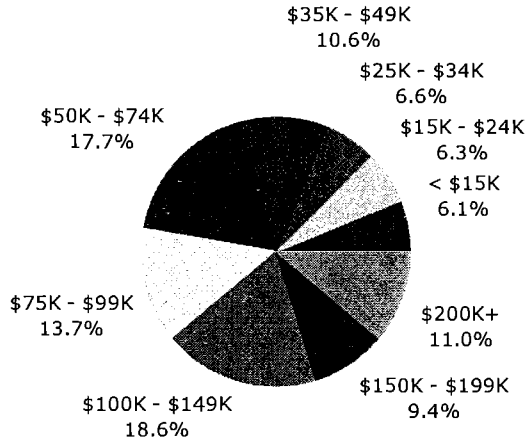
Trends 2018-2023



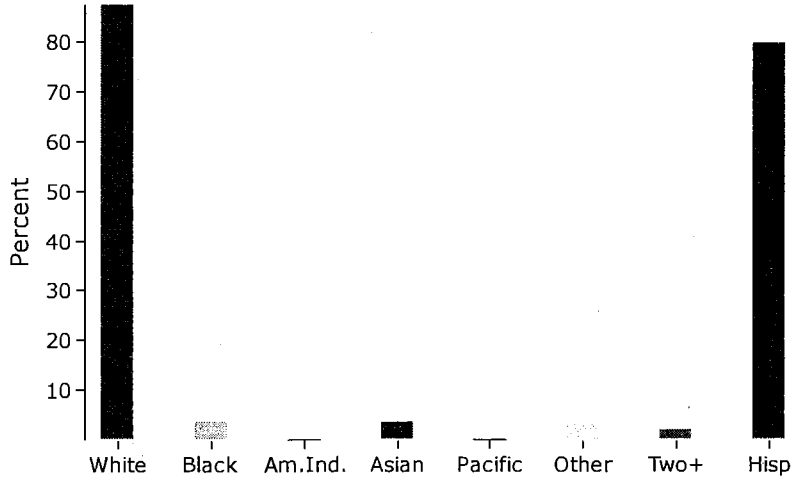
Population by Age



2018 Household Income



2018 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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SELF-STORAGE SUPPLY AND DEMAND EQUILIBRIUM ANALYSIS HIALEAH

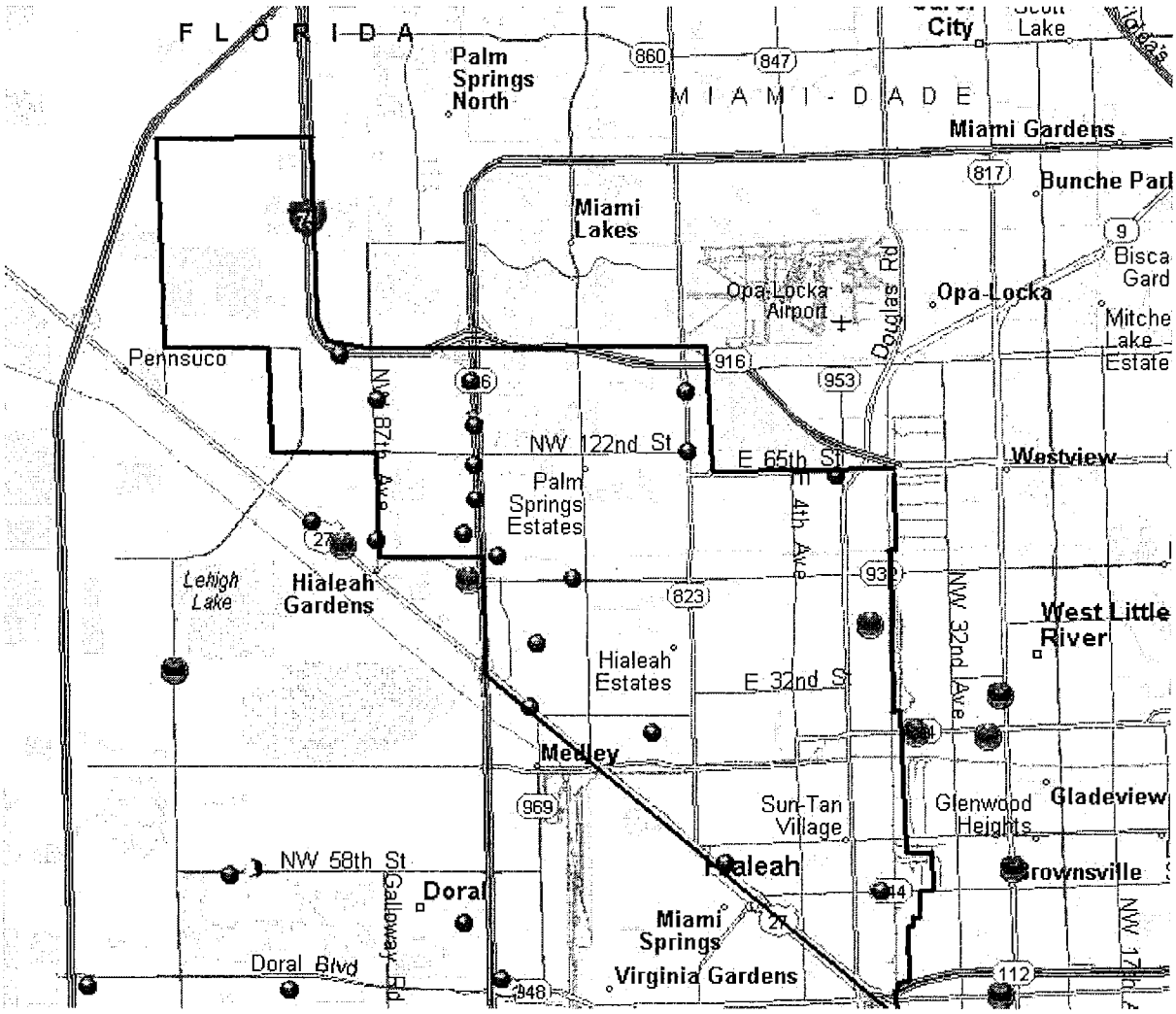
Table of Contents

In keeping with the supply and demand and equilibrium methodology, the following data is applicable to Hialeah

1. Map
2. Supply and Demand
3. Equilibrium
4. Demographics

MAP

HIALEAH


F L O R I D A
Palm Springs North
860
847
M I A M I - D A D E
City
Lake
Miami Gardens
817
Bunche Park
Miami Lakes
9
Bisca
Gard
Douglas Rd
Opa-Locka Airport
Opa-Locka
Mitche
Lake
Estate
Pennsuco
916
953
NW 87th Ave
NW 122nd St
E 65th St
Westview
Palm Springs Estates
4th Ave
27
Lehigh Lake
Hialeah Gardens
823
West Little River
NW 32nd Ave
Hialeah Estates
E 32nd St
Medley
969
Sun-Tan Village
Glenwood Heights
Gladeview
NW 58th St
Hialeah
Brownsville
Doral
Miami Springs
Galloway Rd
Doral Blvd
Virginia Gardens
948
112
NW 12th

Current Per Capita Hialeah

CURRENT HIALEAH	
Number of existing facilities (cumulative)	Fifteen
Square Feet of Projects approved in planning	57,600
Square Feet of Projects Proposed Under Review	None
Square Feet of new projects in lease up	Stabilized Mkt
Total Footage in Market	1,051,491
Population	233,504
Occupancy Average	95.00%
Stabalized Demand	4.28
Per Capita Supply (Existing)	4.50
Per Capita Supply (Existing plus subject facility and others in planning or under construction)	4.75

Future Per Capita Hialeah

FUTURE HIALEAH	
Number of existing facilities (cumulative)	Fifteen
Square Feet of Projects in planning or under construction or in lease-up	57,600
Net Rentable Square Feet currently in market	1,051,491
Future Population 2023	240,875
Per Capita Square Footage existing facilities	4.37
Per Capita Square Footage including existing, in planning and subject	4.60

EQUILIBRIUM ANALYSIS – HIALEAH

5.78	Adjusted Per Capita (current ratio + equilibrium projection) 1.5
240,875	Future population within market (2023)
1,391,762	Total square feet at equilibrium
1,109,091	Square feet in market, including existing, subject & under construction
282,671	Square feet over equilibrium projection which indicates that the market
	can absorb surplus and all projects approved and pending

Demographic and Income Comparison Profile

Hialeah city, FL
Hialeah city, FL
Geography: Place

	Hialeah city,...
Census 2010 Summary	
Population	224,669
Households	71,205
Families	55,558
Average Household Size	3.13
Owner Occupied Housing Units	36,015
Renter Occupied Housing Units	35,190
Median Age	42.0
2018 Summary	
Population	233,504
Households	73,121
Families	57,177
Average Household Size	3.17
Owner Occupied Housing Units	31,611
Renter Occupied Housing Units	41,510
Median Age	43.5
Median Household Income	$34,661
Average Household Income	$47,278
2023 Summary	
Population	240,875
Households	75,035
Families	58,736
Average Household Size	3.19
Owner Occupied Housing Units	33,683
Renter Occupied Housing Units	41,352
Median Age	44.6
Median Household Income	$39,593
Average Household Income	$55,989
Trends: 2018-2023 Annual Rate	
Population	0.62%
Households	0.52%
Families	0.54%
Owner Households	1.28%
Median Household Income	2.70%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

May 01, 2019

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Demographic and Income Comparison Profile

Hialeah city, FL
Hialeah city, FL
Geography: Place

2018 Households by Income	Hialeah city,... Number	Percent
<$15,000	15,408	21.1%
$15,000 - $24,999	11,715	16.0%
$25,000 - $34,999	9,687	13.2%
$35,000 - $49,999	11,753	16.1%
$50,000 - $74,999	12,020	16.4%
$75,000 - $99,999	6,201	8.5%
$100,000 - $149,999	4,413	6.0%
$150,000 - $199,999	1,125	1.5%
$200,000+	799	1.1%
Median Household Income	$34,661	
Average Household Income	$47,278	
Per Capita Income	$15,073	

2023 Households by Income	Number	Percent
<$15,000	13,944	18.6%
$15,000 - $24,999	9,954	13.3%
$25,000 - $34,999	8,956	11.9%
$35,000 - $49,999	12,125	16.2%
$50,000 - $74,999	13,644	18.2%
$75,000 - $99,999	7,744	10.3%
$100,000 - $149,999	6,028	8.0%
$150,000 - $199,999	1,497	2.0%
$200,000+	1,143	1.5%
Median Household Income	$39,593	
Average Household Income	$55,989	
Per Capita Income	$17,700	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

May 01, 2019

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Demographic and Income Comparison Profile

Hialeah city, FL
Hialeah city, FL
Geography: Place

2010 Population by Age	Hialeah city,... Number	Percent
Age 0 - 4	11,130	5.0%
Age 5 - 9	11,262	5.0%
Age 10 - 14	12,614	5.6%
Age 15 - 19	13,927	6.2%
Age 20 - 24	14,566	6.5%
Age 25 - 34	25,268	11.2%
Age 35 - 44	34,013	15.1%
Age 45 - 54	33,756	15.0%
Age 55 - 64	25,269	11.2%
Age 65 - 74	22,143	9.9%
Age 75 - 84	15,636	7.0%
Age 85+	5,085	2.3%

2018 Population by Age	Number	Percent
Age 0 - 4	10,865	4.7%
Age 5 - 9	11,700	5.0%
Age 10 - 14	12,436	5.3%
Age 15 - 19	12,587	5.4%
Age 20 - 24	13,548	5.8%
Age 25 - 34	30,895	13.2%
Age 35 - 44	29,126	12.5%
Age 45 - 54	34,951	15.0%
Age 55 - 64	30,286	13.0%
Age 65 - 74	24,485	10.5%
Age 75 - 84	16,288	7.0%
Age 85+	6,338	2.7%

2023 Population by Age	Number	Percent
Age 0 - 4	11,371	4.7%
Age 5 - 9	11,594	4.8%
Age 10 - 14	12,940	5.4%
Age 15 - 19	13,104	5.4%
Age 20 - 24	12,533	5.2%
Age 25 - 34	28,741	11.9%
Age 35 - 44	31,429	13.0%
Age 45 - 54	32,529	13.5%
Age 55 - 64	34,145	14.2%
Age 65 - 74	27,242	11.3%
Age 75 - 84	18,064	7.5%
Age 85+	7,181	3.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

May 01, 2019

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Demographic and Income Comparison Profile

Hialeah city, FL
Hialeah city, FL
Geography: Place

2010 Race and Ethnicity	Hialeah city,... Number	Percent
White Alone	208,050	92.6%
Black Alone	6,051	2.7%
American Indian Alone	251	0.1%
Asian Alone	791	0.4%
Pacific Islander Alone	10	0.0%
Some Other Race Alone	5,942	2.6%
Two or More Races	3,574	1.6%
Hispanic Origin (Any Race)	212,805	94.7%

2018 Race and Ethnicity	Number	Percent
White Alone	216,778	92.8%
Black Alone	5,919	2.5%
American Indian Alone	259	0.1%
Asian Alone	773	0.3%
Pacific Islander Alone	10	0.0%
Some Other Race Alone	6,070	2.6%
Two or More Races	3,696	1.6%
Hispanic Origin (Any Race)	223,809	95.8%

2023 Race and Ethnicity	Number	Percent
White Alone	224,509	93.2%
Black Alone	5,863	2.4%
American Indian Alone	265	0.1%
Asian Alone	769	0.3%
Pacific Islander Alone	10	0.0%
Some Other Race Alone	5,859	2.4%
Two or More Races	3,600	1.5%
Hispanic Origin (Any Race)	232,567	96.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

May 01, 2019

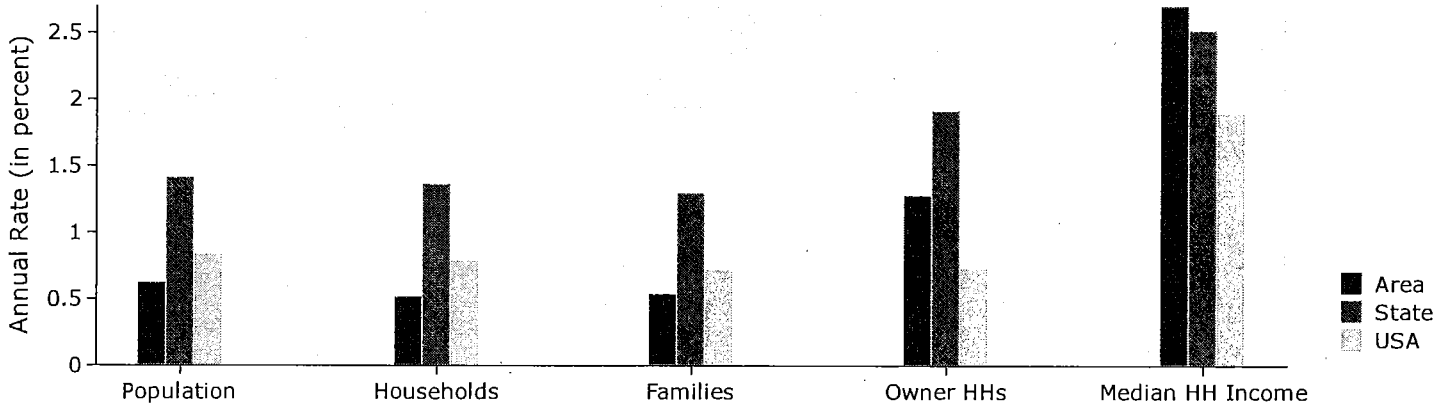
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Demographic and Income Comparison Profile

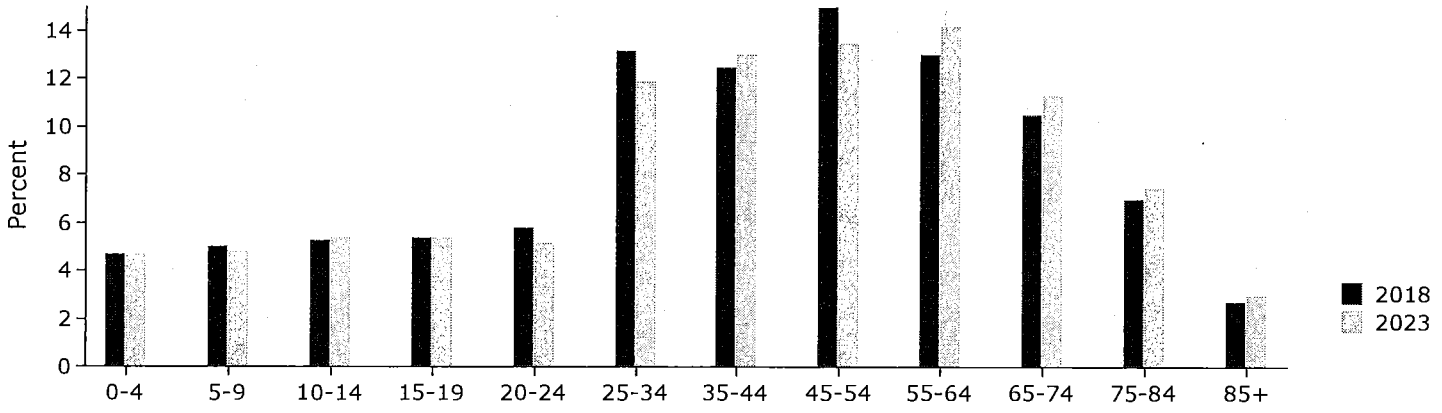
Hialeah city, FL
Hialeah city, FL
Geography: Place

Hialeah city,...

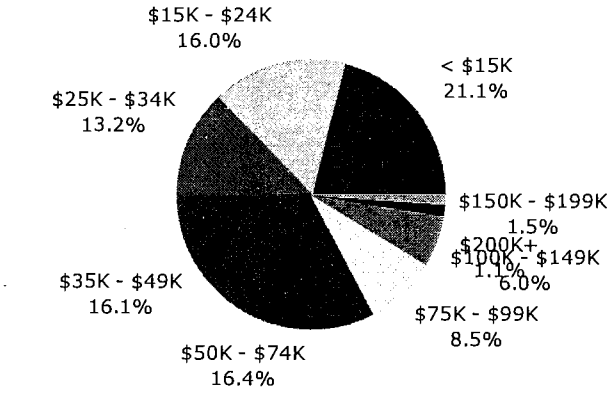
Trends 2018-2023



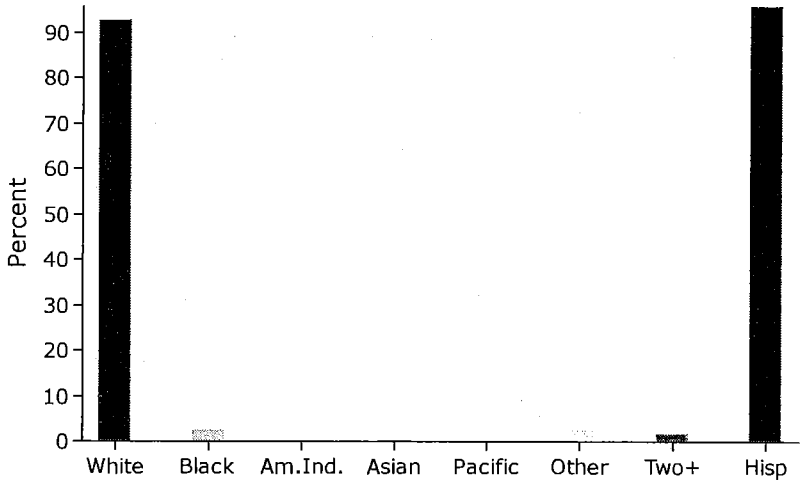
Population by Age



2018 Household Income



2018 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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pompano beach
Florida's Warmest Welcome

DEVELOPMENT SERVICES

David L. Recor, ICMA-CM, Development Services Director
E: david.recor@copbfl.com | P: 954.786.4664 | F: 954.786.4504

ADMINISTRATIVE MEMORANDUM NO. 19-167

TO:	Planning and Zoning Board
VIA:	David L. Recor, ICMA-CM, Director of Development Services
VIA:	Jennifer Gomez, AICP, Assistant Development Services Director
FROM:	Daniel T. Keester-O'Mills, AICP, Principal Planner
SUBJECT:	Self-Storage Report from Consultant
DATE:	June 18, 2019

Background

The Development Services Department entered into a contract with "Development Services, Inc." in order to conduct a supply and demand and equilibrium analysis for the Pompano Beach market and surrounding secondary market for the self-storage industry. Additionally, the contractor was tasked to complete a cursory review of 4 to 5 peer cities to show a comparative analysis.

Report Structure

The consultant has provided a number of separate documents that have been organized for your review. The attached PDF includes book marks for each of the sections identified below, and a page number for each of the documents:

- Summary Letter (Page 2)
- Methodology
  - Analysis Table (Page 4)
    - *Identifies the Population and Self-Storage Supply for the various Cities*
  - Supply & Demand Methodology (Page 5)
    - *Explains how the report was compiled, explains overbuilding and saturation of the industry*
  - Self-Storage Market Equilibrium & Absorption (Page 12)
    - *Calculates what the future resident population of Pompano Beach must be to utilize all of the projected self-storage units.*
  - Demographics (Page 14)
    - *Identifies the demographics of those individuals that may use self-storage*
  - Supply & Demand Analysis for each of the Peer Cities – *each of the cities includes a map, supply/demand of self-storage in the city, equilibrium calculation and demographic profile of the area*
    - Boynton Beach (Page 18)
    - Delray Beach (Page 27)
    - Boca Raton (Page 35)
    - Deerfield Beach (Page 45)
    - Pompano Beach (Page 54)
    - Oakland Park (Page 63)
    - Fort Lauderdale (Page 72)
    - Doral (Page 81)
    - Hialeah (Page 90)

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pompano beach
Florida's Warmest Welcome

CITY OF POMPANO BEACH
FLORIDA

CITY HALL OFFICES:
100 W. Atlantic Boulevard
Pompano Beach, Florida
PHONE: (954) 786-4679

Visit Our Website At:
http://www.pompanobeachfl.gov

MAILING ADDRESS:
City of Pompano Beach
P.O. Box 1300
Pompano Beach, FL 33061

****

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY — June 26, 2019 Wednesday

City Commission Chambers — 6:00 P.M.

Minutes

A. Call to order by the Chairman of the Board, Mr. Fred Stacer.

B. **ROLL CALL:**

Fred Stacer
Joan Kovac
Molly Moor *for Richard Klosiewicz*
Carla Coleman
Darlene Smith
Anne Marie Groblewski
Wille Miller

Also in Attendance:
Erjeta Diamanti, Project Manager
Tammy Good, CIP Manager
Randy Brown, Utilities Director
Pamela McCleod, Assistant Planner
Max Wemyss, Planner
Daniel Keester-O'Mills, Principal Planner
Jennifer Gomez, Assistant Development Services Director
Jean Dolan, Principal Planner
Suzette Sibble, Assistant City Manager
Chris Brown, RMA
Robert Hartsale

Any person who decides to appeal any decision of the PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. // PM

Joe Usman
Jonathan Niami
Michael Vonder Meulen
Christian Morales
Pete Ebersal
Ralph Ayelo
Madison Ayelo
Matthew Scott
Seth Yeslow
Matt Gianni
Carl Peterson
John McWilliams
Rick Dunstin
Michael Murray
Jeff Turrow
Michael Skaversky
Larry Dean
Douglass Marshall
Denita Gurer
Valerie Young
Maria Rodamer
Jospehine Hart

C. MOMENT OF SILENCE

A moment of silence was observed.

D. APPROVAL OF THE MINUTES:

Approval of the minutes of the meeting on May 22, 2019.

MOTION by Joan Kovac and second by Darlene Smith to approve the minutes of the May 22, 2019 meeting. All those voted in favor.

E. INDIVIDUALS TESTIFYING PLACED UNDER OATH

City staff and members of the public testifying before the Board at the meeting were placed under oath by Pamela McCleod, Assistant Planner and Notary Public in the State of Florida.

F. OTHER BUSINESS

NOTE: Mr. Stacer advised the audience that he does not expect the Atlantic One presentation to begin until after 8:00pm

1. CIP FY 2020-2024 PRESENTATION

for the surface lot, but the cost is $150 a month in the new garage. She expressed concerned that the increased cost of parking will not be affordable to many residents.

Ms. Sibble responded that the City contracts with Denison to manage the existing garage and that the price is higher because it is a high-demand area. She stated that they are aware that many residents like to purchase these monthly passes and that they will be mindful of this as the project moves forward. She commented that much of the parking fees go to pay off the cost of the infrastructure since it is so new, but that they are committed to pursuing allowances for residents once things are stable enough.

Ms. Ayelo asked how the City specifically would work with residents.

Ms. Sibble responded that any changes to the parking ordinance would require hearings at the City Commission. She stated that potentially as more visitors come to the City, this could shift some of the cost burden away from residents.

Ms. Ayelo commented that the date on the public notice had a typo.

Ms. Dolan acknowledged that the notice said 2017 instead of 2019, but that people understood that it was a typo.

Mr. Saunders confirmed that the mailed notice should be considered valid even though there was a typo because there are other factors that would lead one to understand that the meeting date is in 2019 and not 2017.

Mr. Miller asked if this is the only hotel being proposed for the area.

Ms. Dolan responded that there is a Hilton hotel under construction next to the parking garage.

MOTION was made by Joan Kovac and seconded by Carla Coleman to recommend approval of the Land Use Plan Amendment PZ #19-92000001. All those voted in favor with the exception of Molly Moor; therefore the motion passed.

H. OTHER BUSINESS

7. Self-Storage Report

Mr. Daniel Keester-O'Mills explained that the City's contractor that has been researching this topic is located in Colorado and will be joining this discussion via phone.

Ms. Jo Beth White (via phone call) presented herself to the Board. She stated that the self-storage industry is very fluid and stated that the industry generally defines markets not by city but by 1-3 mile radius. She commented that it's difficult to assess the tax impact of these facilities and whether they are the highest and best use of land. She stated that there are a large number of these facilities coming online, but noted that they rarely sit vacant for long if they do fail as other operators tend to cannibalize each other. The

largest failure comes with a glut in supply which brings lower rates, even though users do enjoy better prices.

Ms. Keester-O'Mills provided a PowerPoint overview of the information included in the submitted report. He stated that the nationwide number of self-storage facilities in 2008 was about 45,000, averaging out to about 5.4 square feet per capita. There were approximately 2,600 in the state of Florida, averaging out to 6.29 square feet per capita and there are currently 28 facilities in the city of Pompano Beach averaging out to 20.9 square feet per capita. The reasons for people using these facilities range from not having enough storage area in their homes or offices. The analysis shows that the typical traits of users are that they are single adult renters with a median age of 34 and an income of less than $50,000 per year. By comparison, Pompano Beach has 40% renters with a median age of 42. The analysis also shows that warehousing as a whole is also a low job creator. Therefore, the recommendation is for a moratorium on new facilities or to amend the zoning code to only allow in certain zones to require distance separation from existing facilities, and to limit the size and height of facilities. One option is to make this a Special Exception use, as currently the code allows self-storage by right within B-4, I-1, I-1X, O-IP and PCD districts. He provided the Board with possible recommendations:

1. Accept the findings of the report and recommend to the City Commission that the City enter into a moratorium, and direct staff to amend the permitted uses for self-storage as permitted by Special Exception in B-4, I-1 and O-IP. Continue to keep it as a permitted use by right, in the I-1X zoning district, but adding use-specific standards to address active ground level uses.
2. Accept the findings of this report and recommend to the City Commission that staff evaluate the appropriate distance separation to impose on self-storage facilities.
3. Accept the findings of this report, but take no action as the findings suggest that the market in Pompano Beach is oversaturated and will not be viable for businesses to construct additional self-storage facilities.

Staff recommends motion #1, above.

Ms. Smith commented that she lives in a condo and has a storage unit. She stated that there are a lot of condos which might lead to these statistics. She asked if their capacity is known.

Ms. White responded that the information she gathered was that the capacity is between 90% to 97% occupied. She commented that the rates drop when there is an oversupply of facilities, and commented that condo dwellers and renters do use self-storage a lot.

Mr. Keester-O'Mills reminded the Board that there are 5 new projects that are either approved or currently under review.

Mr. Miller commented that he has a self-storage unit himself and stated that it might be taken into consideration that Florida is a condo state.

Ms. White suggested that it would make sense to restrict the zoning districts where these facilities are permitted but stated that she doesn't necessarily support a moratorium since the movement of renters will create absorption of storage.

Ms. Coleman commented that she also has a storage unit. She stated that the numbers don't lie and that the City has recently seen a very large number of approved and pending self-storage facilities. She noted that the report shows that all of Broward County appear to be over-built, and stated that she would support a moratorium since this land could be used for better purposes.

Ms. Kovac stated that she would also support a moratorium, and expressed her concern that this use does not create many jobs. She stated that the City should also impose higher design standards for these facilities.

Mr. Stacer commented that it is important to him that the City sees development that creates employment. He agreed with Ms. Coleman concerning the statistics and how much more Pompano has compared with national averages. He stated that it seems that the city is supporting other communities' storage needs.

Ms. White commented that the old zoning code may have been more lax than that of other cities which could be the reason why there are so many more storage units in Pompano.

Mr. Stacer stated that Pompano Beach has a much higher amount of industrially zoned land than other local cities. He stated that he would like to see the analysis from an economic standpoint if the City is using too much industrial land for self-storage, since this has a direct impact on keeping the ad valorem tax low.

Mr. Miller stated that he agrees with Ms. Coleman concerning a moratorium.

Ms. White commented that there are things the City could require for the ground floor in order to create more active uses.

Ms. Coleman suggested adopting alternative motion I, potentially for two years, so that the aspects that have been discussed can be more fully investigated.

Mr. Miller asked if this will affect the current applications in the pipeline moving forward.

Ms. Coleman responded that it would not.

Mr. Stacer stated that he believes that two years would be too long of a timeframe.

Mr. Saunders cautioned the Board that the rational for a moratorium would need to be based on the study and that a two year timeframe might be difficult to justify.

Ms. Kovac asked if a time limit is required.

Mr. Saunders responded that it would be.

Mr. Stacer reiterated that the City has to have a clear nexus if it wants to amend permitted uses in the zoning code.

Mr. Keester-O'Mills stated that there would be an opportunity for the Board to declare zoning in progress should a text amendment be prepared.

Ms. Jospehine Hart (101 Plaza Real South, Boca Raton) presented herself to the Board and stated that she is a client of the consultant. She stated that she has been involved in the self-storage industry as an owner, developer and a consultant and wanted to clarify some of the points that have been discussed tonight as she thinks they have been oversimplified. She stated that new facilities all tend to be climate controlled and pointed out that women tend to make the decision to use self-storage and want to be able to use facilities that are safe and secure. She stated that she is involved in a pending storage facility in the City that will have a mix of uses and will be well landscaped. She recommends sending the study back to staff for further review.

Ms. Smith agreed with the safety concerns discussed.

Ms. Coleman stated that she still thinks that there has been severe overbuilding within the City and that this needs to be dealt with in some way.

Mr. Stacer stated that the time frame is important and wants a comparison with other cities. He reiterated that there needs to be a clear nexus established but also commented that he doesn't like taking away property rights from land owners.

Ms. Coleman says she is comfortable not taking away any property rights while working through a decision with this use.

Mr. Stacer asked if this can be figured out in a year or less.

Mr. Keester-O'Mills says that staff can provide the requested information over the next few months.

Mr. Groblewski agreed that analyzing the amount by the type of land use would be valuable.

Mr. Keester-O'Mills responded that he doesn't think that comparing the amount of self-storage to the overall amount of industrial land in the City won't show such a large amount.

Ms. Gomez stated that it does seem clear that there is a very large amount of self-storage in the City. She explained that a Special Exception approval allows staff to look at neighborhood needs and to examine each application individually. She suggested focusing on what regulations the City might want to put in place. Either the Board could propose an immediate moratorium or staff could come back with additional information without having imposed a moratorium.

Ms. Coleman suggested imposing a one year moratorium because there is a lot of data but still additional questions that need to be answered.

MOTION by Carla Coleman and second by Molly Moor to accept the findings of the report and recommend to the City Commission that the City enter into a moratorium on new self-storage approvals for a period not to exceed one year while staff present additional information, including but not limited to the categories where present and planned facilities exist, how the use relates to the industrially zoned property in the City, and to consider possible amendments to the Code. All voted in favor.

8. Amendments to Comprehensive Plan Intensity Policy 01.07.20

MOTION by Carla Coleman and second Fred Stacer to hear agenda Item 8 out of order. All voted in favor.

Ms. Jean Dolan, Principal Planner, presented herself to the Board and explained that the proposed change would change intensity standards for non-residential land uses categories. The proposed changes include modifications to the height limits for the Local and Regional Activity Centers due to proposed redevelopments to the Isle Casino and to John Knox Village. The new height limits would be determined by the zoning.

Ms. Coleman asked if this policy change would encourage others to do land use plan amendments to ask for the RAC or LAC land use categories.

Ms. Dolan responded in the negative because a land use plan amendment is very expensive and can take up to 18 months.

Ms. Moor asked if this will apply to the property in agenda item #6.

Ms. Dolan responded that it will not because that item's property has a commercial land use designation which will not be changed.

Mr. Stacer asked if anyone in the audience wished to speak.

MOTION was made by Darlene Smith and seconded by Joan Kovac to recommend approval to amend the Comprehensive Plan Intensity Policy 01.07.20. All voted in favor of the motion.

9. Chapter 155, Appendix C, Fee Schedule Amendment

MOTION by Carla Coleman and second Darlene Smith to hear agenda Item 9 out of order. All voted in favor.

Ms. Dolan explained that this proposed amendment would codify the current practice of using outside assistance to assist staff with workload.

Ms. Coleman asked how the City chooses contractors so as to avoid conflicts of interest.

Ms. Gomez responded that the majority of these contracts have been with Calvin Giordano and that advanced discussions were had before each case to avoid conflicts of interest or even the appearance of conflicts. The City has other existing contracts with engineering firms that can be engaged if needed.

Ms. Coleman asked if staff would oppose putting something in writing to avoid conflicts of interest.

Ms. Gomez responded that such language would have to be reviewed closely to avoid any unintended consequences, but that staff is certainly concerned with avoiding conflicts of interest. She stated that they will explore this comment further.

Mr. Stacer asked if anyone from the audience wished to speak. There were none

MOTION was made by Carla Coleman and seconded by Ann Marie Groblewski to recommend approval of the proposed amendments to Chapter 155: Fee Schedule. All voted in favor of the motion.

I. AUDIENCE TO BE HEARD

There was no one in the audience who wished to speak.

J. BOARD MEMBERS DISCUSSION

Ms. Kovac commented that it is an exciting time to be in Pompano Beach with all of the development taking place currently.

Mr. Stacer commented on the large amount of building permit activity and that the next month's meeting will be even longer than this meeting due to several large projects that will be on the agenda.

K. REPORTS BY STAFF

10. Comprehensive Plan – Future Land Use Element: Monthly Reporting Requirement

Ms. Gomez informed the Board that there is a community workshop scheduled for the Comprehensive Plan update on June 29th at the Larkins Center.

L. ADJOURNMENT

There being no further business before the Board, the meeting was adjourned at 11:36 p.m.

Fred Stacer, Chair
Planning and Zoning Board

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mattgiani@shahdrotos.com

From: Portillo, Jose <JPORTILLO@broward.org>
Sent: Wednesday, August 21, 2019 12:36 PM
To: 'Matthew Giani, PE'
Cc: Narvaez, Johana
Subject: RE: Pre-Application Meeting Request - U-Haul 12th Ave, Pompano Beach

Yes, that works.

BROWARD COUNTY FLORIDA

JOSE PORTILLO, P.E., LICENSED ENGINEER
Environmental Protection and Growth Management Department
ENVIRONMENTAL ENGINEERING AND PERMITTING DIVISION
1 North University Drive, Mailbox 201, Plantation, FL 33324-2038
Office: (954) 519-1243 Fax: (954) 519-1412

Broward.org/Environment | ePermits

We value your feedback as a customer. You can comment on the quality of service you received by completing our survey. Thank you!

From: Matthew Giani, PE <mattgiani@shahdrotos.com>
Sent: Wednesday, August 21, 2019 11:36 AM
To: Portillo, Jose <JPORTILLO@broward.org>
Subject: RE: Pre-Application Meeting Request - U-Haul 12th Ave, Pompano Beach

External Email

Jose,

Tuesday 8/27 works for us, but could we change the time to 10-11am? Thanks.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Portillo, Jose [mailto:JPORTILLO@broward.org]
Sent: Tuesday, August 20, 2019 5:18 PM
To: 'Matthew Giani, PE'
Subject: RE: Pre-Application Meeting Request - U-Haul 12th Ave, Pompano Beach

Hi Mathew,
We have available Tuesday 8/27/2019 from 9-10AM. Please let me know if this works for you. Thank you.

BROWARD COUNTY FLORIDA

JOSE PORTILLO, P.E., LICENSED ENGINEER
Environmental Protection and Growth Management Department
ENVIRONMENTAL ENGINEERING AND PERMITTING DIVISION
1 North University Drive, Mailbox 201, Plantation, FL 33324-2038
Office: (954) 519-1243 Fax: (954) 519-1412

Broward.org/Environment | ePermits

We value your feedback as a customer. You can comment on the quality of service you received by completing our survey. Thank you!

From: Matthew Giani, PE <mattgiani@shahdrotos.com>
Sent: Tuesday, August 20, 2019 9:43 AM
To: Portillo, Jose <JPORTILLO@broward.org>
Subject: RE: Pre-Application Meeting Request - U-Haul 12th Ave, Pompano Beach

External Email

Good Morning Jose,

Please let me know when you would be available to schedule this meeting. Thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Matthew Giani, PE [mailto:mattgiani@shahdrotos.com]
Sent: Wednesday, August 14, 2019 10:58 AM
To: jportillo@broward.org
Subject: RE: Pre-Application Meeting Request - U-Haul 12th Ave, Pompano Beach

Good Morning Jose,

I just wanted to follow up on this meeting request. Please advise, thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754

Cell: (561) 302-9482

From: Matthew Giani, PE [mailto:mattgiani@shahdrotos.com]
Sent: Tuesday, July 30, 2019 1:02 PM
To: jportillo@broward.org
Cc: bshah@shahdrotos.com; frank_grau@uhaul.com
Subject: Pre-Application Meeting Request - U-Haul 12th Ave, Pompano Beach

Good Afternoon Jose,

Hope you are doing well. I am working on a new project in Pompano Beach to construct a four-story self-storage building on the site of an existing office/storage building (which is to remain), and I would like to schedule a pre-application meeting with you to discuss our conceptual design. This project is comprised of two parcels and a portion of City right-of-way which we are proposing to abandon. As far as we can determine, neither site has an existing surface water management license or environmental resource permit. The folio numbers for both sites are: 494202000510 and 494202030850.

As part of the conceptual design we are proposing a mixture of exfiltration trench, underground storage, and dry retention that extends around the building and even under the roof overhang of the building. Could you please let me know when you would be available for a meeting to discuss the conceptual design? I've attached our conceptual site plan and drainage plan for your review and discussion. Thank you for your help.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

Under Florida law, most e-mail messages to or from Broward County employees or officials are public records, available to any person upon request, absent an exemption. Therefore, any e-mail message to or from the County, inclusive of e-mail addresses contained therein, may be subject to public disclosure.

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mattgiani@shahdrotos.com

From:	Bharat Shah <bshah@shahdrotos.com>
Sent:	Tuesday, August 27, 2019 11:21 AM
To:	mattgiani@shahdrotos.com
Subject:	FW: Request for Right-of-way Abandonment of a portion of SW 10th Avefor U-Haul Co. of Florida
Attachments:	Application.pdf; 2 of 2 BNDY & TOPO SURVEY.pdf; Narrative of Request.pdf; Right of way Vacation Sketch and Legal.pdf; Dedication Sketch & Legal.pdf

Sent from Mail for Windows 10

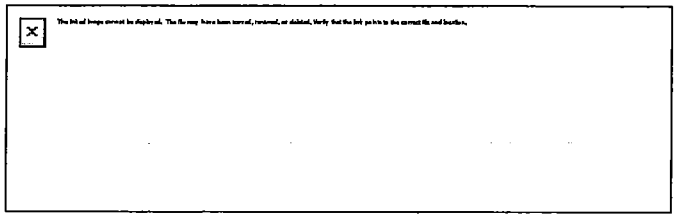
From: Daniel Keester
Sent: Tuesday, August 27, 2019 11:09 AM
To: 'bshah@shahdrotos.com'
Cc: Maggie Barszewski
Subject: FW: Request for Right-of-way Abandonment of a portion of SW 10th Avefor U-Haul Co. of Florida

Bharat,

I've reviewed your proposal and I have some concerns about the proposed abandonment & dedication that your client proposes. The criteria for approving an abandonment of a roadway is that it is not now, or in the foreseeable future, any benefit to the city or its inhabitants. Based on the following, I think that there is currently a benefit to the city and neighboring properties:

- One of the adjacent properties (820 SW 12 Ave) has an approved plan that uses this as their only (legal) access to public right-of-way. If the abandonment is approved, this would leave this property without legal access to public right-of-way. Although, based on aerial photographs, the site appears to use the property to the west for access to Andrews Avenue I see no legal instrument documenting this access, nor was I able to find any approved site plans that created this access.
    - Have you or your client reached out to this property owner?
    - Are they willing to record a cross-access easement with the property to the west to gain legal access to Andrews Avenue?
    - Are they willing to redesign their site & record a public access easement so that the newly dedicated roadway from SW 8th Street and can travel south towards SW 10th Avenue?
- The proposal to dedicate the approximately 60 feet of the eastern property abutting I-95, to connect SW 8th Street to SW 10th Avenue via private parking lots does not appear to be something that your client can do on their own. These properties (1020 SW 10 Avenue & 1040 SW 10 Avenue) were developed in the 1980 originally under a unified ownership, but now each warehouse is under a separate owner (ICBP IV HOLDINGS 27 LLC %BERKELEY PARTNERS & 1040 SW 10 AVE LLC). Since these properties are already developed, without clear access from one property to the next, these areas would need to be redesigned and legally granted to create this legal public access.
    - Have you or your client reached out to these property owners?
    - Do you have plans to record cross access easements within these unplatted properties to support the dedication?
    - There are structures between property lines that would prevent the access from one property to the next, including a parking spaces, a billboard sign, landscaping & dumpster enclosure. These structures will require that the sites be redesigned to accommodate a new public access. Is your client working on making these changes? What is the timeframe?

Please let us know your clients intent, and submit additional supporting documentation for us to evaluate the request. If we do not have proof that these items can/ will be addressed, we will not be able to support the abandonment. Should you have any questions, or wish to discuss, let us know.



Please be advised, effective August 1, 2019, the hours of City Hall will be: Monday – Thursday, 7 AM – 6 PM.
City Hall will be closed on Fridays, starting August 2nd.

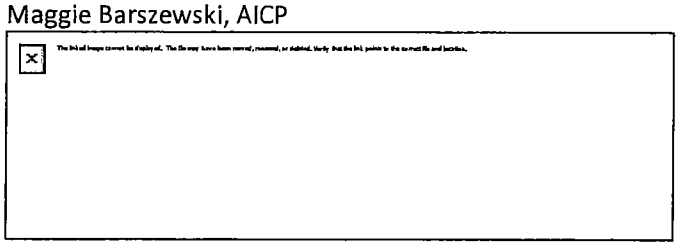
From: Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Sent: Thursday, August 22, 2019 4:02 PM
To: (OK1184@att.com) <OK1184@att.com>; BROWN, ERIC M <eb3965@att.com>; Christine Kale <Kale>; Christina <Christina.Kale@fpl.com>; Dan Marwood <Dan.Marwood@dot.state.fl.us>; Daniel Keester <Daniel.Keester@copbfl.com>; Giancarlo Martinez <Giancarlo.Martinez@dot.ststae.fl.us>; Horacio Danovich <Horacio.Danovich@copbfl.com>; Keightley, Mike S <Keightley>; MikeS <Mike.S.Keightley@fpl.com>; Leonard Maxwell-Newbold (leonard_maxwell-newbold@cable.comcast.com) <leonard_maxwell-newbold@cable.comcast.com>; Leonard Maxwell-Newbold (leonard_maxwell-newbold@cable.comcast.com) <leonard_maxwell-newbold@cable.comcast.com>; Martin Barett <mb4738@att.com.>; Megan Bailey <Megan.Bailey@FPL.com>; Mike.S.Keightley@fpl.com; mjchamorro@tecoenergy.com; msotolongo@calvin-giordano.com; Peter McGinnis <Peter.McGinnis@copbfl.com>; Radford, Gary <wr6359@att.com>; Randolph Brown <Randolph.Brown@copbfl.com>; Robert McCaughan <Robert.McCaughan@copbfl.com>; Robin Burns <Robin.Burns@copbfl.com>
Subject: Request for Right-of-way Abandonment of a portion of SW 10th Ave for U-Haul Co. of Florida

Reviewers,
Please be advised that Bharat Shah, of Shah, Drotos & Associates, P. A., on behalf of U-Haul Co. of Florida is requesting the abandonment of the attached described right-of-way that is a portion of SW 10th Ave. The applicant is proposing to dedicate property (see "Dedication Sketch & Legal") in exchange for the proposed right-of-way abandonment area. Please see the attached Application, Survey and Reason for Request and legal sketch & description from the petitioner.

Then provide comments on the attached form.

Please send comment by September 5th. Let me know if you have any questions.

Sincerely,
Maggie Barszewski, AICP



mattgiani@shahdrotos.com

From: Nathaniel Watson <Nathaniel.Watson@copbfl.com>
Sent: Tuesday, August 27, 2019 3:06 PM
To: mattgiani@shahdrotos.com
Cc: Steve Almyda; Ben Bray
Subject: FW: Utility Information - 801 SW 10th Ave
Attachments: Conceptual WS Plan 12-4-17.pdf

Hello Matt-

I hope all is well. It's been some time since we have discussed this project and I'm sure there was a more recent plan than the attached. Could you please forward us that plan as we are in review of a right-of-way abandonment for the subject property.

Thanks

pompano beach
Florida's Warmest Welcome

Nathaniel Watson
Water Distribution Supervisor
Nathaniel.Watson@copbfl.com
954.786.5508
pompanobeachfl.gov

Utilities Operation Hours: Monday – Thursday 7 am – 5:30 pm
Closed Friday – Sunday
City Utility Emergency After Hours Contact # 954-942-2202

Please note: Florida has a very broad public records law. Most written communications to City officials regarding City business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

From: mattgiani@shahdrotos.com <mattgiani@shahdrotos.com>
Sent: Wednesday, January 10, 2018 8:31 AM
To: Nathaniel Watson <Nathaniel.Watson@copbfl.com>
Subject: FW: Utility Information - 801 SW 10th Ave

Good Morning Nathaniel,

Please find attached conceptual water and sewer plan for this project, per your conversation with Frank this morning. I will call you shortly to discuss.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: mattgiani@shahdrotos.com [mailto:mattgiani@shahdrotos.com]
Sent: Thursday, December 7, 2017 9:36 AM
To: 'Ben Bray'
Cc: bshah@shahdrotos.com
Subject: RE: Utility Information - 801 SW 10th Ave

Good Morning Ben,

Per this morning's meeting, please see attached conceptual utility plan. Please review and let us know if this plan has your conceptual approval. Thank you.

Matthew J. Giani, E.I.
Project Engineer
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Ben Bray [mailto:Ben.Bray@copbfl.com]
Sent: Wednesday, December 6, 2017 7:20 AM
To: mattgiani@shahdrotos.com
Subject: RE: Utility Information - 801 SW 10th Ave

Good Morning Matt,
I am available to meet tomorrow (Thursday) morning at 8:00 am. Our address is 1201 NE 3rd Avenue.
Let me know if this works for you.

pompano beach
Florida's Warmest Welcome
Ben Bray
Utilities Field Superintendent
Ben.Bray@copbfl.com
954.786.5507
pompanobeachfl.gov

From: Tracy Wynn
Sent: Tuesday, December 5, 2017 11:45 AM
To: mattgiani@shahdrotos.com; Ben Bray <Ben.Bray@copbfl.com>
Subject: RE: Utility Information - 801 SW 10th Ave

Ben Bray, our Utilities Field Superintendent, can help you with this request.

Thanks,
Tracy Wynn

From: mattgiani@shahdrotos.com [mailto:mattgiani@shahdrotos.com]
Sent: Monday, December 4, 2017 3:19 PM

To: Tracy Wynn
Subject: RE: Utility Information - 801 SW 10th Ave

Good Afternoon Tracy,

Could we please schedule a meeting with the utility department to discuss the water and sewer aspects of this project? I've attached a conceptual site plan and survey of the existing property. We would like to have a meeting later this week if possible, maybe Wednesday or Thursday morning? Please let me know, thank you!

Matthew J. Giani, E.I.
Project Engineer
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Tracy Wynn [mailto:Tracy.Wynn@copbfl.com]
Sent: Wednesday, November 29, 2017 11:47 AM
To: mattgiani@shahdrotos.com
Subject: RE: Utility Information - 801 SW 10th Ave

Hey Matthew, I do not have as build drawings for this area. What did you need?

Thanks,
Tracy Wynn

From: mattgiani@shahdrotos.com [mailto:mattgiani@shahdrotos.com]
Sent: Tuesday, November 28, 2017 12:12 PM
To: Tracy Wynn
Subject: RE: Utility Information - 801 SW 10th Ave

Good Afternoon Tracy,

Would you happen to have any as-built drawings of the water and sewer utilities for this area? I've attached a version of the map you previously sent me with the areas of interest clouded in red. Thank you!

Matthew J. Giani, E.I.
Project Engineer
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Tracy Wynn [mailto:Tracy.Wynn@copbfl.com]
Sent: Wednesday, November 15, 2017 5:03 PM
To: mattgiani@shahdrotos.com
Subject: RE: Utility Information - 801 SW 10th Ave

Matthew, please see attached. Let me know if you need anything further.

Thanks,
Tracy Wynn

From: mattgiani@shahdrotos.com [mailto:mattgiani@shahdrotos.com]
Sent: Wednesday, November 15, 2017 10:06 AM
To: Tracy Wynn
Subject: Utility Information - 801 SW 10th Ave

Good Morning Tracy,

I'm working on a project off of Andrews Ave just South of Atlantic Blvd, and I'm trying to determine what existing water and sewer facilities are in this area. I have attached a map with the area in question designated by a red circle. Is this area services by the City of Pompano Beach, and if so would you be able to provide me with GIS or as-built information for this area? Thanks for your help.

Matthew J. Giani, E.I.
Project Engineer
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

mattgiani@shahdrotos.com

From: Li, Avram <Avram.Li@fpl.com>
Sent: Thursday, September 5, 2019 3:00 PM
To: Matthew Giani, PE
Cc: Smith, Bryan; Thompson, Barry
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Good afternoon Matt,

Sounds good. Yes, it will be at the address in my signature block below. The entrance is between Di Subs and Mickey's bar (alley way) coming on Andrews Ave. Thank you.



Thank you,
Avram Li
Engineer II
330 SW 12th Ave, Pompano Beach
Office: 954-956-2043
Fax: 954-956-2020
Visit the new **FPL Project Portal** at https://partner.fpl.com/construction.html to manage your FPL Residential and Commercial construction projects. Get information on construction services and project types, apply for your construction project, track project milestones, manage your project team and more.
Ask us about our North Broward Smart Meter Pilot - a new option to disconnect & reconnect the meter faster using smart meter technology

From: Matthew Giani, PE <mattgiani@shahdrotos.com>
Sent: Thursday, September 05, 2019 2:19 PM
To: Li, Avram <Avram.Li@fpl.com>
Cc: Smith, Bryan <Bryan.Smith2@fpl.com>; Thompson, Barry <Barry.Thompson@fpl.com>
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Let's do 9:30 then. Are we meeting at the office address in your email signature? We will have three meeting attendees.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Li, Avram [mailto:Avram.Li@fpl.com]
Sent: Thursday, September 5, 2019 2:07 PM

To: Matthew Giani, PE
Cc: Smith, Bryan; Thompson, Barry
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Good afternoon Matt,

Unfortunately, our earliest that day is 9:30 AM. Would another day be better for you? Thank you.



Thank you,
Avram Li
Engineer II
330 SW 12th Ave, Pompano Beach
Office: 954-956-2043
Fax: 954-956-2020
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Ask us about our North Broward Smart Meter Pilot - a new option to disconnect & reconnect the meter faster using smart meter technology

---

From: Matthew Giani, PE <mattgiani@shahdrotos.com>
Sent: Thursday, September 05, 2019 11:18 AM
To: Li, Avram <Avram.Li@fpl.com>
Cc: Smith, Bryan <Bryan.Smith2@fpl.com>; Thompson, Barry <Barry.Thompson@fpl.com>
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Would 11:30 work?

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Li, Avram [mailto:Avram.Li@fpl.com]
Sent: Thursday, September 5, 2019 11:04 AM
To: Matthew Giani, PE
Cc: Smith, Bryan; Thompson, Barry
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Good morning Matt,

Will 9:30 AM on 9/11 work for you? We have another meeting very close near 10:30. Thank you.



Thank you,
Avram Li
Engineer II
330 SW 12th Ave, Pompano Beach
Office: 954-956-2043
Fax: 954-956-2020
Visit the new FPL Project Portal at https://partner.fpl.com/construction.html to manage your FPL Residential and Commercial construction projects. Get information on construction services and project types, apply for your construction project, track project milestones, manage your project team and more.
Ask us about our North Broward Smart Meter Pilot - a new option to disconnect & reconnect the meter faster using smart meter technology

---

From: Matthew Giani, PE <mattgiani@shahdrotos.com>
Sent: Thursday, September 05, 2019 10:46 AM
To: Li, Avram <Avram.Li@fpl.com>
Cc: Smith, Bryan <Bryan.Smith2@fpl.com>; Thompson, Barry <Barry.Thompson@fpl.com>
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Good Morning Avram,

Would you be available to meet on Wednesday the 11th around 10:30am?

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Li, Avram [mailto:Avram.Li@fpl.com]
Sent: Thursday, September 5, 2019 8:06 AM
To: Matthew Giani, PE
Cc: Smith, Bryan; Thompson, Barry
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Good morning Matt,

How are you? Do you happen to know which side of the new building the service point will be on? Also, we would like to bring you into our office and have a discussion on the relocation plan as there are some factors regarding this that we would like to discuss. Feel free to let us know your next available date/time. Thank you.



Thank you,
Avram Li

Engineer II
330 SW 12th Ave, Pompano Beach
Office: 954-956-2043
Fax: 954-956-2020
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From: Matthew Giani, PE <mattgiani@shahdrotos.com>
Sent: Wednesday, September 04, 2019 4:43 PM
To: Li, Avram <Avram.Li@fpl.com>
Cc: Smith, Bryan <Bryan.Smith2@fpl.com>; Thompson, Barry <Barry.Thompson@fpl.com>
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Avram,

Please find attached site plan.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Li, Avram [mailto:Avram.Li@fpl.com]
Sent: Wednesday, September 4, 2019 4:38 PM
To: Matthew Giani, PE
Cc: Smith, Bryan; Thompson, Barry
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Good afternoon Matt,

How are you? I didn't see an attachment to the email below. Can you attach any pdfs? Thank you.



Thank you,
Avram Li
Engineer II
330 SW 12th Ave, Pompano Beach
Office: 954-956-2043
Fax: 954-956-2020
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Ask us about our North Broward Smart Meter Pilot - a new option to disconnect & reconnect the meter faster using smart meter technology

From: Matthew Giani, PE <mattgiani@shahdrotos.com>
Sent: Wednesday, September 04, 2019 12:02 PM
To: Li, Avram <Avram.Li@fpl.com>
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Good Afternoon Avram,

Please find attached conceptual site plan for this project for use with the relocation design. Could you let me know when we might be able to expect this design? Thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Li, Avram [mailto:Avram.Li@fpl.com]
Sent: Monday, July 8, 2019 2:19 PM
To: Matthew Giani, PE
Cc: 'Frank Grau'; Keightley, Mike S; Thompson, Barry; bshah@shahdrotos.com
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Good afternoon Matt,

A re-route of the existing overhead facilities as outlined on the Water & Sewer plan leaves out additional poles that would be required to relocate our facilities.

As shown, the north and south sides of the property show proposed FPL poles. We assume that a proposed building is planned on this parcel. We are unable to determine a final plan without a Site plan as we will need to know a setback for the proposed building. Horizontal clearances to the proposed building for construction and maintenance need to be maintained.

A site plan is required before we move forward with your request to relocate the FPL facilities. Can you advise on this? Thank you.

Thank you,
Avram Li
Engineer II
330 SW 12th Ave, Pompano Beach
Office: 954-956-2043
Fax: 954-956-2020

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Ask us about our North Broward Smart Meter Pilot - a new option to disconnect & reconnect the meter faster using smart meter technology

---

From: Matthew Giani, PE [mailto:mattgiani@shahdrotos.com]
Sent: Monday, July 08, 2019 10:20 AM
To: Li, Avram
Cc: 'Frank Grau'; Keightley, Mike S; Thompson, Barry; bshah@shahdrotos.com
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Good Morning Avram,

I am doing well, thanks. How are you? Please find attached current plan for this project. At this time we do not have a site plan for the development of the site, we are only working on the vacation and dedication of the right-of-way. If there are still any items that you have questions regarding, please let me know, thanks.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Li, Avram [mailto:Avram.Li@fpl.com]
Sent: Monday, July 8, 2019 10:06 AM
To: Matthew Giani, PE
Cc: 'Frank Grau'; Keightley, Mike S; Thompson, Barry; bshah@shahdrotos.com
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Good morning Matt,

How are you? I hope your 4th of July was good. Do you happen to have a site plan (pdf) that you can send to me? We need to verify some items on our end. Thank you.



Thank you,
Avram Li
Engineer II
330 SW 12th Ave, Pompano Beach
Office: 954-956-2043
Fax: 954-956-2020
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From: Matthew Giani, PE [mailto:mattgiani@shahdrotos.com]
Sent: Thursday, June 27, 2019 10:40 AM
To: Li, Avram
Cc: 'Frank Grau'; Keightley, Mike S; Thompson, Barry; bshah@shahdrotos.com
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Good Morning Avram,

I'm doing well, thank you. Hope all is well with you too. Yes, we would like to re-locate the lines above ground as shown on the attached conceptual plan. Thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Li, Avram [mailto:Avram.Li@fpl.com]
Sent: Thursday, June 27, 2019 7:51 AM
To: Matthew Giani, PE
Cc: 'Frank Grau'; Keightley, Mike S; Thompson, Barry
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Good morning Matt,

How are you? It's been a while since we last spoke on this project, but I revisited the design that was started and am working out a couple more items to finalize the cost and provide an updated plan for your review.

Based on the earlier note, you wanted the reroute rather than the underground conversion, correct? Thank you.



Thank you,
Avram Li
Engineer II
330 SW 12th Ave, Pompano Beach
Office: 954-956-2043
Fax: 954-956-2020
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From: Matthew Giani, PE [mailto:mattgiani@shahdrotos.com]
Sent: Tuesday, June 25, 2019 8:54 AM
To: Li, Avram
Cc: 'Frank Grau'; Keightley, Mike S; Thompson, Barry
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach
Importance: High

Good Morning Avram,

Could you please provide me with an update on the status of this design and cost estimate? Our client is looking to move forward as soon as possible on this project. Please advise, thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: mattgiani@shahdrotos.com [mailto:mattgiani@shahdrotos.com]
Sent: Monday, December 17, 2018 9:05 AM
To: 'Li, Avram'
Cc: 'Frank Grau'; 'Keightley, Mike S'; 'Thompson, Barry'
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Good Morning Avram,

Our proposed plan calls for the lines to be re-routed as above ground lines. I do not believe there were any sections we were showing as underground on the plan. We would like to remove the current overhead lines that run N/S down SW 10th Ave, not put them underground in the same location.

Per our meeting, would you also be able to provide a cost estimate for re-routing the lines as shown on our plan, but as underground lines? We are interested in seeing the difference in cost for going underground as opposed to above ground.

If you have any further questions, please feel free to give me a call to discuss, thanks!

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Li, Avram [mailto:Avram.Li@fpl.com]
Sent: Friday, December 14, 2018 8:24 AM
To: mattgiani@shahdrotos.com

Cc: Frank Grau; Keightley, Mike S; Thompson, Barry
Subject: RE: New Project - Overhead Line Relocation Request-880 SW 12th Ave, Pompano Beach

Good morning Matt,

How are you? I am currently still in the process of review with my team and should have a more concrete answer by early next week for you. As a side note, I am wondering what the main reason was to bury the underground section. In lieu of going underground, we were wondering if we can route the new feeder lines and tie back in while taking out the overhead lines completely in the section that you want removed. Can you advise if this is a possibility that we can look at?

Normally, a design for a relocation of this magnitude can take 7-9 weeks, but once I have an understanding of what route we want to go, I can provide both you and Frank a ballpark estimate to help you in your decision making. Thank you.



Thank you,
Avram Li
Engineer II
330 SW 12th Ave, Pompano Beach
Office: 954-956-2043
Fax: 954-956-2020
Visit the new FPL Project Portal at https://partner.fpl.com/construction.html to manage your FPL Residential and Commercial construction projects. Get information on construction services and project types, apply for your construction project, track project milestones, manage your project team and more.
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From: mattgiani@shahdrotos.com [mailto:mattgiani@shahdrotos.com]
Sent: Thursday, December 13, 2018 3:39 PM
To: Li, Avram
Subject: RE: New Project - Overhead Line Relocation Request

Good Afternoon Avram,

I just wanted to follow up on this project. Did you have a chance to review the dimensioned sketch? Do you feel that the relocation is feasible, and if so, would you be able to give me an estimate on when the relocation design and cost estimate would be completed? Thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: mattgiani@shahdrotos.com [mailto:mattgiani@shahdrotos.com]
Sent: Monday, December 3, 2018 1:36 PM
To: 'Li, Avram'
Cc: 'bshah@shahdrotos.com'; 'Keightley, Mike S'; frank_grau@uhaul.com
Subject: RE: New Project - Overhead Line Relocation Request

Good Afternoon Avram,

It was a pleasure meeting you on site this morning. Please find attached plan showing the proposed utility re-location with dimensions, as well as our proposed plat for this property. Please let me know if you have any questions, thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Li, Avram [mailto:Avram.Li@fpl.com]
Sent: Wednesday, November 28, 2018 1:06 PM
To: mattgiani@shahdrotos.com
Cc: bshah@shahdrotos.com; Keightley, Mike S
Subject: RE: New Project - Overhead Line Relocation Request

Good afternoon Matt,

How are you? Will 9:30 AM work for you? Thank you.

Thank you,
Avram Li
Engineer II
330 SW 12th Ave, Pompano Beach
Office: 954-956-2043
Fax: 954-956-2020
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From: mattgiani@shahdrotos.com [mailto:mattgiani@shahdrotos.com]
Sent: Wednesday, November 28, 2018 9:11 AM
To: Li, Avram
Cc: bshah@shahdrotos.com; Keightley, Mike S
Subject: RE: New Project - Overhead Line Relocation Request

Good Morning Avram,

Yes, Monday would work best. Would you like to keep the time at 2:15? I am available any time.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Li, Avram [mailto:Avram.Li@fpl.com]
Sent: Wednesday, November 28, 2018 8:56 AM
To: mattgiani@shahdrotos.com
Cc: bshah@shahdrotos.com; Keightley, Mike S
Subject: RE: New Project - Overhead Line Relocation Request

Good morning Matt,

How are you? Thank you for the wishes. My Thanksgiving was great.

In regards to the meeting today, I won't be able to make 4 PM. Do you have availability for early next week (Monday/Tuesday) if you can't make it today?



Thank you,
Avram Li
Engineer II
330 SW 12th Ave, Pompano Beach
Office: 954-956-2043
Fax: 954-956-2020
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From: mattgiani@shahdrotos.com [mailto:mattgiani@shahdrotos.com]
Sent: Monday, November 26, 2018 9:05 AM
To: Li, Avram
Cc: bshah@shahdrotos.com; Keightley, Mike S
Subject: RE: New Project - Overhead Line Relocation Request

Good Morning Avram,

Hope you had a great Thanksgiving. Would we be able to move our meeting on Wednesday to 4 pm? Please let me know, thanks.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: mattgiani@shahdrotos.com [mailto:mattgiani@shahdrotos.com]
Sent: Monday, November 19, 2018 2:26 PM
To: 'Li, Avram'
Cc: 'bshah@shahdrotos.com'; 'Keightley, Mike S'
Subject: RE: New Project - Overhead Line Relocation Request

Good Afternoon Avram,

Thank you for getting back to me. Yes, I am available to meet you on site on Wednesday the 28th at 2:15pm. I'll see you then, thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Li, Avram [mailto:Avram.Li@fpl.com]
Sent: Monday, November 19, 2018 2:12 PM
To: mattgiani@shahdrotos.com
Cc: bshah@shahdrotos.com; Keightley, Mike S
Subject: RE: New Project - Overhead Line Relocation Request

Good afternoon Matt,

How are you? So that I can get a better understanding of this request, is it possible that we can meet on site on Wednesday 11/28 around 2:15 PM if this works? Thank you.

Thank you,
Avram Li
Engineer II
330 SW 12th Ave, Pompano Beach
Office: 954-956-2043
Fax: 954-956-2020

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From: mattgiani@shahdrotos.com [mailto:mattgiani@shahdrotos.com]
Sent: Tuesday, November 13, 2018 11:42 AM
To: Li, Avram
Cc: bshah@shahdrotos.com
Subject: New Project - Overhead Line Relocation Request
Importance: High

CAUTION - EXTERNAL EMAIL

Good Morning Avram,

I am working on a new project located at 1000 SW 8th Street in Pompano Beach, and we are looking to relocate existing overhead lines. I've attached a redline drawing of what we are looking to do, as well as an aerial map of the project. Could you please review and let me know if this is something that is possible, and if so, provide us with an engineering cost estimate? If needed we can meet on site to discuss. We would be available to meet tomorrow or Thursday of this week (11/14-15), or the week of 11/26-11/29. Please advise, thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

FPL

330 SW 12th Ave Pompano Beach, FL 33069

September 12th, 2019

Frank Grau
U-Haul Company of Fort Lauderdale.

RE: No Objection Letter "Granting Permission for Proposed Development" at 880 SW 12TH Ave, Pompano Beach, FL 33069

Dear Frank Grau,

Per your request, FPL has no objection to granting permission for the U-Haul Proposed Development at the subject address.

Any FPL facilities be subsequently discovered that need to be relocated as a result of these installations, then the applicate will have to pay for the total cost of any relocation of replacement of those FPL facilities as deemed necessary by FPL or requested be the applicant. Additionally, the applicant will have to pay for any relocation costs associated with any relocation of FPL facilities due to turn lanes, de-acceleration lanes, road right-of-way vacations, etc.

Should any additional easement requirements be needed by FPL, these easements will be provided by instrument and will be provided prior to construction or installation of FPL facilities.

When I can be of assistance feel free to contact me at 954-956-2047. My Fax is 954-956-2020

Sincerely,

Bryan Smith
Associate Engineer
Office 954-956-2047; Fax 954-956-2020
FPL Pompano Service Center
330 SW 12th Ave
Pompano Beach, FL 33069
E-mail: bryan.smith2@fpl.com

mattgiani@shahdrotos.com

From: Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Sent: Thursday, September 26, 2019 9:08 AM
To: Bharat Shah (BShah@shahdrotos.com)
Cc: Nathaniel Watson; Matthew Giani, PE
Subject: FW: U-haul Abandonment

Bharat,

Please see comments below from Utilities.

Sincerely,
Maggie

pompano beach
Florida's Warmest Welcome

Maggie Barszewski, AICP
Planner
Maggie.Barszewski@copbfl.com
954.786.7921
pompanobeachfl.gov

-------- Original message --------
From: Steve Almyda <Steve.Almyda@copbfl.com>
Date: 9/23/19 8:47 AM (GMT-06:00)
To: Randolph Brown <Randolph.Brown@copbfl.com>, Bobby Clayton <Bobby.Clayton@copbfl.com>, Ben Bray <Ben.Bray@copbfl.com>
Subject: RE: U-haul Abandonment

At one time, it was discussed they were going to relocate the gravity on to a private road and give us easements. The plan they provided does not address the gravity relocation, so it's hard to comment totally. Under general conditions. Yes we would approve, but we need to see the plan first.

Steve Almyda
Wastewater Collection Supervisor
Office: 954-786-5510
Fax: 954-786-4003
http://pompanobeachfl.gov/

NEW HOURS FOR THE CITY Starting AUGUST 1st
Monday – Thursday 7 am – 6 pm

Closed Friday - Sunday

pompano beach.
Florida's Warmest Welcome

From: Randolph Brown <Randolph.Brown@copbfl.com>
Sent: Thursday, September 19, 2019 7:10 AM
To: Steve Almyda <Steve.Almyda@copbfl.com>; Bobby Clayton <Bobby.Clayton@copbfl.com>; Ben Bray <Ben.Bray@copbfl.com>
Subject: FW: U-haul Abandonment

Gentlemen?

From: Maggie Barszewski
Sent: Wednesday, September 18, 2019 7:01 PM
To: Randolph Brown <Randolph.Brown@copbfl.com>
Cc: Bharat Shah (BShah@shahdrotos.com) <BShah@shahdrotos.com>
Subject: U-haul Abandonment

Randy,

In the attached comment you sent regarding a U-Haul abandonment request, if the applicant provides easements for the properties to the south, would that satisfy your concerns?

Sincerely,
Maggie

pompano beach.
Florida's Warmest Welcome

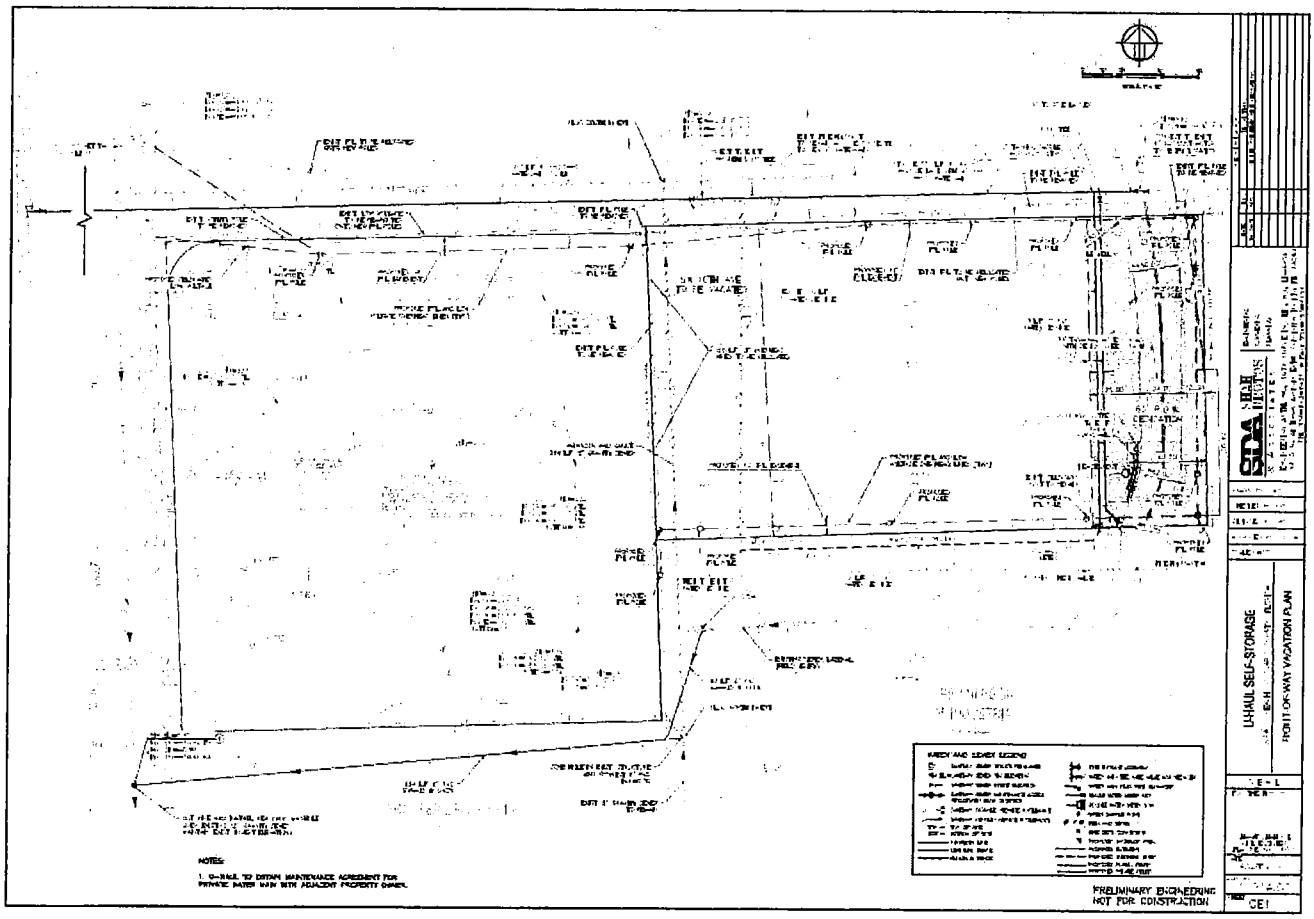
Maggie Barszewski, AICP
Planner
Maggie.Barszewski@copbfl.com
954.786.7921
pompanobeachfl.gov

Matthew Giani, PE

From: Maxwell-Newbold, Leonard <leonard_maxwell-newbold@comcast.com>
Sent: Tuesday, October 8, 2019 9:16 AM
To: Matthew Giani, PE; Matonti, John; 'Blaze Squeglia'
Cc: 'D Jenkins'; bshah@shahdrotos.com; 'Maggie Barszewski'; slopez@prgconsulting.net; Joyner, Bo
Subject: RE: [EXTERNAL] RE: Mark up- TNMU (00631) 494202031850- 801 SW 10th Ave. Pompano Beach Fl. 33069- Request for Right-of-way Abandonment (10/08/2019_lmn)

Good Morning

In reviewing the survey for **494202031850- 801 SW 10th Ave. PompanoBeach Fl. 33069- Request for Right-of-way Abandonment Project** Comcast has ***no conflict***
with the proposed Improvements as outlined on plan sheet referenced below.



Thanks !



Leonard Maxwell-Newbold
Tech 3 Network Engineering / Regional Permit Manager
2601 SW 145th Avenue Miramar, Florida 33027
1-954-447-8405 office number / 1-954-444-5113 mobile number
Leonard_maxwell-newbold@cable.comcast.com

From: Matthew Giani, PE <mattgiani@shahdrotos.com>
Sent: Monday, October 7, 2019 4:01 PM
To: Matonti, John <John_Matonti@cable.comcast.com>; 'Blaze Squeglia' <blaze@usicable.com>; Maxwell-Newbold, Leonard <leonard_maxwell-newbold@cable.comcast.com>
Cc: 'D Jenkins' <richard@usicable.com>; bshah@shahdrotos.com; 'Maggie Barszewski' <Maggie.Barszewski@copbfl.com>; slopez@prgconsulting.net
Subject: RE: [EXTERNAL] RE: Mark up- TNMU (00631) 494202031850- 801 SW 10th Ave. PompanoBeach Fl. 33069- Request for Right-of-way Abandonment

Hi John,

Leonard has been unresponsive to this request. Is there anyone else that can help facilitate this? Thank you for your help.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Matthew Giani, PE [mailto:mattgiani@shahdrotos.com]
Sent: Wednesday, October 2, 2019 11:13 AM
To: 'Matonti, John'; 'Blaze Squeglia'; 'Maxwell-Newbold, Leonard'
Cc: 'D Jenkins'; 'bshah@shahdrotos.com'; 'Maggie Barszewski'; 'slopez@prgconsulting.net'
Subject: RE: [EXTERNAL] RE: Mark up- TNMU (00631) 494202031850- 801 SW 10th Ave. PompanoBeach Fl. 33069- Request for Right-of-way Abandonment

Leonard,

Please advise regarding this no objection letter. We need this letter as soon as possible so that we can move forward with this request. Thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433

Fax: (954) 783-4754
Cell: (561) 302-9482

From: Matthew Giani, PE [mailto:mattgiani@shahdrotos.com]
Sent: Wednesday, September 25, 2019 9:41 AM
To: 'Matonti, John'; 'Blaze Squeglia'; 'Maxwell-Newbold, Leonard'
Cc: 'D Jenkins'; 'bshah@shahdrotos.com'; 'Maggie Barszewski'; 'slopez@prgconsulting.net'
Subject: RE: [EXTERNAL] RE: Mark up- TNMU (00631) 494202031850- 801 SW 10th Ave. PompanoBeach Fl. 33069- Request for Right-of-way Abandonment

Good Morning Leonard,

Just following up on the no objection letter. Please advise when we may receive this. Thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Matonti, John [mailto:John_Matonti@comcast.com]
Sent: Thursday, September 19, 2019 2:22 PM
To: Matthew Giani, PE; 'Blaze Squeglia'; Maxwell-Newbold, Leonard
Cc: 'D Jenkins'; bshah@shahdrotos.com; 'Maggie Barszewski'; slopez@prgconsulting.net
Subject: RE: [EXTERNAL] RE: Mark up- TNMU (00631) 494202031850- 801 SW 10th Ave. PompanoBeach Fl. 33069- Request for Right-of-way Abandonment

Hi Matthew,

Leonard would provide this.

Hi Leonard,

Could you please provide this for Matthew.

Thanks,

COMCAST

John Matonti
Construction Specialist

2601 SW 145 Ave Suite #100
Miramar, Fl. 33027
Office: 754-221-1321
Mobile: 954-732-7846
john_matonti@cable.comcast.com

From: Matthew Giani, PE <mattgiani@shahdrotos.com>
Sent: Thursday, September 19, 2019 2:04 PM
To: 'Blaze Squeglia' <blaze@usicable.com>
Cc: Matonti, John <John_Matonti@cable.comcast.com>; 'D Jenkins' <richard@usicable.com>; Maxwell-Newbold,

Leonard <leonard_maxwell-newbold@cable.comcast.com>; bshah@shahdrotos.com; 'Maggie Barszewski' <Maggie.Barszewski@copbfl.com>; slopez@prgconsulting.net
Subject: RE: [EXTERNAL] RE: Mark up- TNMU (00631) 494202031850- 801 SW 10th Ave. PompanoBeach Fl. 33069- Request for Right-of-way Abandonment

Thank you Blaze. Would you be able to send us a no objection letter after your site visit so that we may provide that to the City?

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Blaze Squeglia [mailto:blaze@usicable.com]
Sent: Thursday, September 19, 2019 1:59 PM
To: Matthew Giani, PE
Cc: Matonti, John; D Jenkins; Maxwell-Newbold, Leonard; bshah@shahdrotos.com; Maggie Barszewski; slopez@prgconsulting.net
Subject: Re: [EXTERNAL] RE: Mark up- TNMU (00631) 494202031850- 801 SW 10th Ave. PompanoBeach Fl. 33069- Request for Right-of-way Abandonment

Yes sorry, I saw the notes of poles to be removed. This can all be relocated overhead. I just want to make a site visit to verify no new fiber optic lines have been installed recently.

On Thu, Sep 19, 2019 at 1:33 PM Matthew Giani, PE <mattgiani@shahdrotos.com> wrote:

Blaze,

Could you route the relocated line on SW 8th street above ground on the new proposed FPL poles? FPL will be replacing all of their poles along SW 8th street as part of this project.

Everything else is correct. Thank you.

Matthew J. Giani, P.E.

Project Manager

Shah Drotos & Associates

3410 N. Andrews Ave. Ext.

Pompano Beach, FL 33064

Ph: (954) 943-9433

Fax: (954) 783-4754

Cell: (561) 302-9482

From: Blaze Squeglia [mailto:blaze@usicable.com]
Sent: Thursday, September 19, 2019 1:24 PM
To: Matthew Giani, PE
Cc: Matonti, John; D Jenkins; Maxwell-Newbold, Leonard; bshah@shahdrotos.com; Maggie Barszewski; slopez@prgconsulting.net
Subject: Re: [EXTERNAL] RE: Mark up- TNMU (00631) 494202031850- 801 SW 10th Ave. PompanoBeach Fl. 33069- Request for Right-of-way Abandonment

Matthew,

Comcast has overhead facilities on SW 8 ST from Andrews Ave east to SW 10 Ave and then turns south 3 poles on the east side of SW 10 Ave.

According to your drawing we would need to relocate to UG on SW 8 ST from Andrews Ave east to the west side of I-95 R/W, turn south on a new pole line approx 160', then back to the west approx 280'.

Please advise if this is correct and we will proceed with producing a relocation cost for Comcast.

Thank you

On Thu, Sep 19, 2019 at 11:53 AM Matthew Giani, PE <mattgiani@shahdrotos.com> wrote:

> Good Morning Blaze,
>
> I just wanted to follow up on this request. Thanks.
>
> Matthew J. Giani, P.E.
>
> Project Manager
>
> Shah Drotos & Associates
>
> 3410 N. Andrews Ave. Ext.

Pompano Beach, FL 33064

Ph: (954) 943-9433

Fax: (954) 783-4754

Cell: (561) 302-9482

From: Matonti, John [mailto:John_Matonti@comcast.com]
Sent: Friday, September 13, 2019 8:36 AM
To: blaze@usicable.com; Matthew Giani, PE
Cc: D Jenkins; Maxwell-Newbold, Leonard; bshah@shahdrotos.com; 'Maggie Barszewski'; slopez@prgconsulting.net
Subject: FW: [EXTERNAL] RE: Mark up- TNMU (00631) 494202031850- 801 SW 10th Ave. PompanoBeach Fl. 33069- Request for Right-of-way Abandonment
Importance: High

Blaze,

Please take a look at this and provide a site/cost survey on this. Get with Matthew for any questions you may have.

Thanks,

COMCAST

John Matonti

Construction Specialist

2601 SW 145 Ave Suite #100

Miramar, Fl. 33027

Office: 754-221-1321

Mobile: 954-732-7846

john_matonti@cable.comcast.com

From: Matthew Giani, PE <mattgiani@shahdrotos.com>
Sent: Thursday, September 12, 2019 3:35 PM
To: Maxwell-Newbold, Leonard <leonard_maxwell-newbold@cable.comcast.com>; Matonti, John <John_Matonti@cable.comcast.com>
Cc: bshah@shahdrotos.com; 'Maggie Barszewski' <Maggie.Barszewski@copbfl.com>; slopez@prgconsulting.net
Subject: [EXTERNAL] RE: Mark up- TNMU (00631) 494202031850- 801 SW 10th Ave. PompanoBeach Fl. 33069- Request for Right-of-way Abandonment
Importance: High

Good Afternoon Leonard and John,

Please find attached revised plan based on the meeting we had with FPL yesterday. I've highlighted the locations of the proposed re-routing for your overhead facilities, based on the proposed locations of FPL's poles. Please review and let me know if you have any objections to this new alignment. If not, can you please provide us with a no objection letter so that we may proceed with this right-of-way vacation request? For reference, I've attached a copy of FPL's no objection letter for this re-location. Thank you for your assistance.

Matthew J. Giani, P.E.

Project Manager

Shah Drotos & Associates

3410 N. Andrews Ave. Ext.

Pompano Beach, FL 33064

Ph: (954) 943-9433

Fax: (954) 783-4754

Cell: (561) 302-9482

From: Matthew Giani, PE [mailto:mattgiani@shahdrotos.com]
Sent: Monday, September 9, 2019 11:49 AM
To: 'Maxwell-Newbold, Leonard'
Cc: bshah@shahdrotos.com; Maggie Barszewski; slopez@prgconsulting.net; 'Matonti, John'
Subject: RE: Mark up- TNMU (00631) 494202031850- 801 SW 10th Ave. PompanoBeach Fl. 33069- Request for Right-of-way Abandonment

Good Morning Leonard,

Just following up on this. Please advise, thank you.

Matthew J. Giani, P.E.

Project Manager

Shah Drotos & Associates

3410 N. Andrews Ave. Ext.

Pompano Beach, FL 33064

Ph: (954) 943-9433

Fax: (954) 783-4754

Cell: (561) 302-9482

From: Matthew Giani, PE [mailto:mattgiani@shahdrotos.com]
Sent: Wednesday, September 4, 2019 12:14 PM
To: 'Maxwell-Newbold, Leonard' (leonard_maxwell-newbold@comcast.com)
Cc: bshah@shahdrotos.com; Maggie Barszewski (Maggie.Barszewski@copbfl.com); 'slopez@prgconsulting.net'; 'Matonti, John' (John_Matonti@comcast.com)
Subject: RE: Mark up- TNMU (00631) 494202031850- 801 SW 10th Ave. PompanoBeach Fl. 33069- Request for Right-of-way Abandonment

Good Afternoon Leonard,

I just wanted to follow up with you regarding the below referenced project. I had traded a few emails back and forth with you and your team in December of last year and again in June of this year regarding this project and our request for a no objection letter. We understand that you have overhead utilities in this project area, as shown on the markup you provided. We are currently working with FPL for a design to re-locate their utility poles which Comcast is currently attached to. Our current design is to re-locate FPL's poles and facilities as shown on the attached plan. Once FPL completes their re-location, we are proposing that Comcast re-locates their existing overhead facilities to the new FPL pole locations. Could you please review the attached plan and let me know if Comcast has any objections to the proposed re-location? Thank you.

Matthew J. Giani, P.E.

Project Manager

Shah Drotos & Associates

3410 N. Andrews Ave. Ext.

Pompano Beach, FL 33064

Ph: (954) 943-9433

Fax: (954) 783-4754

Cell: (561) 302-9482

From: Bharat Shah [mailto:bshah@shahdrotos.com]
Sent: Wednesday, September 4, 2019 10:07 AM
To: mattgiani@shahdrotos.com
Subject: FW: Mark up- TNMU (00631) 494202031850- 801 SW 10th Ave. PompanoBeach Fl. 33069- Request for Right-of-way Abandonment

Sent from Mail for Windows 10

From: Maggie Barszewski
Sent: Wednesday, September 4, 2019 8:33 AM
To: Bharat Shah (BShah@shahdrotos.com)
Cc: Leonard Maxwell-Newbold (leonard_maxwell-newbold@cable.comcast.com) ; Sabrina Lopez
Subject: FW: Mark up- TNMU (00631) 494202031850- 801 SW 10th Ave. PompanoBeach Fl. 33069- Request for Right-of-way Abandonment

Bharat,

Please see the email below from Comcast. In order to move forward, we will need a letter from Comcast saying they have no objection, since apparently at this point they do have an objection (see Aug. 23rd email below). Please work with Comcast to take care of their concerns.

Sincerely,

Maggie

pompano beach
Florida's Warm-est Welcome

Maggie Barszewski, AICP
Planner
Maggie.Barszewski@copbfl.com
954.786.7921
pompanobeachfl.gov

From: Sabrina Lopez <slopez@prgconsulting.net>
Sent: Friday, August 30, 2019 4:01 PM
To: Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Cc: leonard_maxwell-newbold@cable.comcast.com; Sherell_McKay2@comcast.com; Pate, Elizabeth <Elizabeth_Pate@comcast.com>; John Matonti <John_Matonti@cable.comcast.com>; Davidson, Ricardo A <RicardoA_Davidson@comcast.com>
Subject: Mark up- TNMU (00631) 494202031850- 801 SW 10th Ave. Pompano Beach Fl. 33069- Request for Right-of-way Abandonment

EXTERNAL Email: Do not reply, click links, or open attachments unless you recognize the sender's **EMAIL ADDRESS** as legitimate and know the contents are safe.

Good afternoon Ms. Barszewski

Attached is a copy of the markups you requested. Comcast has aerial facilities located along this project route.

Please use these markups for any future meetings and/or discussions regarding your involvement.

Let me know if you have any questions or concerns.

Thank You,



Leonard Maxwell-Newbold

Tech 3 Network Engineering / Regional Permit Manager

2601 SW 145th Avenue Miramar, Florida 33027

1-754-221-1254 office number / 1-954-444-5113 mobile number

Leonard_maxwell-newbold@cable.comcast.com

From: Sabrina Lopez <slopez@prgconsulting.net>
Sent: Friday, August 23, 2019 8:32 AM
To: Maggie.Barszewski@copbfl.com
Cc: leonard_maxwell-newbold@cable.comcast.com; McKay, Sherell <Sherell_McKay2@comcast.com>; Pate, Elizabeth <Elizabeth_Pate@comcast.com>
Subject: TNMU (00631) 494202031850- 801 SW 10th Ave. Pompano Beach Fl. 33069- Request for Right-of-way Abandonment

Mark-Up Request of Comcast Existing Facilities_08/23/2019

We're in receipt of your request for the location of our existing facilities within the scope of your project.

We will proceed with a mark-up of our existing plant, based on our current design.

Please allow (2) weeks to respond.

Based on the results of the mark-up:

If there're no conflicts a letter of no objection will be provided.

If a conflict is discovered that may result in the relocation and or the removal of our facilities, additional coordination will be required with the **Comcast Area Construction Coordinator..**

Please feel free to contact me should you have any additional questions or concerns.



Leonard Maxwell-Newbold

Tech 3 Network Engineering / Regional Permit Manager

2601 SW 145th Avenue Miramar, Florida 33027

1-754-221-1254 office number / 1-954-444-5113 mobile number

Leonard_maxwell-newbold@cable.comcast.com

From: Maxwell-Newbold, Leonard <leonard_maxwell-newbold@comcast.com>
Sent: Thursday, August 22, 2019 4:42 PM
To: slopez@prgconsulting.net; McKay, Sherell <Sherell_McKay2@comcast.com>; Pate, Elizabeth <Elizabeth_Pate@comcast.com>
Subject: FW: Request for Right-of-way Abandonment of a portion of SW 10th Ave for U-Haul Co. of Florida

From: Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Sent: Thursday, August 22, 2019 4:02 PM
To: (OK1184@att.com) <OK1184@att.com>; BROWN, ERIC M <eb3965@att.com>; Christine Kale <Kale@pps.reinject>; Christina <Christina.Kale@fpl.com>; Dan Marwood <Dan.Marwood@dot.state.fl.us>; Daniel Keester <Daniel.Keester@copbfl.com>; Giancarlo Martinez <Giancarlo.Martinez@dot.ststae.fl.us>; Horacio Danovich <Horacio.Danovich@copbfl.com>; Keightley, Mike S <Keightley@pps.reinject>; MikeS <Mike.S.Keightley@fpl.com>; Maxwell-Newbold, Leonard <leonard_maxwell-newbold@cable.comcast.com>; Maxwell-Newbold, Leonard <leonard_maxwell-newbold@cable.comcast.com>; Martin Barett <mb4738@att.com>; Megan Bailey <Megan.Bailey@FPL.com>; Mike.S.Keightley@fpl.com; mjchamorro@tecoenergy.com; msotolongo@calvin-giordano.com; Peter McGinnis <Peter.McGinnis@copbfl.com>; Radford, Gary <wr6359@att.com>; Randolph Brown <Randolph.Brown@copbfl.com>; Robert McCaughan <Robert.McCaughan@copbfl.com>; Robin Burns <Robin.Burns@copbfl.com>
Subject: [EXTERNAL] Request for Right-of-way Abandonment of a portion of SW 10th Ave for U-Haul Co. of Florida

Reviewers,

Please be advised that Bharat Shah, of Shah, Drotos & Associates, P. A., on behalf of U-Haul Co. of Florida is requesting the abandonment of the attached described right-of-way that is a portion of SW 10th Ave. The applicant is proposing to dedicate property (see "Dedication Sketch & Legal") in exchange for the proposed right-of-way abandonment area. Please see the attached Application, Survey and Reason for Request and legal sketch & description from the petitioner.

Then provide comments on the attached form.

Please send comment by September 5th. Let me know if you have any questions.

Sincerely,

Maggie Barszewski, AICP



--

Blaze Squeglia G.M.
Underground Specialists Inc.
570 SW 16Terr Bldg # 1500
Pompano Beach, Fl 33069
Off : 954-782-8740
Fax : 954-782-1919

--

Blaze Squeglia G.M.
Underground Specialists Inc.
570 SW 16Terr Bldg # 1500
Pompano Beach, Fl 33069
Off : 954-782-8740
Fax : 954-782-1919

mattgiani@shahdrotos.com

From: Nathaniel Watson <Nathaniel.Watson@copbfl.com>
Sent: Tuesday, October 29, 2019 1:09 PM
To: Matthew Giani, PE
Cc: bshah@shahdrotos.com; Maggie Barszewski; Steve Almyda; Ben Bray
Subject: RE: U-haul Abandonment

Were good.

pompano beach
Florida's Warm-est Welcome

Nathaniel Watson
Water Distribution Supervisor
Nathaniel.Watson@copbfl.com
954.786.5508
pompanobeachfl.gov

Utilities Operation Hours: Monday – Thursday 7 am – 5:30 pm
Closed Friday – Sunday
City Utility Emergency After Hours Contact # 954-942-2202

Please note: Florida has a very broad public records law. Most written communications to City officials regarding City business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

From: Matthew Giani, PE <mattgiani@shahdrotos.com>
Sent: Tuesday, October 29, 2019 1:07 PM
To: Nathaniel Watson <Nathaniel.Watson@copbfl.com>
Cc: bshah@shahdrotos.com; Maggie Barszewski <Maggie.Barszewski@copbfl.com>; Steve Almyda <Steve.Almyda@copbfl.com>; Ben Bray <Ben.Bray@copbfl.com>
Subject: RE: U-haul Abandonment

Nathaniel,

Please find attached revised narrative.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Nathaniel Watson [mailto:Nathaniel.Watson@copbfl.com]
Sent: Tuesday, October 29, 2019 1:01 PM
To: Matthew Giani, PE
Cc: bshah@shahdrotos.com; Maggie Barszewski; Steve Almyda; Ben Bray
Subject: RE: U-haul Abandonment

The subject plan is acceptable. However, where is the scope narrative for the right-of-way abandonment?

Thanks

pompano beach
Florida's Warm-est Welcome

Nathaniel Watson
Water Distribution Supervisor
Nathaniel.Watson@copbfl.com
954.786.5508
pompanobeachfl.gov

Utilities Operation Hours: Monday – Thursday 7 am – 5:30 pm
Closed Friday – Sunday
City Utility Emergency After Hours Contact # 954-942-2202

Please note: Florida has a very broad public records law. Most written communications to City officials regarding City business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

From: Matthew Giani, PE <mattgiani@shahdrotos.com>
Sent: Tuesday, October 29, 2019 12:25 PM
To: Nathaniel Watson <Nathaniel.Watson@copbfl.com>
Cc: bshah@shahdrotos.com; Maggie Barszewski <Maggie.Barszewski@copbfl.com>; Steve Almyda <Steve.Almyda@copbfl.com>; Ben Bray <Ben.Bray@copbfl.com>
Subject: RE: U-haul Abandonment

EXTERNAL Email: Do not reply, click links, or open attachments unless you recognize the sender's **EMAIL ADDRESS** as legitimate and know the contents are safe.

Good Afternoon Nathaniel,

Per our phone conversation, please find attached revised plan with notes added to the sewer manhole structures. Please let me know if this is acceptable, thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Matthew Giani, PE [mailto:mattgiani@shahdrotos.com]
Sent: Tuesday, October 15, 2019 11:40 AM
To: Nathaniel.Watson@copbfl.com
Cc: bshah@shahdrotos.com; Maggie Barszewski (Maggie.Barszewski@copbfl.com); Steve Almyda (Steve.Almyda@copbfl.com); Ben Bray (Ben.Bray@copbfl.com)
Subject: RE: U-haul Abandonment

Good Morning Nathaniel,

Could you please let me know if the Utility Department has additional comments on the revised plan and narrative, or if it is acceptable so that we can move forward? Thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Matthew Giani, PE [mailto:mattgiani@shahdrotos.com]
Sent: Monday, October 7, 2019 4:02 PM
To: Nathaniel.Watson@copbfl.com
Cc: bshah@shahdrotos.com; Maggie Barszewski (Maggie.Barszewski@copbfl.com); Steve Almyda (Steve.Almyda@copbfl.com); Ben Bray (Ben.Bray@copbfl.com)
Subject: RE: U-haul Abandonment

Good Afternoon Nathaniel,

I just wanted to follow up on this revised plan and narrative. Please let me know if this is sufficient to obtain the Utility Department's approval to move forward with the application. Thank you for your help.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Matthew Giani, PE [mailto:mattgiani@shahdrotos.com]
Sent: Thursday, September 26, 2019 11:58 AM
To: Nathaniel.Watson@copbfl.com
Cc: bshah@shahdrotos.com; Maggie Barszewski (Maggie.Barszewski@copbfl.com); Steve Almyda (Steve.Almyda@copbfl.com); Ben Bray (Ben.Bray@copbfl.com)
Subject: RE: U-haul Abandonment

Good Afternoon Maggie and Nathaniel,

Please find attached Right-of-Way Vacation plan with revised notes, as well as a revised narrative per my conversation yesterday with Nathaniel. Please review and let me know if this will be sufficient for gaining the approval of the Utility Department for this request. Thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Bharat Shah [mailto:bshah@shahdrotos.com]
Sent: Thursday, September 26, 2019 10:39 AM
To: Maggie Barszewski
Cc: Nathaniel Watson; Matthew Giani, PE
Subject: RE: U-haul Abandonment

Good Morning, After talking with Nathaniel Watson, we revised plans and application narrative and sent it to our client for review. Once we get it reviewed we will forward to you and Utility dept. This will satisfy their requirements. Thanks, Bharat.

Sent from Mail for Windows 10

From: Maggie Barszewski
Sent: Thursday, September 26, 2019 9:08 AM
To: Bharat Shah (BShah@shahdrotos.com)
Cc: Nathaniel Watson; Matthew Giani, PE
Subject: FW: U-haul Abandonment

Bharat,

Please see comments below from Utilities.

Sincerely,
Maggie

pompano beach.
Florida's Warmest Welcome

Maggie Barszewski, AICP
Planner
Maggie.Barszewski@copbfl.com
954.786.7921
pompanobeachfl.gov

-------- Original message --------
From: Steve Almyda <Steve.Almyda@copbfl.com>
Date: 9/23/19 8:47 AM (GMT-06:00)
To: Randolph Brown <Randolph.Brown@copbfl.com>, Bobby Clayton <Bobby.Clayton@copbfl.com>, Ben Bray <Ben.Bray@copbfl.com>
Subject: RE: U-haul Abandonment

At one time, it was discussed they were going to relocate the gravity on to a private road and give us easements. The plan they provided does not address the gravity relocation, so it's hard to comment totally. Under general conditions. Yes we would approve, but we need to see the plan first.

Steve Almyda
Wastewater Collection Supervisor
Office: 954-786-5510
Fax: 954-786-4003
http://pompanobeachfl.gov/

NEW HOURS FOR THE CITY Starting AUGUST 1st
Monday – Thursday 7 am – 6 pm

Closed Friday - Sunday

pompano beach.
Florida's Warmest Welcome

From: Randolph Brown <Randolph.Brown@copbfl.com>
Sent: Thursday, September 19, 2019 7:10 AM
To: Steve Almyda <Steve.Almyda@copbfl.com>; Bobby Clayton <Bobby.Clayton@copbfl.com>; Ben Bray <Ben.Bray@copbfl.com>
Subject: FW: U-haul Abandonment

Gentlemen?

From: Maggie Barszewski
Sent: Wednesday, September 18, 2019 7:01 PM
To: Randolph Brown <Randolph.Brown@copbfl.com>
Cc: Bharat Shah (BShah@shahdrotos.com) <BShah@shahdrotos.com>
Subject: U-haul Abandonment

Randy,

In the attached comment you sent regarding a U-Haul abandonment request, if the applicant provides easements for the properties to the south, would that satisfy your concerns?

Sincerely,
Maggie

pompano beach.
Florida's Warmest Welcome

Maggie Barszewski, AICP
Planner
Maggie.Barszewski@copbfl.com
954.786.7921
pompanobeachfl.gov

mattgiani@shahdrotos.com

From: Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Sent: Wednesday, October 30, 2019 5:46 PM
To: Pamela McCleod
Cc: Matthew Giani, PE
Subject: RE: U-haul Abandonment

Pamela,
Can you provide access for Mr. Giani (see below)?

Thanks,
Maggie

pompano beach.
Florida's Warmest Welcome
Maggie Barszewski, AICP
Planner
Maggie.Barszewski@copbfl.com
954.786.7921
pompanobeachfl.gov

From: Matthew Giani, PE <mattgiani@shahdrotos.com>
Sent: Wednesday, October 30, 2019 5:19 PM
To: Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Cc: Pamela McCleod <Pamela.McCleod@copbfl.com>
Subject: RE: U-haul Abandonment

Maggie,

Nathaniel has already accepted the revision, as shown on the attached email thread. I can upload the latest revision to the narrative and the ROW vacation plan, however I will need uploading permission granted on e-permitting. Thanks.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Maggie Barszewski [mailto:Maggie.Barszewski@copbfl.com]
Sent: Wednesday, October 30, 2019 4:51 PM
To: Matthew Giani, PE
Cc: Pamela McCleod
Subject: RE: U-haul Abandonment

Mr. Giani,

I assume the Utility Dept. wanted you to revise your narrative. Once Nathaniel acceptes the revision, please make sure the revision is uploaded for whatever P&Z meeting you are attempting to be heardat.

Sincerely,
Maggie Barszewski

pompano beach.
Florida's Warmest Welcome

Maggie Barszewski, AICP
Planner
Maggie.Barszewski@copbfl.com
954.786.7921
pompanobeachfl.gov

From: Matthew Giani, PE <mattgiani@shahdrotos.com>
Sent: Tuesday, October 29, 2019 1:07 PM
To: Nathaniel Watson <Nathaniel.Watson@copbfl.com>
Cc: bshah@shahdrotos.com; Maggie Barszewski <Maggie.Barszewski@copbfl.com>; Steve Almyda <Steve.Almyda@copbfl.com>; Ben Bray <Ben.Bray@copbfl.com>
Subject: RE: U-haul Abandonment

Nathaniel,

Please find attached revised narrative.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Nathaniel Watson [mailto:Nathaniel.Watson@copbfl.com]
Sent: Tuesday, October 29, 2019 1:01 PM
To: Matthew Giani, PE
Cc: bshah@shahdrotos.com; Maggie Barszewski; Steve Almyda; Ben Bray
Subject: RE: U-haul Abandonment

The subject plan is acceptable. However, where is the scope narrative for the right-of-way abandonment?

Thanks

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Nathaniel Watson
Water Distribution Supervisor
Nathaniel.Watson@copbfl.com
954.786.5508
pompanobeachfl.gov

Utilities Operation Hours: Monday – Thursday 7 am – 5:30 pm
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City Utility Emergency After Hours Contact # 954-942-2202

Please note: Florida has a very broad public records law. Most written communications to City officials regarding City business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

From: Matthew Giani, PE <mattgiani@shahdrotos.com>
Sent: Tuesday, October 29, 2019 12:25 PM
To: Nathaniel Watson <Nathaniel.Watson@copbfl.com>
Cc: bshah@shahdrotos.com; Maggie Barszewski <Maggie.Barszewski@copbfl.com>; Steve Almyda <Steve.Almyda@copbfl.com>; Ben Bray <Ben.Bray@copbfl.com>
Subject: RE: U-haul Abandonment

EXTERNAL Email: Do not reply, click links, or open attachments unless you recognize the sender's **EMAIL ADDRESS** as legitimate and know the contents are safe.

Good Afternoon Nathaniel,

Per our phone conversation, please find attached revised plan with notes added to the sewer manhole structures. Please let me know if this is acceptable, thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Matthew Giani, PE [mailto:mattgiani@shahdrotos.com]
Sent: Tuesday, October 15, 2019 11:40 AM
To: Nathaniel.Watson@copbfl.com
Cc: bshah@shahdrotos.com; Maggie Barszewski (Maggie.Barszewski@copbfl.com); Steve Almyda (Steve.Almyda@copbfl.com); Ben Bray (Ben.Bray@copbfl.com)
Subject: RE: U-haul Abandonment

Good Morning Nathaniel,

Could you please let me know if the Utility Department has additional comments on the revised plan and narrative, or if it is acceptable so that we can move forward? Thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Matthew Giani, PE [mailto:mattgiani@shahdrotos.com]
Sent: Monday, October 7, 2019 4:02 PM

To: Nathaniel.Watson@copbfl.com
Cc: bshah@shahdrotos.com; Maggie Barszewski (Maggie.Barszewski@copbfl.com); Steve Almyda (Steve.Almyda@copbfl.com); Ben Bray (Ben.Bray@copbfl.com)
Subject: RE: U-haul Abandonment

Good Afternoon Nathaniel,

I just wanted to follow up on this revised plan and narrative. Please let me know if this is sufficient to obtain the Utility Department's approval to move forward with the application. Thank you for your help.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Matthew Giani, PE [mailto:mattgiani@shahdrotos.com]
Sent: Thursday, September 26, 2019 11:58 AM
To: Nathaniel.Watson@copbfl.com
Cc: bshah@shahdrotos.com; Maggie Barszewski (Maggie.Barszewski@copbfl.com); Steve Almyda (Steve.Almyda@copbfl.com); Ben Bray (Ben.Bray@copbfl.com)
Subject: RE: U-haul Abandonment

Good Afternoon Maggie and Nathaniel,

Please find attached Right-of-Way Vacation plan with revised notes, as well as a revised narrative per my conversation yesterday with Nathaniel. Please review and let me know if this will be sufficient for gaining the approval of the Utility Department for this request. Thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Bharat Shah [mailto:bshah@shahdrotos.com]
Sent: Thursday, September 26, 2019 10:39 AM
To: Maggie Barszewski
Cc: Nathaniel Watson; Matthew Giani, PE
Subject: RE: U-haul Abandonment

Good Morning, After talking with Nathaniel Watson, we revised plans and application narrative and sent it to our client for review. Once we get it reviewed we will forward to you and Utility dept. This will satisfy their requirements. Thanks, Bharat.

Sent from Mail for Windows 10

From: Maggie Barszewski
Sent: Thursday, September 26, 2019 9:08 AM
To: Bharat Shah (BShah@shahdrotos.com)
Cc: Nathaniel Watson; Matthew Giani, PE
Subject: FW: U-haul Abandonment

Bharat,

Please see comments below from Utilities.

Sincerely,
Maggie

pompano beach.
Florida's Warmest Welcome

Maggie Barszewski, AICP
Planner
Maggie.Barszewski@copbfl.com
954.786.7921
pompanobeachfl.gov

-------- Original message --------
From: Steve Almyda <Steve.Almyda@copbfl.com>
Date: 9/23/19 8:47 AM (GMT-06:00)
To: Randolph Brown <Randolph.Brown@copbfl.com>, Bobby Clayton <Bobby.Clayton@copbfl.com>, Ben Bray <Ben.Bray@copbfl.com>
Subject: RE: U-haul Abandonment

At one time, it was discussed they were going to relocate the gravity on to a private road and give us easements. The plan they provided does not address the gravity relocation, so it's hard to comment totally. Under general conditions. Yes we would approve, but we need to see the plan first.

Steve Almyda
Wastewater Collection Supervisor
Office: 954-786-5510
Fax: 954-786-4003
http://pompanobeachfl.gov/

NEW HOURS FOR THE CITY Starting AUGUST 1st
Monday – Thursday 7 am – 6 pm

Closed Friday - Sunday

pompano beach.
Florida's Warmest Welcome

From: Randolph Brown <Randolph.Brown@copbfl.com>
Sent: Thursday, September 19, 2019 7:10 AM
To: Steve Almyda <Steve.Almyda@copbfl.com>; Bobby Clayton <Bobby.Clayton@copbfl.com>; Ben Bray <Ben.Bray@copbfl.com>
Subject: FW: U-haul Abandonment

Gentlemen?

From: Maggie Barszewski
Sent: Wednesday, September 18, 2019 7:01 PM
To: Randolph Brown <Randolph.Brown@copbfl.com>
Cc: Bharat Shah (BShah@shahdrotos.com) <BShah@shahdrotos.com>
Subject: U-haul Abandonment

Randy,

In the attached comment you sent regarding a U-Haul abandonment request, if the applicant provides easements for the properties to the south, would that satisfy your concerns?

Sincerely,
Maggie

pompano beach
Florida's Warmest Welcome

Maggie Barszewski, AICP
Planner
Maggie.Barszewski@copbfl.com
954.786.7921
pompanobeachfl.gov

mattgiani@shahdrotos.com

From: Pamela McCleod <Pamela.McCleod@copbfl.com>
Sent: Thursday, October 31, 2019 5:13 PM
To: mattgiani@shahdrotos.com
Subject: 12/16/19 PZB Meeting - U-Haul Co. of Florida (PZ#19-18000002)

Good Afternoon,

I have been working with Maggie Barszewski concerning the proposed project. To begin uploading the required documents in ePlan, please complete the eform online and select the December 16th PZB meeting. Please see the link below. Once that is complete, you will receive an email from me letting you know that you have access to upload in ePlan.

http://pompanobeachfl.gov/pages/dev_scv_advisory_board_form

Please let me know if you have any questions.

Thank you.

pompano beach.
Florida's Warmest Welcome

Pamela McCleod
Assistant Planner
Pamela.McCleod@copbfl.com
954.786.4310
pompanobeachfl.gov

mattgiani@shahdrotos.com

From:	Daniel Keester <Daniel.Keester@copbfl.com>
Sent:	Monday, November 4, 2019 12:21 PM
To:	Matthew Giani, PE
Cc:	bshah@shahdrotos.com; Maggie Barszewski
Subject:	RE: Request for Right-of-way Abandonment of a portion of SW 10th Avefor U-Haul Co. of Florida

Matt,

Yes, that day/time is still available. I'm confirming our appointment for tomorrow, Tuesday, November 5th at 2:00 PM to discuss the vacation application. Please let me know if for any reason that time does not work. As you may know, the address for city hall is: 100 W Atlantic Blvd, Pompano Beach, FL 33060. We're on the 3rd floor, Development Services. We have an electronic sign-in system, once you get off the elevator/ or stairs you'll see a computer mounted on the wall. Please sign-in under Planning & Zoning and indicate that you a scheduled meeting with me.

pompano beach.
Florida's Warmest Welcome

Daniel T. Keester-O'Mills, AICP
Principal Planner
Daniel.Keester@copbfl.com
954.786.5541
pompanobeachfl.gov

Please be advised, effective August 1, 2019, the hours of City Hall will be: Monday – Thursday, 7 AM – 6 PM.
City Hall will be closed on Fridays, starting August 2nd.

From: Matthew Giani, PE <mattgiani@shahdrotos.com>
Sent: Monday, November 4, 2019 11:32 AM
To: Daniel Keester <Daniel.Keester@copbfl.com>
Cc: bshah@shahdrotos.com; Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Subject: RE: Request for Right-of-way Abandonment of a portion of SW 10th Avefor U-Haul Co. of Florida

Daniel,

We would like to meet tomorrow at 2pm if that still works. Thanks.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Daniel Keester [mailto:Daniel.Keester@copbfl.com]
Sent: Monday, November 4, 2019 7:30 AM
To: Matthew Giani, PE
Cc: bshah@shahdrotos.com; Maggie Barszewski
Subject: RE: Request for Right-of-way Abandonment of a portion of SW 10th Avefor U-Haul Co. of Florida

Matt/ Bharat,

I was out of the office last week. I can make myself available to meet with you this week to discuss the progress you've made to reach out to the neighboring property owners and securing access easements, as well as understand their willingness to redesign their sites to accommodate your proposal to re-align the right-of-way. Please let me know, at your earliest convenience, which day/time works for you:

- Tuesday, November 5th: 9 AM, 10 AM, 2 PM
- Wednesday, November 6th: 2 PM, 3 PM



Please be advised, effective August 1, 2019, the hours of City Hall will be: Monday – Thursday, 7 AM – 6 PM.
City Hall will be closed on Fridays, starting August 2nd.

From: Matthew Giani, PE <mattgiani@shahdrotos.com>
Sent: Wednesday, October 30, 2019 2:48 PM
To: Daniel Keester <Daniel.Keester@copbfl.com>
Cc: bshah@shahdrotos.com; Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Subject: RE: Request for Right-of-way Abandonment of a portion of SW 10th Avefor U-Haul Co. of Florida
Importance: High

EXTERNAL Email: Do not reply, click links, or open attachments unless you recognize the sender's **EMAIL ADDRESS** as legitimate and know the contents are safe.

Good Afternoon Daniel,

Could we please schedule a meeting with you for tomorrow sometime after 11am to discuss your comments in the email below? We have been working with Maggie to obtain approval from all City departments as well as no objection lets from all utility companies, and your comments are now the only outstanding comments. We would like this project to move forward to the November 18th P&Z meeting and Maggie has confirmed that we will be able to do that as long as we meet with you to address your comments. If you are unavailable to meet tomorrow after 11am, would you be available to meet on Monday any time after 9:30am? Please advise, thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Bharat Shah [mailto:bshah@shahdrotos.com]
Sent: Thursday, September 19, 2019 10:41 AM
To: mattgiani@shahdrotos.com
Subject: FW: Request for Right-of-way Abandonment of a portion of SW 10th Avefor U-Haul Co. of Florida

Sent from Mail for Windows 10

From: Maggie Barszewski
Sent: Wednesday, September 18, 2019 6:54 PM
To: Bharat Shah (BShah@shahdrotos.com)
Cc: Daniel Keester
Subject: FW: Request for Right-of-way Abandonment of a portion of SW 10th Avefor U-Haul Co. of Florida

Bharat,
Daniel actually sent this email (below) to you on August 27 from Daniel Keester O'Mills. Please review it and let me know if you have any questions.

Sincerely,
Maggie

pompano beach
Florida's Warm-est Welcome
Maggie Barszewski, AICP
Planner
Maggie.Barszewski@copbfl.com
954.786.7921
pompanobeachfl.gov

From: Daniel Keester <Daniel.Keester@copbfl.com>
Sent: Tuesday, August 27, 2019 10:53 AM
To: 'bshah@shahdrotos.com' <bshah@shahdrotos.com>
Cc: Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Subject: FW: Request for Right-of-way Abandonment of a portion of SW 10th Ave for U-Haul Co. of Florida

Bharat,

I've reviewed your proposal and I have some concerns about the proposed abandonment & dedication that your client proposes. The criteria for approving an abandonment of a roadway is that it is not now, or in the foreseeable future, any benefit to the city or its inhabitants. Based on the following, I think that there is currently a benefit to the city and neighboring properties:

- One of the adjacent properties (820 SW 12 Ave) has an approved plan that uses this as their only (legal) access to public right-of-way. If the abandonment is approved, this would leave this property without legal access to public right-of-way. Although, based on aerial photographs, the site appears to use the property to the west for access to Andrews Avenue I see no legal instrument documenting this access, nor was I able to find any approved site plans that created this access.
    - Have you or your client reached out to this property owner?
    - Are they willing to record a cross-access easement with the property to the west to gain legal access to Andrews Avenue?
    - Are they willing to redesign their site & record a public access easement so that the newly dedicated roadway from SW 8th Street and can travel south towards SW 10th Avenue?
- The proposal to dedicate the approximately 60 feet of the eastern property abutting I-95, to connect SW 8th Street to SW 10th Avenue via private parking lots does not appear to be something that your client can do on their own. These properties (1020 SW 10 Avenue & 1040 SW 10 Avenue) were developed in the 1980 originally under a unified ownership, but now each warehouse is under a separate owner (ICBP IV HOLDINGS 27 LLC %BERKELEY PARTNERS & 1040 SW 10 AVE LLC). Since these properties are already developed, without clear access from one property to the next, these areas would need to be redesigned and legally granted to create this legal public access.

- Have you or your client reached out to these property owners?
- Do you have plans to record cross access easements within these unplatted properties to support the dedication?
- There are structures between property lines that would prevent the access from one property to the next, including a parking spaces, a billboard sign, landscaping & dumpster enclosure. These structures will require that the sites be redesigned to accommodate a new public access. Is your client working on making these changes? What is the timeframe?

Please let us know your clients intent, and submit additional supporting documentation for us to evaluate the request. If we do not have proof that these items can/ will be addressed, we will not be able to support the abandonment. Should you have any questions, or wish to discuss, let us know.

pompano beach
Florida's Warmest Welcome

Daniel T. Keester-O'Mills, AICP
Principal Planner
Daniel.Keester@copbfl.com
954.786.5541
pompanobeachfl.gov

Please be advised, effective August 1, 2019, the hours of City Hall will be: Monday – Thursday, 7 AM – 6 PM.
City Hall will be closed on Fridays, starting August 2nd.

From: Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Sent: Thursday, August 22, 2019 4:02 PM
To: (OK1184@att.com) <OK1184@att.com>; BROWN, ERIC M <eb3965@att.com>; Christine Kale <Kale>; Christina <Christina.Kale@fpl.com>; Dan Marwood <Dan.Marwood@dot.state.fl.us>; Daniel Keester <Daniel.Keester@copbfl.com>; Giancarlo Martinez <Giancarlo.Martinez@dot.ststae.fl.us>; Horacio Danovich <Horacio.Danovich@copbfl.com>; Keightley, Mike S <Keightley>; MikeS <Mike.S.Keightley@fpl.com>; Leonard Maxwell-Newbold (leonard_maxwell-newbold@cable.comcast.com) <leonard_maxwell-newbold@cable.comcast.com>; Leonard Maxwell-Newbold (leonard_maxwell-newbold@cable.comcast.com) <leonard_maxwell-newbold@cable.comcast.com>; Martin Barett <mb4738@att.com.>; Megan Bailey <Megan.Bailey@FPL.com>; Mike.S.Keightley@fpl.com; mjchamorro@tecoenergy.com; msotolongo@calvin-giordano.com; Peter McGinnis <Peter.McGinnis@copbfl.com>; Radford, Gary <wr6359@att.com>; Randolph Brown <Randolph.Brown@copbfl.com>; Robert McCaughan <Robert.McCaughan@copbfl.com>; Robin Burns <Robin.Burns@copbfl.com>
Subject: Request for Right-of-way Abandonment of a portion of SW 10th Ave for U-Haul Co. of Florida

Reviewers,
Please be advised that Bharat Shah, of Shah, Drotos & Associates, P. A., on behalf of U-Haul Co. of Florida is requesting the abandonment of the attached described right-of-way that is a portion of SW 10th Ave. The applicant is proposing to dedicate property (see "Dedication Sketch & Legal") in exchange for the proposed right-of-way abandonment area. Please see the attached Application, Survey and Reason for Request and legal sketch & description from the petitioner.

Then provide comments on the attached form.

Please send comment by September 5th. Let me know if you have any questions.

Sincerely,
Maggie Barszewski, AICP

pompano beach.
Florida's Warmest Welcome

Maggie Barszewski, AICP
Planner
Maggie.Barszewski@copbfl.com
954.786.7921
pompanobeachfl.gov

mattgiani@shahdrotos.com

From: Pamela McCleod <Pamela.McCleod@copbfl.com>
Sent: Tuesday, November 5, 2019 11:07 AM
To: mattgiani@shahdrotos.com
Subject: 12/16/18 PZB Meeting - U-Haul Co. of Florida (PZ#19-18000002)

Good Morning,

I am in receipt of your application. You now have access to upload the required documents in ePlan.

Please let me know when the upload is complete.

Thank you.

pompano beach
Florida's Warmest Welcome

Pamela McCleod
Assistant Planner
Pamela.McCleod@copbfl.com
954.786.4310
pompanobeachfl.gov

mattgiani@shahdrotos.com

From:	Daniel Keester <Daniel.Keester@copbfl.com>
Sent:	Tuesday, November 5, 2019 3:30 PM
To:	Frank_Grau@uhaul.com
Cc:	bshah@shahdrotos.com; Matthew Giani, PE; Maggie Barszewski
Subject:	RE: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights
Attachments:	Resolution No. 2016-228.pdf; Ordinance No. 2019-108.pdf; Resolution No. 2017-283 _Recorded&Signed.pdf; Resolution No. 2016-122.pdf

This email includes all of the attachments reference in my previous email. The last email omitted Resolution 2016-122.

pompano beach.
Florida's Warmest Welcome
Daniel T. Keester-O'Mills, AICP
Principal Planner
Daniel.Keester@copbfl.com
954.786.5541
pompanobeachfl.gov

Please be advised, effective August 1, 2019, the hours of City Hall will be: Monday – Thursday, 7 AM – 6 PM.
City Hall will be closed on Fridays, starting August 2nd.

From: Daniel Keester
Sent: Tuesday, November 5, 2019 3:29 PM
To: 'Frank_Grau@uhaul.com' <Frank_Grau@uhaul.com>
Cc: bshah@shahdrotos.com; 'Matthew Giani, PE' <mattgiani@shahdrotos.com>; Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Subject: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights

Frank,

Thanks for taking the time today to discuss the abandonment application! Based on our discussion, this application was filed because in your view it was a step that needs to happen for you to move forward with the development. Although, this abandonment is one step in the overall development, which will require several applications (Abandonment, Dedication, Major Site Plan, Major Building Design, Building Permits, etc.) the approval of an abandonment is final and cannot be conditioned. Given that fact, I recommended that you consider a development agreement to help give you the written assurance to go forward with the financial commitment to redesign & construct a roadway, so that you can proceed with planning the U-Haul Development.

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Development Services Department
Attn: Daniel Keester-O'Mills, Principal Planner
100 W Atlantic Blvd, Room 359
Pompano Beach, FL 33060

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pompano beach
Florida's Warmest Welcome

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Daniel.Keester@copbfl.com
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mattgiani@shahdrotos.com

From: Daniel Keester <Daniel.Keester@copbfl.com>
Sent: Tuesday, November 5, 2019 3:30 PM
To: Frank_Grau@uhaul.com
Cc: bshah@shahdrotos.com; Matthew Giani, PE; Maggie Barszewski
Subject: RE: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights
Attachments: Resolution No. 2016-228.pdf; Ordinance No. 2019-108.pdf; Resolution No. 2017-283_Recorded&Signed.pdf; Resolution No. 2016-122.pdf

This email includes all of the attachments reference in my previous email. The last email omitted Resolution 2016-122.

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15

ORDINANCE NO. 2019-108

CITY OF POMPANO BEACH
Broward County, Florida

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, ENACTING A TEMPORARY MORATORIUM TO PROHIBIT THE ACCEPTANCE OR PROCESSING OF ANY APPLICATION FOR A PERMIT, DEVELOPMENT ORDER, OR ANY OTHER OFFICIAL ACTION OF THE CITY HAVING THE EFFECT OF ALLOWING OR PERMITTING THE CONSTRUCTION OF ADDITIONAL SELF-STORAGE FACILITIES IN THE CITY; PROVIDING FOR VESTED RIGHTS DETERMINATION; PROVIDING FOR A SIX MONTH TERM TO BE EXTENDED IF NECESSARY BY THE CITY COMMISSION; PROVIDING FOR EARLY TERMINATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, to protect the public health, safety and welfare of its citizens, the city has adopted several zoning ordinances, which regulate the location of self-storage facilities within the city, as well as other businesses; and

WHEREAS, the city engaged a consultant to analyze the supply and demand of self-storage facilities within the city and to provide a report to the city; and

WHEREAS, the consultant's initial report advised that there was an overabundance of self-storage facilities within the city based upon the city's current and projected population (per capita) as compared to other southeast Florida municipalities; and

WHEREAS, the City, in response to the consultant's initial report, wants to study its Zoning Code and potentially enact Code revisions to ensure there is no clustering or an over-abundance of self-storage facilities in the city; and

WHEREAS, the City Commission determines that it is in the best interest of its residents, businesses and visitors to enact sufficient regulations to protect the public health, safety and welfare to ensure that city residents are best served by an appropriate distribution of businesses throughout the city; and

WHEREAS, a temporary moratorium on the processing of applications for, and the issuance of building permits, development permits, site plan approvals or any other official action of the City of Pompano Beach permitting or having the effect of allowing the construction of self-storage facilities within the city's control will allow time to review, study, hold public hearings, and prepare and adopt an amendment or amendments to the City of Pompano Beach Zoning Code and/or Code of Ordinances; and

WHEREAS, at least 10 days' notice has been given of the public hearing once by publication in a newspaper of general circulation notifying the public of this proposed ordinance and of a public hearing in the City Commission meeting room, first floor, City Hall in the City of Pompano Beach; and

WHEREAS, the public hearings were held pursuant to the published notice described at which hearings the parties in interest and all others had an opportunity to be and were, in fact, heard; now, therefore,

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA:

SECTION 1. Purpose.

A. The purpose of this ordinance is to enable the City of Pompano Beach sufficient time to review, hold public hearings and adopt an amendment or amendments to the City of Pompano Beach Code of Ordinances or Zoning Code, relating to the location and operation of self-storage facilities within the city. The city will not approve any application or issue any permits authorizing the construction of self-storage facilities within the city, except as provided in this ordinance, or as may otherwise be required by applicable law.

B. It is further the purpose of this Ordinance to fulfill the city's constitutional charge and statutory obligations to protect and preserve the public health, safety and welfare of the citizens of the City of Pompano Beach, including the enactment of proper zoning regulations for such purpose; and thus defer official government action until the City of Pompano Beach has properly held public hearings and

adopted amendments to the City of Pompano Beach Code of Ordinances and Zoning Code, where necessary.

SECTION 2. Imposition of Moratorium.

A. No application for permit, authorization or any other official action of the city having the effect of permitting or allowing the construction of self-storage facilities within the city limits, may be accepted or processed or approved by the City of Pompano Beach, except as may be required by applicable law. To the extent such an application is submitted, the city staff is authorized to take action to deny such application during the term of this moratorium within such time frame as may be required by applicable law.

B. No Zoning Compliance Permit may be issued by the City of Pompano Beach, which would authorize the construction of a self-storage facility within the city.

C. Any property owner claiming to have vested rights or desiring to retain certain rights affected by this moratorium may file an application with the Development Services Director for a vested rights determination, in accordance with procedures outlined in Section 155.2429.

SECTION 3. Term.

The moratorium imposed by this ordinance is temporary and, unless dissolved earlier by the city, shall automatically dissolve six (6) months from the effective date of this ordinance, unless extended in accordance with applicable law. This moratorium may be reasonably extended, if necessary, by ordinance of the City Commission.

SECTION 4. Early Termination.

The moratorium imposed by this ordinance may terminate prior to its six (6) month period or any extension, upon the passage of ordinances regulating permitting or allowing the construction of self-storage facilities in the City, provided:

1. specific language terminating the moratorium is contained within the enacted ordinance; or

2. by passage of another ordinance providing for termination by the City Commission.

SECTION 5. All ordinances or parts of ordinances in conflict with this Ordinance is revoked.

SECTION 6. If any provision of this ordinance or its application to any person or circumstances is held invalid, such invalidity shall not affect any provisions or applications of this ordinance that can be given effect without the invalid provision or application, and to this end, the provisions of this ordinance are declared to be severable.

SECTION 7. This ordinance shall become effective upon passage.

PASSED FIRST READING this 10th day of September, 2019.

PASSED SECOND READING this 24th day of September, 2019.

REX HARDIN, MAYOR

ATTEST:

ASCELETA HAMMOND, CITY CLERK

JES/MEB/jrm
8/26/19
l:ord/2019-244

16

U-HAUL COMPANY OF FORT LAUDERDALE
801 SOUTH WEST 12TH AVENUE • POMPANY BEACH, FLORIDA 33069-4529 • PHONE: (954) 781-3822

December 19th, 2019

Ms. Norka Rodriguez
2705 Burris Road
Davie, FL 33314

RE: U-Haul Proposed Vacation of SW 10th Ave. Right-of-Way
801 SW 10th Ave, Pompano Beach, FL 33069

Dear Ms. Rodriguez,

Please accept this letter as U-Haul Company of Florida's intent to vacate a portion of the SW 10th Avenue right-of-way adjacent to the property located at 820-878 SW 12th Ave, Pompano Beach, FL 33069, hereinafter referred to as the "subject property". Along with this right-of-way vacation, U-Haul will dedicate a 60' wide right-of-way adjacent to the I-95 right-of-way that will provide access to the subject property from SW 8th Street. U-Haul will construct a new 24' wide two-way roadway in this dedicated portion of right-of-way, as well as relocate all existing utilities within the SW 10th Avenue portion to be vacated.

Below is a summary of work that U-Haul will be performing on and around the subject property as part of this right-of-way vacation and dedication:

- Construction of new 24' wide roadway adjacent to the I-95 right-of-way connecting SW 8th Street and the NE corner of the parking lot servicing the subject property.
- Relocation of FPL, Comcast, and AT&T overhead utilities that currently run along the western side of the portion of SW 10th Ave to be vacated. These utilities will be re-routed above ground in the right-of-way and on U-Haul's property, with one proposed utility pole being located on the subject property in the location where overhead wires currently exist.
- Around the proposed utility pole on the subject property, FPL will require the property owners consent to grant them a 10' utility easement.
- Relocation of gravity sewer main running along the western swale of the portion of SW 10th Ave to be vacated. The proposed gravity sewer will connect to an existing manhole along the western side of the subject property and will run west through the "Access Road" property to connect to an existing gravity sewer in the Andrews Avenue right-of-way. This new gravity sewer will be a public sewer, and therefor will require the consent of the property owner of the "Access Road" property to grant the City of Pompano Beach a 12' utility easement over this sewer.
- As part of the sewer relocation, the existing sewer lateral servicing the subject property will be re-routed to tie into this new sewer.
- Relocation of existing water service to the subject property. The new 2" water service will be re-routed from SW 8th Street through the new right-of-way to be dedicated by U-Haul. A water meter for this service will be placed along the northern property line of the subject property. From this point, the new 2" water service will be a private service and will run along the back of the existing parking spaces along the northern property line of the subject property and will tie into the existing water service near the NW corner of the building on the subject property.

- Installation of new 6" watermain running from SW 8th Street south towards the northern property line of the subject property. This watermain will terminate with a new fire hydrant to provide fire protection service to the subject property. The subject property does not currently have direct access to a fire hydrant for fire protection service.
- Upgrading the existing 6" watermain along SW 8th Street with a new 8" watermain. This watermain will also be extended farther to the west to connect to an existing 12" watermain on the west side of Andrews Avenue.

U-Haul Company of Florida will be responsible for obtaining all necessary permits and providing all plans and documents required to perform all of the work mentioned above that will affect the subject property. All costs associated with this work will be paid by U-Haul. U-Haul will work with the owner of the subject property and "Access Road" property to minimize or eliminate the impact of construction activities on the affected parties. The proposed utility and roadway relocations will occur in a way to minimize or eliminate any service or access interruptions to the subject property and "Access Road".

As designated agent for the owner of the subject property and the "Access Road" property, please sign below to acknowledge these proposed improvements and to demonstrate that you have no objections ~~to the~~ proposed improvements or conditions described above.

Sincerely,

Frank Grau, VP, U-Haul Company of Florida

1-2-20
Date

Norka Rodriguez, Registered Agent, I-95 Showroom Corp.

1-2-20
Date

17

mattgiani@shahdrotos.com

From:	Daniel Keester <Daniel.Keester@copbfl.com>
Sent:	Tuesday, January 7, 2020 5:10 PM
To:	mattgiani@shahdrotos.com
Subject:	RE: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights
Attachments:	Adjacent Owner Approval Letter - Signed.pdf

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Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

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City of Pompano Beach
Development Services Department
Attn: Daniel Keester-O'Mills, Principal Planner
100 W Atlantic Blvd, Room 359
Pompano Beach, FL 33060

Should you have any questions, please let me know.

pompano beach
Florida's Warmest Welcome

Daniel T. Keester-O'Mills, AICP
Principal Planner
Daniel.Keester@copbfl.com
954.786.5541
pompanobeachfl.gov

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mattgiani@shahdrotos.com

From: Daniel Keester <Daniel.Keester@copbfl.com>
Sent: Monday, March 16, 2020 8:17 AM
To: mattgiani@shahdrotos.com; Frank_Grau@uhaul.com
Cc: bshah@shahdrotos.com; Maggie Barszewski
Subject: RE: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights

Matt,

I just wanted to reply to you that I've received your draft & will be reviewing it this week. Most likely, I'll have a list of comments back to you on the developers agreement to be amended. Otherwise the next step will be to send it to the City Attorney's office for their review.

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From: mattgiani@shahdrotos.com <mattgiani@shahdrotos.com>
Sent: Monday, March 9, 2020 11:03 AM
To: Daniel Keester <Daniel.Keester@copbfl.com>; Frank_Grau@uhaul.com
Cc: bshah@shahdrotos.com; Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Subject: RE: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights

EXTERNAL Email: Do not reply, click links, or open attachments unless you recognize the sender's **EMAIL ADDRESS** as legitimate and know the contents are safe.

Good Morning Daniel,

U-Haul's attorney has drafted a development agreement for this project, please find attached. Could you please review this agreement and let me know if any changes are recommended or required? Please also advise as to our next step. Thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433

Fax: (954) 783-4754
Cell: (561) 302-9482

From: Daniel Keester [mailto:Daniel.Keester@copbfl.com]
Sent: Tuesday, November 5, 2019 3:30 PM
To: Frank_Grau@uhaul.com
Cc: bshah@shahdrotos.com; Matthew Giani, PE; Maggie Barszewski
Subject: RE: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights

This email includes all of the attachments reference in my previous email. The last email omitted Resolution 2016-122.

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Cc: bshah@shahdrotos.com; 'Matthew Giani, PE' <mattgiani@shahdrotos.com>; Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Subject: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights

Frank,

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mattgiani@shahdrotos.com

From:	Daniel Keester <Daniel.Keester@copbfl.com>
Sent:	Friday, March 20, 2020 5:10 PM
To:	mattgiani@shahdrotos.com; Frank_Grau@uhaul.com
Cc:	bshah@shahdrotos.com; Maggie Barszewski
Subject:	RE: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights
Attachments:	2018 CITY SIGNATURE PAGE.doc; Development Agreement.draft 2.pdf

Matt/ Frank,

Thank you for your efforts in getting this Developers Agreement drafted. I've had the opportunity to review it and offer you the following comments/ questions. Please take the time to review, and let me know if you'd like to discuss:

- Page 1, Paragraph 6 (WHEREAS, prior to the issuance of a building permit):
  - The process, as it is now, in order to get a self-storage facility in Pompano Beach is as follows:
    1. Obtain Special Exception approval for a self-storage facility,
    2. Obtain Major Site Plan approval from the City of Pompano Beach (based on the amended ROW, all utility improvements, the proposed self-storage building, and all on-site improvements),
    3. Applicant shall file the Plat application to the City,
    4. Obtain all necessary permits and approvals for the new ROW and utility relocations,
    5. Dedicate the new ROW to the City,
    6. Relocate FPL, Comcast, AT&T overhead utilities currently located along the western boundary of SW 10th Avenue,
    7. Relocate gravity sewer main currently running along the western boundary of SW 10th Avenue
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    9. Install a new 6" watermain to run from SW 8th Street south towards the proposed southern boundary of the new ROW dedication area,
    10. Upgrade the existing 6" watermain running along SW 8th Street to an 8" watermain, and extending it further to the west and tying into the existing 12" watermain on the west side of Andrews Avenue
    11. Install landscaping along perimeter swales of the new ROW in the dedication area,
    12. Replace the vacated portion of SW 10th Avenue with construction of the new ROW in the proposed ROW Dedication area
- Page 1, Last Paragraph (WHEREAS, upon vacating that portion of SW 10th Avenue...)
  - Why would you file for the plat application after having done all that work? The platting process is quite lengthy, while all this work is being performed you could file this application concurrently.
- Page 2, Paragraph #2, Duration of Development Agreement
  - Applicant shall be responsible for obtaining and maintaining valid approvals of all development orders.
  - A Special Exception is valid for a period of 2 years, and may request up to 2 extensions, where each extension may be up to an additional 2 years (a period of 6 years total that may be granted by the City/ Zoning Board of Appeals).
  - A Site Plan is valid for a period of 2 years, and may request up to two years extending the approval from the City/ Planning & Zoning Board).
  - If the design, relocation, and construction of the road/utilities is anticipated to be greater than 4 years long, you may want to reconsider the above schedule.
- Page 2, Paragraph #3, Development Uses permitted on Land
  - Self-Service Storage Use is not a use permitted by-right in this zoning district & I think that's worth noting.

- I don't think it's necessary to provide a table of the intensity/dimensional standards required in the district or what is actually proposed on the property.

- Page 3, Paragraph #6, Phasing
  - I think that you are intending to phase this project, as you are phasing the roadway first, prior to the building (at least that appears to be what is described on page 1). If it's not your intention to phase the building of the self-storage facility that's fine, but I think it's worth noting that you intend to do all the public infrastructure, prior to the self-storage building.
- Page 3, Paragraph #9, Plan/Code
  - I don't think it's necessary to include the goals of the Comprehensive Plan – that could be staff's justification or your support for submitting this developers agreement... but not necessary in this agreement.
  - I don't think it's necessary to include sections from the Code related to ROW Easements or Abandonments.
- Page 5, Paragraph #10, Development Permits
  - The second paragraph states: "It's anticipated that the completion of the project will require Developer to obtain..." It is definitely required, so you can amend that sentence.
- Page 5, Paragraph #11, Conditions, Terms and Restrictions
  - You may add the following conditions, at this time:
    1. Applicant shall be responsible for obtaining and maintaining valid approvals of all development orders.
    2. All construction and equipment within the dedicated right-of-way must comply with city, county and state regulations.
  - Additional conditions may be added, but this is what I have for now.
- Page 6, New Paragraph (before #16) Notices
  - Add a section for "Notices" – Any notice or demand, under the terms of this Agreement, or by any statute or ordinance must be given or made by a party hereto and shall be in writing and shall be given by certified mail to the other party at the address(es) as set forth below, or to such other address as a party may from time-to-time designate by notice. For the City, to the City Manager & copy to the City Attorney. You'll need to provide a designated representative & indicate who we shall provide copies to.
- Page 7, City Signature Page
  - I've attached to this email a copy of the city's signature page.

pompano beach
Florida's Warmest Welcome

Daniel T. Keester-O'Mills, AICP
Principal Planner
Daniel.Keester@copbfl.com
954.786.5541
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Sent: Monday, March 9, 2020 11:03 AM
To: Daniel Keester <Daniel.Keester@copbfl.com>; Frank_Grau@uhaul.com
Cc: bshah@shahdrotos.com; Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Subject: RE: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights

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Good Morning Daniel,

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Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
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Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

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Sent: Tuesday, November 5, 2019 3:30 PM
To: Frank_Grau@uhaul.com
Cc: bshah@shahdrotos.com; Matthew Giani, PE; Maggie Barszewski
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Cc: bshah@shahdrotos.com; 'Matthew Giani, PE' <mattgiani@shahdrotos.com>; Maggie Barszewski <Maggie.Barszewski@copbfl.com>
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100 W Atlantic Blvd, Room 359
Pompano Beach, FL 33060

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mattgiani@shahdrotos.com

From: Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Sent: Tuesday, May 19, 2020 10:19 AM
To: mattgiani@shahdrotos.com
Cc: bshah@shahdrotos.com; Daniel Keester; Frank_Grau@uhaul.com
Subject: RE: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights

Hi Matt,
Provide an Opinion of Title for any properties touching the subject right-of-way requested for abandonment.

Sincerely,
Maggie

pompano beach.
Florida's Warmest Welcome

Maggie Barszewski, AICP
Planner
Maggie.Barszewski@copbfl.com
954.786.7921
pompanobeachfl.gov

From: mattgiani@shahdrotos.com <mattgiani@shahdrotos.com>
Sent: Tuesday, May 19, 2020 10:08 AM
To: Daniel Keester <Daniel.Keester@copbfl.com>; Maggie Barszewski <Maggie.Barszewski@copbfl.com>; Frank_Grau@uhaul.com
Cc: bshah@shahdrotos.com
Subject: RE: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights

Thanks Daniel and Maggie. In this case, U-Haul owns three separate parcels, as noted on the attached aerial. Could you please specify which properties we would require this opinion of title for?

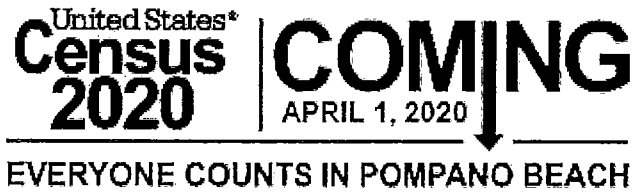
Matthew J. Giani, P.E.
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3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Daniel Keester [mailto:Daniel.Keester@copbfl.com]
Sent: Tuesday, May 19, 2020 9:07 AM
To: Maggie Barszewski; mattgiani@shahdrotos.com; Frank_Grau@uhaul.com
Cc: bshah@shahdrotos.com
Subject: RE: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights

So, to answer Matt's question directly, they will need to submit an Opinion of Title for their applicants property (to show they have standing), but they do not need to submit an Opinion of Title for the neighboring property & not for the public right-of-way.

Thanks!

Daniel T. Keester-O'Mills, AICP
Principal Planner
Daniel.Keester@copbfl.com
954.786.5541
pompanobeachfl.gov



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Sent: Tuesday, May 19, 2020 9:03 AM
To: Daniel Keester <Daniel.Keester@copbfl.com>; mattgiani@shahdrotos.com; Frank_Grau@uhaul.com
Cc: bshah@shahdrotos.com
Subject: RE: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights

Actually, it's needed for both, in a right-of-way application it provides proof of ownership for the property adjacent to the right-of-way to ensure that the applicant has standing to apply.

From: Daniel Keester <Daniel.Keester@copbfl.com>
Sent: Tuesday, May 19, 2020 8:58 AM
To: mattgiani@shahdrotos.com; Frank_Grau@uhaul.com
Cc: bshah@shahdrotos.com; Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Subject: RE: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights

Thanks, Matt. I'll take a look at the revised developers agreement this week & get back to you next week. This application is used for both public right-of-way abandonments & private property easement abandonments, I think it's usually required for private property owners when they are requesting an easement to be vacated from their property to confirm legal ownership. Since you'll be both requesting to abandon public right-of-way & dedicating private property, you will need the attorney's opinion of title on your property that you intend to dedicate.

Maggie, please review Matt's email. He's asking about the title opinion that's listed as a requirement on the application for the abandonment. Please confirm that this requirement is typically for the private property owner when they are requesting an easement to be abandoned & not for right-of-way requests?

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From: mattgiani@shahdrotos.com <mattgiani@shahdrotos.com>
Sent: Monday, May 18, 2020 11:28 AM
To: Daniel Keester <Daniel.Keester@copbfl.com>; Frank_Grau@uhaul.com
Cc: bshah@shahdrotos.com; Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Subject: RE: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights

Good Morning Daniel,

Please find attached revised developers agreement, per your comments below.

Also, we are looking into the submittal requirements for the right-of-way abandonment request for this project, and I have a question in regards to the Attorney's Title Opinion. Is the title opinion only required for the right-of-way to be abandoned, or is it needed for the adjoining property as well? We are trying to figure out exactly which parcels will require the title opinion for this request.

Thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
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5. Dedicate the new ROW to the City,
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7. Relocate gravity sewer main currently running along the western boundary of SW 10th Avenue
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9. Install a new 6" watermain to run from SW 8th Street south towards the proposed southern boundary of the new ROW dedication area,
10. Upgrade the existing 6" watermain running along SW 8th Street to an 8" watermain, and extending it further to the west and tying into the existing 12" watermain on the west side of Andrews Avenue
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- Page 1, Last Paragraph (WHEREAS, upon vacating that portion of SW 10th Avenue...)
  - Why would you file for the plat application after having done all that work? The platting process is quite lengthy, while all this work is being performed you could file this application concurrently.
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  - Applicant shall be responsible for obtaining and maintaining valid approvals of all development orders.
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  - Self-Service Storage Use is not a use permitted by-right in this zoning district & I think that's worth noting.
  - I don't think it's necessary to provide a table of the intensity/dimensional standards required in the district or what is actually proposed on the property.
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  - I think that you are intending to phase this project, as you are phasing the roadway first, prior to the building (at least that appears to be what is described on page 1). If it's not your intention to phase the building of the self-storage facility that's fine, but I think it's worth noting that you intend to do all the public infrastructure, prior to the self-storage building.
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  - I don't think it's necessary to include the goals of the Comprehensive Plan – that could be staff's justification or your support for submitting this developers agreement... but not necessary in this agreement.
  - I don't think it's necessary to include sections from the Code related to ROW Easements or Abandonments.
- Page 5, Paragraph #10, Development Permits
  - The second paragraph states: "It's anticipated that the completion of the project will require Developer to obtain..." It is definitely required, so you can amend that sentence.
- Page 5, Paragraph #11, Conditions, Terms and Restrictions
  - You may add the following conditions, at this time:
    1. Applicant shall be responsible for obtaining and maintaining valid approvals of all development orders.
    2. All construction and equipment within the dedicated right-of-way must comply with city, county and state regulations.
  - Additional conditions may be added, but this is what I have for now.

- Page 6, New Paragraph (before #16) Notices
  - Add a section for "Notices" – Any notice or demand, under the terms of this Agreement, or by any statute or ordinance must be given or made by a party hereto and shall be in writing and shall be given by certified mail to the other party at the address(es) as set forth below, or to such other address as a party may from time-to-time designate by notice. For the City, to the City Manager & copy to the City Attorney. You'll need to provide a designated representative & indicate who we shall provide copies to.
- Page 7, City Signature Page
  - I've attached to this email a copy of the city's signature page.

pompano beach
Florida's Warmest Welcome

Daniel T. Keester-O'Mills, AICP
Principal Planner
Daniel.Keester@copbfl.com
954.786.5541
pompanobeachfl.gov

United States® Census 2020 | COMING APRIL 1, 2020
EVERYONE COUNTS IN POMPANO BEACH

Please be advised, effective August 1, 2019, the hours of City Hall will be: Monday – Thursday, 7 AM – 6 PM.
City Hall will be closed on Fridays, starting August 2nd.

From: mattgiani@shahdrotos.com <mattgiani@shahdrotos.com>
Sent: Monday, March 9, 2020 11:03 AM
To: Daniel Keester <Daniel.Keester@copbfl.com>; Frank_Grau@uhaul.com
Cc: bshah@shahdrotos.com; Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Subject: RE: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights

EXTERNAL Email: Do not reply, click links, or open attachments unless you recognize the sender's **EMAIL ADDRESS** as legitimate and know the contents are safe.

Good Morning Daniel,

U-Haul's attorney has drafted a development agreement for this project, please find attached. Could you please review this agreement and let me know if any changes are recommended or required? Please also advise as to our next step. Thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Daniel Keester [mailto:Daniel.Keester@copbfl.com]
Sent: Tuesday, November 5, 2019 3:30 PM
To: Frank_Grau@uhaul.com
Cc: bshah@shahdrotos.com; Matthew Giani, PE; Maggie Barszewski
Subject: RE: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights

This email includes all of the attachments reference in my previous email. The last email omitted Resolution 2016-122.

pompano beach
Florida's Warm and Welcoming
Daniel T. Keester-O'Mills, AICP
Principal Planner
Daniel.Keester@copbfl.com
954.786.5541
pompanobeachfl.gov

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City Hall will be closed on Fridays, starting August 2nd.

From: Daniel Keester
Sent: Tuesday, November 5, 2019 3:29 PM
To: 'Frank_Grau@uhaul.com' <Frank_Grau@uhaul.com>
Cc: bshah@shahdrotos.com; 'Matthew Giani, PE' <mattgiani@shahdrotos.com>; Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Subject: U-Haul S Andrews - Right-of-Way Abandonment & Vested Rights

Frank,

Thanks for taking the time today to discuss the abandonment application! Based on our discussion, this application was filed because in your view it was a step that needs to happen for you to move forward with the development. Although, this abandonment is one step in the overall development, which will require several applications (Abandonment, Dedication, Major Site Plan, Major Building Design, Building Permits, etc.) the approval of an abandonment is final and cannot be conditioned. Given that fact, I recommended that you consider a development agreement to help give you the written assurance to go forward with the financial commitment to redesign & construct a roadway, so that you can proceed with planning the U-Haul Development.

A Development Agreement is intended to encourage strong commitment to long-term planning and ensuring the adequate public facilities for development concurrent with the impacts of development, while reducing the economic cost of development. The City Commission is authorized to review and enter into a Development Agreement with the landowner. The procedures and standards for such an agreement are outlined in the Zoning Code (155.2428. DEVELOPMENT AGREEMENT). I've attached to this email 3 examples of Development Agreements that the City has entered into:

- Resolution 2016-228 (Pompano Imports, Inc) – This development agreement was between Pompano Imports, Inc & the City, allowing the business time to remedy code compliance cases while they install on-street parking spaces within the City right-of-way.
- Resolution 2017-283 (Habitat for Humanity of Broward, Inc) – This development agreement was a part of a Master Plan development with Habitat for Humanity for the construction of 77 homes, where the Developer would be developing a public park, installing light poles, landscaping and extending public facilities. This includes a phasing plan of the site development work.
- Resolution 2016-122 (BW US 1 Sample, LLC) – This development agreement was to separate the site development from other improvements.

Additionally, and on a separate issue, we discussed the Moratorium that the City Commission adopted in September 2019. At the City Commission Meeting held on September 24th, an ordinance was approved to enact a moratorium for 6 months on all new self-storage facilities. During this period (ending March 24, 2020 – if not extended by the City Commission) we will not be accepting any new site plans, plats, etc. for anyone interested in developing self-storage. Section 2 of the ordinance acknowledges that there may be vested rights & I would encourage you to review this ordinance & the section in our code related to vested rights (155.2429. TAKINGS OR VESTED RIGHTS DETERMINATION).

We do not have an application specific to Vested Rights Determination, instead of an application, please submit a letter that outlines your claims for the vested rights. This letter should include contact information for the property owner(s)

and agent that will receive the final determination, as well as points of contact if we require any additional information. Additionally, the letter should outline the various steps, commitments and investments that that property owner has made towards developing a self-storage facility at a particular location. Please submit copies of any relevant documents to support this narrative.

The fee for submitting a Vested Rights Determination is $600. You may file this application in person, at the 3rd floor Zoning Counter, to my attention or mail it:

City of Pompano Beach
Development Services Department
Attn: Daniel Keester-O'Mills, Principal Planner
100 W Atlantic Blvd, Room 359
Pompano Beach, FL 33060

Should you have any questions, please let me know.

pompano beach.
Florida's Warmest Welcome

Daniel T. Keester-O'Mills, AICP
Principal Planner
Daniel.Keester@copbfl.com
954.786.5541
pompanobeachfl.gov

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ORDINANCE NO. 2020-62

CITY OF POMPANO BEACH
Broward County, Florida

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, AMENDING CHAPTER 155, "ZONING CODE," OF THE POMPANO BEACH CODE OF ORDINANCES, BY AMENDING SECTION 155.4223., "COMMERCIAL SELF-SERVICE STORAGE UNITS," TO MODIFY THE PROCEDURES AND APPROVALS REQUIRED TO LOCATE SELF-STORAGE UNITS; AND TO MODIFY REQUIREMENTS FOR SELF-STORAGE UNITS LOCATED IN B-4 AND I-1 ZONING DISTRICTS; BY AMENDING APPENDIX A: CONSOLIDATED USE TABLE, TO CONFORM TO CHANGES IN THE ORDINANCE; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission determines that it is in the best interest of its residents, businesses and visitors to enact sufficient regulations to protect the public health, safety and welfare to ensure that the city residents are best served by an appropriate distribution of businesses throughout the city; and

WHEREAS, the city engaged a consultant to analyze the supply and demand of self-storage facilities within the city to provide a report; and

WHEREAS, the consultant's report advised that there was an overabundance of self-storage facilities within the city based upon the city's current and projected population (per capita) as compared to other southeast Florida municipalities; and

WHEREAS, the City, in response to the consultant's initial report, studied the Zoning Code and analyzed the findings of the report to seek solutions to mitigate the inundation of self-storage facilities; and

WHEREAS, the temporary moratorium adopted by the City Commission (Ordinance 2019-108) on the processing of applications for, and the issuance of building permits, development permits, site plan approvals or any other official action of the City of Pompano Beach permitting or having the

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effect of allowing the construction of self-storage facilities within the city's control for a period of six months is set to expire on March 24, 2020; and

WHEREAS, the City Commission declare these text amendments "Zoning in Progress," in accordance with Section 155.2309 of the city's Zoning Code; and

WHEREAS, in accordance with Florida Statutes, Section 166.041(3)(c)2, advertisements in accordance with said statute have been published in a newspaper of general paid circulation in the City of Pompano Beach and of general interest and readership in the community, notifying the public of two public hearings on this proposed Ordinance; and

WHEREAS, two public hearings have been held pursuant to said published hearings and all persons so desiring had the opportunity to be, and were, in fact, heard; now, therefore,

BE IT ENACTED BY THE CITY OF POMPANO BEACH, FLORIDA:

SECTION 1. That Section 155.4223., "Commercial: Self-Service Storage Uses," of Chapter 155, "Zoning Code," of the Code of Ordinances of the City of Pompano Beach is hereby amended to read as follows:

§ 155.4223. COMMERCIAL: SELF-SERVICE STORAGE USES

A. SELF-STORAGE OR MINI-WAREHOUSE FACILITY

1. Districts Where Permitted

RS -1	RS -2	RS -3	RS -4	RS -L	RD -1	RM -7	RM -12	RM -20	RM -30	RM -45	MH -12	B -1	B -2	B -3	B -4
															~~P~~ S

M -1	C R	I-1	I-IX	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO	LAC	PD-1
		~~P~~ S	P	~~P~~ S									P			

. . .

3. Standards

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A self-storage or mini-warehouse facility shall comply with the following standards:

a. Site Layout

. . .

b. Operation

i. The only commercial uses permitted on-site shall be the rental of storage bays and the pickup and deposit of goods or property in dead storage and the incidental sales or rental of moving supplies (e.g., boxes) and equipment (e.g., dollies). Storage bays shall not be used to manufacture, fabricate, or process goods, to service or repair vehicles, small engines or electrical equipment, or conduct similar repair activities, to conduct garage sales or retail sales of any kind, or to conduct any other commercial or industrial activity on the site.

. . .

iii. Hours of public access to a self-storage use abutting a residential zoning district or existing residential use shall be restricted to the hours between 6:00 a.m. and 10:00 ~~a~~ p.m.

. . .

e. Building Appearance

In addition to the General Commercial, Institutional, and Mixed-Use Design Standards of Section 155.5602, the following design standards are applicable for self-storage uses in B-4 and I-1 Zoning districts.

i. Garage doors or overhead doors serving individual storage units, or similar architectural treatment shall ~~be perpendicular to a public or private street so as to~~ not be visible from adjacent streets. When overhead doors are within a building, they must be setback a minimum of 15 feet from any window facing a public right-of-way (this shall not include opaque glass or false windows, where the interior space is not visible from the right-of-way).

ii. ~~The exterior facades of all structures shall receive uniform architectural treatment, including masonry, stucco, and painting of surfaces.~~ Colors used shall be compatible with the character of the surrounding area, abutting residential neighborhoods. ~~Perimeter or~~

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~~exterior walls visible from a public street or detached residential dwelling shall not include metal as a primary material.~~

iii. Regardless of the number of stories, buildings greater than 24 feet in height shall include a clearly recognizable base, middle and top configured in accordance with the standards of Section 155.5602.C.4.

iv. Each story above the ground level must provide at least 30 percent of the street-facing facade area as glass treatment (measured from the story line denoting the lower floor to the underside of the eave, top of the parapet, or the story line denoting the upper floor).

v. When a self-storage facility is proposed along an arterial or collector roadway, the building must be designed to accommodate a commercial liner. The liner building may be in the same building or separate from the self-storage facility; however, when it is integrated into the same building at minimum the ground floor must be designed to allow for active commercial use(s) fronting the street, independent from the self-storage facility.

SECTION 2. That Appendix A, "Consolidated Use Table," of Chapter 155, "Zoning Code," of the Code of Ordinances of the City of Pompano Beach is hereby amended to read as follows:

APPENDIX A: CONSOLIDATED USE TABLE

. . .

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APPENDIX A: CONSOLIDATED USE TABLE

P = PERMITTED PRINCIPAL USE
S = USE ALLOWED AS A SPECIAL EXCEPTION
A = PERMITTED ACCESSORY USE
T = TEMPORARY USE ALLOWED WITH A MAJOR TEMPORARY USE PERMIT
t = TEMPORARY USE ALLOWED WITH A MINOR TEMPORARY USE PERMIT
√ = TEMPORARY USE ALLOWED WITHOUT TEMPORARY USE PERMIT
I = INTERIM USE ALLOWED WITH AN INTERIM USE PERMIT
BLANK CELL = PROHIBITED USE

USE CATEGORY (PRINCIPAL USES) AND/OR USE TYPE		RESIDENTIAL DISTRICTS												COMMERCIAL DISTRICTS						INDUSTRIAL DISTRICTS				SPECIAL DISTRICTS							PLANNED DEVELOPMENT DISTRICTS					USE-SPECIFIC STANDARDS
		RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-1X	O-IP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO	LAC	PD-I	
PRINCIPAL USES																																			
COMMERCIAL USES																																			
	Pawn Shop															P								P							P	P	P	P	155.4222.N
	Thrift Shop															S	P							P							P	P	P	P	155.4222.O
	Retail sales establish-met, large															P	P														P				155.4222.P
	Indoor mall or marketplace															P	P														P		P	P	155.4222.Q
Retail Sales and Service Uses - Retail Sales	Other retail sales establish-ment													P	P	P	P							P							P	P	P	P	155.4222.R
Self-Service Storage Uses	Self-Storage or mini-warehouse facility																~~P~~ S			~~P~~ S	P	~~P~~ S									P				155.4223.A
Sexually Oriented Businesses	Sexually oriented businesses																				P														155.4224.A
Visitor Accommo-dation Uses	Condo Hotel									S	S	S			P	P	P							P							P	P	P	P	155.4225.A
	Bed and breakfast inn	S	S	S	S	S		S	S	S	S	S		P	P	P	P	S						P						P	P	P	P	P	155.4225.B
	Hotel or motel									S	S	S			S	P	P	S	P					P							P	P	P	P	155.4225.C

. . .

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SECTION 3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

SECTION 4. This Ordinance shall become effective upon passage.

PASSED FIRST READING this 26th day of May, 2020.

PASSED SECOND READING this 23rd day of June, 2020.

DocuSigned by:
Rex Hardin
502CB780EB3F480...

REX HARDIN, MAYOR

ATTEST:

DocuSigned by:
Asceleta Hammond
7750429031 6A490...

ASCELETA HAMMOND, CITY CLERK

MEB/jrm
5/12/2020
[3/10/2020]
L:ord/ch155/2020-156

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GUNSTER
FLORIDA'S LAW FIRM FOR BUSINESS

Our File Number: 46679.00003
Writer's Direct Dial Number: 954.468.1391
Writer's E-Mail Address: hdavis@gunster.com

January 29, 2021

VIA ELECTRONIC MAIL

Mr. David Recor
Development Services Director
City of Pompano Beach
100 W. Atlantic Boulevard
Pompano Beach, FL 33060

Re: Vested Rights Letter - U-Haul of Eastern Florida for Property Located at 790 S.W. 12th Street, Pompano Beach, Florida

Dear David:

As you know, we have long been working with our client, U-Haul of Eastern Florida ("U-Haul"), on the redevelopment of its property located at 790 S.W. 12th Street, in Pompano Beach (the "Property"). U-Haul purchased the Property on June 1, 2017 and over the past three (3) years, it has been working with the City to develop a multi-story self-storage facility on the site. On April 4, 2018, a Major Site Plan application was submitted to the City and is currently active and pending (the "Application"). Because the Application was submitted prior to the City's self-storage use moratorium per Ordinance No. 2019-108, enacted on September 24, 2019 (the "Moratorium"), U-Haul's Application is vested by rule of law. After several meetings with Staff, we are providing this "Vested Rights" letter to outline the various steps, commitments and investments that that U-Haul has made towards developing a self-storage facility on the Property prior to the Moratorium, thus permitting our Application to continue under the former self-storage regulations.

The Property currently contains a two story, 7,424 square foot building, which is used as an office. The Application submitted was for a new 4-story, 47,820 square foot, self-storage facility on the Property, which included architectural features that enhanced the façade to make it look more like an office building. This also required several other elements related to the application, including relocation of utilities and a redesign of S.W. 10th Avenue, all of which would require a plat for the property and vacation of right of way for relocations. Because the relocation issues were paramount, we worked with staff throughout 2018 and 2019 to address those issues; we submitted our application to vacate SW 10th Avenue right of way on August 9, 2019.

proposed regulations. We appreciate the City recognizing that because the Application has vested rights, no special exception approval will be required for the self-storage use on the Property.

Please do not hesitate to contact us if you have any questions.

Sincerely,

/s/ Heidi Davis Knapik

Heidi Davis Knapik

cc: Mario Martinez
Wesley Chadwick
Matt Giani
Nicole Hosking
Jennifer Gomez
Daniel Keester-O'Mills
Brian Seymour, Esq.

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GUNSTER
FLORIDA'S LAW FIRM FOR BUSINESS

Our File Number: 46679.00003
Writer's Direct Dial Number: 954.468.1391
Writer's E-Mail Address: hdavis@gunster.com

February 25, 2021

VIA ELECTRONIC MAIL

Mr. David Recor
Development Services Director
City of Pompano Beach
100 W. Atlantic Boulevard
Pompano Beach, FL 33060

Re: Response to City's Letter - U-Haul of Eastern Florida for Property Located at 790 S.W. 12th Avenue, Pompano Beach, Florida

Dear David:

I was hoping to speak with you about this matter, but unfortunately, I was not able to reach you. Our client, U-Haul of Eastern Florida ("U-Haul"), the owner of the property located at 790 S.W. 12th Avenue, in Pompano Beach (the "Property"), is in receipt of your February 10, 2021 letter. U-Haul is extremely puzzled and disappointed by Staff's determination and the 180-degree change in position from our July 27, 2020 meeting with you, Jennifer Gomez and Daniel Keester-O'Mills conducted via Zoom (the "Meeting"). At the Meeting, two things were clear. First, you unequivocally stated that U-Haul was vested and no Special Exception would be required. Second, U-Haul agreed that despite that it is vested, it would endeavor to incorporate design changes to try to meet some of the newly adopted standards regardless that they did not apply. The goal is always to be a good neighbor.

You agreed that based on the various steps, commitments and investments that U-Haul made towards developing a self-storage facility on the Property, including its pending applications, previous staff meetings and Pre-Application meeting, all which are part of the formal application process, as required by the City's Zoning Code, that these actions constituted a vested right, as they occurred prior to the Moratorium. This amounted to the common law vested rights that we were discussing. You asked that we lay this out in a letter for you, which have now done. Also as mentioned at the Meeting, Staff requested that U-Haul incorporate as many of the newly enacted provisions of Section 155.4223.A.3.e – Self Storage Building Appearance into U-Haul's proposed self-storage project. In reliance of Staff's statements from the Meeting, U-Haul spent the past several months designing and redesigning its proposed project and site plan so that it would meet not just some, but **ALL** of the new Building Appearance requirements for self-storage facilities set forth in the Code. Again, this was done to work with the City even though the application is

vested. U-Haul expended significant resources, time and consultant fees to redesign the project, based on Staff's stated position. We understand this took time. This is because U-Haul worked very hard to do everything that the City would want, again despite that it is not required.

U-Haul does not agree with your determination that it does not have vested property rights for its proposed self-storage project without being subject to new the special exception standards and believes it deserves an explanation from you as to why the position was reversed after the July Meeting.

Thank you for your attention to this matter. Please call me at (954) 468-1380 to discuss this at your earliest convenience.

Sincerely,

/s/ Heidi Davis Knapik

Heidi Davis Knapik

cc: Mario Martinez
Wesley Chadwick
Jennifer Gomez
Daniel Keester-O'Mills
Brian Seymour, Esq.
Mark Berman -City Attorney

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Comments for 18-12000010 Pre-Application Meeting on April 24, 2018

1. Provide a Plat in accordance with 155.2410. PLAT, prior to a Zoning Compliance Permit approval. Note that a permit would be approved upon a recordation of plat.
2. Per Section 100.01 (C) Minimum Right-of-Way, the required ROW width of Andrews Ave is 106 ft. The property owners require to dedicate a portion of land to comply with 106 ft right-of-way in accordance with Zoning Code § 155.5704. It shall only be required to dedicate half of the applicable right-of-way width to the center line of the street. According to the submitted survey, 51.69' distance is shown between CL and PL. Additional land shall be dedicated to full-fill 53 ft. Andrews Ave is the Broward County ROW. Please contact the Broward County for the dedication.
3. Per Section 100.01 (C) Minimum Right-of-Way, the required width of SW 8 Street is 60 ft. Based on the survey, the property owner shall dedicate additional land to full fill the required width of SW 8 Street. It shall only be required to dedicate half of the applicable right-of-way width to the center line of the street. Please contact the City Engineering to confirm the dedication portion. Land dedication for a ROW purposes shall be completed prior to zoning compliance permit approval.
4. The proposal must be revised to reflect post dedication.
5. Successfully obtain a ROW vacation prior to site plan approval.
6. Provide the recorded sign easement and 12 ft Access Easement. Staff must evaluate the Easements relevant to the project and the proposed driveway to access the neighboring property.
7. Per Section 155.2401.C, a Unity of Title for subject properties will be required prior to zoning code compliance permit approval, and shall be filed with the City.
8. Revise the drawing to provide 30 ft rear yard for the south portion of the building.
9. No backing out to the street. Revise the layout of the five parking spaces, north of the building.
10. Clarify the proposed PHASE II (Existing 2 Story building proposed to be additional self-service storage). It shall be included in this submittal.
11. Easements may be created during platting. Please note that no vertical structure is allowed in the future easements but fence or wall.
12. Cross Access Agreement must be established prior to zoning compliance permit approval. It shall be submitted to the Planning and Zoning for approval prior to the recordation.
13. Revise the parking calculations and layout to exclude loading areas and include the existing 2 story building.
14. Note that the existing curb-cut on Andrews Ave is confirmed; Section 2 Tax Cards # 49 & 50, Permit n 67-3797.

    Per TABLE 155.5102.M.1: MINIMUM NUMBER OF OFF-STREET LOADING BERTHS, provide at least 4 loading berths and following standards: at least 12 feet wide and 55 feet long with at least 14 feet of overhead clearance. Where possible, loading areas shall be located to the rear of the use they serve and shall be located and designed so vehicles using them can maneuver safely and conveniently to it from a public street and complete loading without obstructing or interfering with any public right-of-way or any parking space or parking lot aisle.
15. Curb cuts shall be redesigned per Section 155.5101.G.3. Vehicular Access and Circulation. Entrances on SW 8 Street and Andrews Ext (AKA SW 12 AVE, Arterial roadway per Broward County Trafficways Plan) shall be modified.

16. Illustrate the property lines clearly and legibly.
17. Per Section 155.5102.C. 9.off-street parking space shall include a continuous curb instead of wheel stops. Revise parking stalls to be 9ft X 16ft with two foot overhangs. No vertical objects shall be located in the overhangs.
18. Provide parking details including curbing and double striping.
19. The stairway may extend up to five feet into a required rear yard. Provide distance from it to nearby property line.
20. If the dumpster is required and provided on the site, it shall comply with Section 155.5301. C. Location and Screening of Commercial Containers, and provide details accordingly.
21. Provide screening of off-street loading and service areas, per Section 155.5301.B. Screening of Off-Street Loading and Service Areas.

    2. Exterior off-street loading and service areas shall be screened from view from adjacent streets and properties by durable, sight-obscuring walls, fences, and/or dense continuous hedges that are at least six feet in height. Points of vehicular access into or from the loading or service area need not be screened, provided they are located and designed to minimize direct views into the service or loading area from adjacent streets and properties.

    3. Screening walls and fences shall incorporate at least one of the primary materials or colors of the primary structure on the lot. Screening hedges shall be of a type and quality as that used for site landscaping.
22. Applicant shall provide evidence that the project will achieve at least twelve sustainable development points, prior to building permit approval.
23. Provide at least seven foot wide bike path, per Sections 155.5101. H. and a bike rack for at least four bicycles for each ten parking spaces, as per Code Section 155.5102.L.
24. Provide at least five foot walkway, as per Code Section 155.5101.I. These paths should be distinguishable from the vehicular traffic lanes they cross.
25. Provide responses to the Site Plan Standards per Section 155.2407.E. Site Plan Review Standards. The response will be included for the PZB report.

155.2407.E. 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 comprehensive plan;

2. Complies with the applicable district, use, and intensity and dimensional standards of this Code (Articles 3, 4, and 5);

3. Complies with the applicable development standards of this Code (Article 5). While not required to comply with the
Sustainable Development Standards in Part 8, Sustainable Development Standards, of Article 5, Development Standards, applications for Minor Site Plan shall be approved only on a finding that there is competent substantial evidence in the record that the proposed development is consistent with the goals and intention found in Section 155.5801, Purpose;

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

5. Complies with all requirements or conditions of any prior applicable development orders;

6. Is issued a concurrency review certificate in accordance with Chapter 154 (Planning) of the Code of Ordinances;

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;

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

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

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

Building:

Revise the building per Section 155.5603. INDUSTRIAL DESIGN STANDARDS

26. AAC requires original paint color and material samples.
27. Provide color elevations of the building exterior presenting actual color and material schemes.
28. Exterior mechanical equipment shall be screened as per Code Section 155.5301. A. 2.
29. Max. height of the building is limited to 45 ft, measured from the average finish grade to the roof deck. Revise the building.
30. The building shall orient the building facade containing its primary patron entrance to face the street from which the building derives its street address.
31. Per Section 155.5603.F.2, provide alternatives of the proposed loading areas and sliding door. Street-facing facades of the ground level floor shall not include overhead doors, sliding glass doors, removable panels, or similar type of doors.
32. Revise the building to have clearly defined, highly visible primary entrances, per Section 155.5603 F. Entrance.
33. Revise the street facing building facades per Section 155.5603. E. Facade Articulation
    1. Wall Plane Horizontal Articulation, 2. Vertical Articulation, or 3. Roof Line Variation

Lighting

34. Photometric plan shall be provided for the site plan review, per Section 155.5401.E. Minimum And Maximum Illumination Levels.
35. As per Code Section 155.5401.I, wall packs on buildings are not intended to draw attention to the building or provide general building or site lighting. Wall packs on the exterior of the building shall be fully shielded to direct the light vertically downward and have a light output of 900 lumens or less. Provide alternatives.
36. As per code section 155.5203.B.2.g, trees shall be planted at least 15 feet from any light fixture mounted on a pole. Illustrate the exterior lighting and 15 foot radius around the lighting fixture on the landscape plan. If lighting fixtures are proposed within 15' radius of the tree/palm trunks, relocate the poles and revise plans.
37. Note that lighting fixtures shall be concealed or shielded with full cut-off style fixture, per Section 155.5401.G.

Sign

38. Free standing sign to be proposed? If yes, it requires AAC review and approval of the sign structure.
39. Sign requires a separate permit.

40. Additional comments to be rendered at time of formal site plan submittal.
41. Planning & Zoning Board approval required for Major Site Plan. (§155.2407.B.1)
42. Architectural Appearance Committee approval required for Major Building Design. (§155.2408.B.1)

General

43. Ensure that the building and site design are in accordance with Use Standards of Self-Service Storage Uses. Especially see yellow highlighted.

155.4223. COMMERCIAL: SELF-SERVICE STORAGE USES

A. Self-Storage or Mini-Warehouse Facility

1. Districts Where Permitted

-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4
															P

I	CR	I-1	I-IX	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO	LAC	PD-I
		P	P	P									P			

2. Definition

A self-storage or mini-warehouse facility is a building or group of buildings divided into separate self-contained units or areas offered for rent for self-service storage of household and personal property. The storage units or areas are designed to allow private access by the tenant for storing and removing personal property. Accessory uses may include leasing offices, outdoor storage of boats and recreational vehicles, incidental sales or rental of moving supplies and equipment, and living quarters for a resident manager or security guard. The rental of trucks or trailers is a separate principal use and not considered accessory to this use.

3. Standards

A self-storage or mini-warehouse facility shall comply with the following standards:

a. Site Layout

i. The facility shall be located on a site with an area of at least one acre.

ii. If separate buildings are constructed, there shall be a minimum separation of ten feet between buildings.

b. Operation

i. The only commercial uses permitted on-site shall be the rental of storage bays and the pickup and deposit of goods or property in dead storage and the incidental sales or rental of moving supplies (e.g., boxes) and equipment (e.g., dollies). Storage bays shall not be used to manufacture, fabricate, or process goods, to service or repair vehicles, small engines or electrical equipment, or conduct similar repair activities, to conduct garage sales or retail sales of any kind, or to conduct any other commercial or industrial activity on the site.

ii. Except as otherwise authorized in this subsection, all property stored on the site shall be contained entirely within enclosed buildings.

iii. Hours of public access to a self-storage use abutting a residential zoning district or existing residential use shall be restricted to the hours between 6:00 a.m. and 10:00 a.m.

c. Storage of Recreational Vehicles and Boats

Open storage of recreational vehicles (RVs) and pleasure boats of the type customarily maintained by persons for their personal use shall be permitted within a self-service storage facility use, provided that the following standards are met:

i. The storage shall occur only within a designated area, which shall be clearly delineated.

ii. Storage shall not occur within required yards.

iii. The parking spaces designated for storage shall not be eligible for compliance with Minimum Off-Street Parking Requirements.

iv. The designated storage area shall be located behind the principal structure and shall comply with the Outdoor Storage Area standards in Section 155.4303.W.

v. The recreational vehicles and pleasure boats shall be operable. The pleasure boats shall be placed on a trailer.

d. Parking and Circulation

i. Interior parking shall be provided in the form of aisleways adjacent to the storage bays. These aisleways shall be wide enough to be used both for circulation and temporary customer parking when accessing storage bays.

ii. The one- or two-way traffic flow patterns in aisleways shall be clearly marked. Marking shall consist, at a minimum, of standard directional signage and painted lane markings with arrows.

iii. Appropriate access and circulation by vehicles and emergency equipment shall be ensured through the design of internal turning radii of aisleways.

iv. All access ways shall be paved with asphalt, concrete, or comparable paving materials.

e. Building Appearance

i. Garage doors serving individual storage units shall be perpendicular to a public or private street so as to not be visible from adjacent streets.

ii. The exterior facades of all structures shall receive uniform architectural treatment, including masonry, stucco, and painting of surfaces. Colors used shall be compatible with the character of the surrounding area. Perimeter or exterior walls visible from a public street or detached residential dwelling shall not include metal as a primary material.

Fire Department Pre-DRC Comments

City of Pompano Beach • Bureau of Fire Prevention
100 West Atlantic Boulevard, Room 220 Pompano Beach, FL 33060
Phone: (954) 786-4978

Date: 4/24/2018
Application: PZ18-12000010

Project: UHaul
Address: 790 SW 12th Ave

Current Adopted Fire Code:
Florida Fire Prevention Code 6th Edition
NFPA 1 and 101, 2015 Editions with Florida Changes.
Reference:
FAC 69A-3.012 for additional adopted NFPA Standards.

Refer to NFPA 1 (2012ed), Chapter 18 of the Florida Fire Prevention Code 5th Edition.

Conditions:

1. ( ) Provide a fire apparatus circulation plan, incorporating the approved road widths (minimum 20ft wide) and turning radius, minimum turning radius 30ft inside and 50ft outside. Provide both arcs and center point that arcs are measured from.
2. ( ) Fire hydrant flow test required for all new structures; Minimum required fire hydrant flow is 1000 GPM at 20psi. (NFPA 1, 2015ed chapter 18).
3. ( ) Existing or proposed water distribution systems for all new development must meet the requirements for both domestic water consumption and fire flow demands. This must be a looped water distribution system. It is recommended that the system also be capable of future demands for the area. Minimum size underground water mains for single family residential development are 6-inch. Minimum size underground water mains for all commercial and medium/high density residential development would be 8-inch or larger.
4. ( ) Provide Fire Flow Data: Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 for required fire flow, number/spacing of fire hydrants. Depending on the hydrant flow test results additional fire protection systems or change in construction type maybe required for project. (NFPA 1 2015ed chapter 18) City of Pompano requires a minimum of 2 fire hydrants. Maximum distance to secondary fire hydrant is 400ft of any future building. Distance is measured by fire apparatus travel on access roadways. (COPFL ORD. 95.09(C)) Complete attached form "Water Supply Fire Flow"
5. ( ) Additional fire hydrants required for proposed building, refer to NFPA 1 2015ed, Chapter 18 as a guide, for fire flow GPM requirements, number/spacing of fire hydrants.
6. ( ) Emergency access openings requires as per NFPA 101 chapter 11 section 11.7.3.2
7. ( ) Indoor Radio Propagation Signal Strength Model: This structure may require a Bi-Directional Amplifier system. A qualified BDA designer/installer with local knowledge shall be needed to review this proposed plan. A computer generated "color heat map" showing anticipated unenhanced signal strengths within all areas of the proposed structures shall be required as part of this site plan review. If this computer generated heat map reveals that there will be insufficient signal strength to support the City's public safety radio communications network, a Bi-Directional amplifier system will be required. Plans for system will be required at building permit. Structures requiring a BDA system will not be issued a TCO or CO until this system is installed, tested and functional. System must be approved by Broward County: Office of Regional Communications and Technology, 115 S Andrews Av, #325 | Ft Lauderdale, FL 33301, Tel: 954-357-8570 or 954-357-8673 (NFPA 1 chapter 11 section 11.10.1, NFPA 72 chapter 24, Florida Building Code Broward County Amendments Chapter 1, Section 118)

ARCHITECTS/DESIGNERS MUST DESIGN TO THE ADOPTED CODE AND NOT TO THIS CHECK LIST

Comments:

1. ( ) Visibility and unobstructed working space must be maintained from fire apparatus access routes to fire protection and life safety appliances/equipment. These include but not limited to: Fire hydrants, fire department connections (FDC), post indicating valves (PIV), fire sprinkler risers, fire alarm control panels and electrical room locations.
2. ( ) Clear Space around Fire Hydrants, Fire Department Connections (FDC), and any other Fire Appliance requiring clearance for access. A 36 inch clear space shall be maintained around the circumference of fire hydrant/appliance. (NFPA 1 (2015ed) Ch. 18 Sec. 18.5.3)
3. Refer to attached link for clearance details (must be included with plans as a detail): http://pompanobeachfl.gov/assets/docs/pages/urban_forestry/fire_hydrant_clear_zone_detail.pdf
4. http://pompanobeachfl.gov/assets/docs/pages/engineering/misc/315-1%20Typical%20Screen%20For%20Utilities.pdf
5. ( ) Blue reflective hydrant location markers shall be placed on the access roads in front of all fire hydrants. Blue markers shall be placed in the middle of the drive lane on the side of the road closest to the fire hydrant.
6. ( ) Red reflective fire department connection location markers shall be placed on the access roads in front of all fire department connections. Red markers shall be placed in the middle of the drive lane on the side of the road closest to the fire department connection.

1. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509.
2. Submit a tree survey prepared, signed, and sealed by a Florida Registered Surveyor showing the locations of all existing trees and palms in accordance with Code Section 155.2411, and Part 5
3. Submit a Tree Appraisal by an ISA Certified Arborist or a Florida Registered Landscape Architect in accordance with the Council of Tree and Landscape Appraisers, Guide for Plant Appraisal 9th Edition, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and caliper of each existing tree; evaluates the health condition of each existing tree; identifies the status of each existing tree (whether the tree is to be protected in place, be relocated, or be removed); and provides a dollar value for each existing tree included on the tree survey. in accordance with Code Section 155.2411, and Part 5.
4. Provide a graphic scale on landscape plan.
5. Correct data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping.
6. As per 155.5203.provide understory trees spaced a maximum average of 20 feet on center may be substituted for canopy trees in areas beneath overhead utility lines.
7. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 8' and up to 24' of landscape areas. Provide what is required vs. what is going to be proposed as to a superior landscape design.
8. Show how requirements as per 155.5203.E., Building Base Plantings are being met.
9. As per 155.5401.C. remove light poles from required VUA areas, perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings.
10. As per 155.5203.D.4., a landscaped island shall be provided at each end of every row of parking spaces and per every 10 spaces. Landscape parking islands are to be a minimum 8' wide and contain trees, sod and irrigation.
11. As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping.
12. All trees are to be large canopy trees unless OHW exist. Change out trees along north perimeter to be large canopy.
13. As per 155.5203.B.2.ii.Based on the height of the building half of all required canopy trees are to be 16' tall and palms to be 22' OA, please adjust.
14. Provide Street Trees at 1:40' as per 155.5203.G.2.c. along SW 8th St x 14 trees
15. Remove palms as required canopy trees.
16. Propose an alternate tree species to Ilex.
17. Remove billboard from the site. Beware of Royal palms within the view corridor.
18. What is hatched area along East side?
19. Pervious calculations seem off.
20. Provide an irrigation plan
21. Provide a note on the plans specifying that all hedges abutting City Rights of way are maintained at a height no greater than 24". It is staffs recommendation that all trees VUA perimeter trees be 14' OA to create a largest CPTED clear line of sight from roadway.
22. Provide a note on plan that a Pre Construction meeting with Urban Forestry is required before any plant material is installed on site.
23. Provide a note that all road rock, concrete, asphalt and other non natural material be removed from all planting areas prior to landscape installation and be replaced with planting soil prior to landscape installation.
24. All tree work will require permitting by a registered Broward County Tree Trimmer.
25. Additional comments may be rendered a time of resubmittal.

ST. AUGUSTINE SOD ONLY

Pre-Application meeting 4-24-18

David McGirr

Chief Engineering Inspector 954-786-5514 david.mcgirr@copbfl.com

18-12000010

1. Broward County EPD Surface Water Management Division must approve the proposed paving and drainage plans.

2. Plan sheet 003 CE3 PGD shows solid curbing in City right of way. How is the roadway going to drain? Provide a grading and drainage plan on how SW 8 Street will drain with the solid curb. Drainage runoff from the right-of-way cannot drain to private property.

3. The proposed Right of way vacation and proposed utility easement for the sanitary sewer relocation must be approved by the city commission.

5. As per City Code, landscaping materials other than sod are not allowed within (5') five feet of any portion of City owned utilities within the public street right-of-way including meters, hydrants, service lines etc. Show the location of all existing City owned and maintained potable water mains and services, sanitary sewer mains or laterals and storm drainage lines on the proposed landscape plans. Please place a note to this effect on the proposed landscape plans.

6. The proposed water services and sanitary sewer connection to service this project needs approval by the City of Pompano Beach Utilities Division.

7. Submit a sediment and erosion control plan.

8. Obtain approval from the Broward County HRS for the proposed water main construction shown on these plans.

9. The proposed wastewater collection system shown on the civil engineering plans must be approved by Broward County EPD.

10. Upload the 2018 City Engineering standard details for the proposed water, sewer connections and the proposed sidewalk. These detail drawing may be obtained in pdf format from the City's website www.pompanobeachfl.gov under departments /engineering.

**** Please note - additional review comments may be issued by the City Engineering Division throughout the remainder of the permitting process while the civil engineering plans are being finalized for this project.****

Pre-Application Meeting / P&Z#18-12000010 / Tuesday April 24, 2018

City of Pompano Beach Utilities PAM Comments / Nathaniel Watson 954-786-5508 / nathaniel.watson@copbfl.com

P&Z#18-12000010 / U-Haul Co. of Florida / 790 SW 8 & 12 Avenue, Pompano Beach Whitney LLC 40th Street LLC ETAL /3301 & 3571 N Federal Hwy

1. Please note that additional comments may be forth coming contingent upon future submittals and the review process.
2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site work.
3. Please exercise best management practices with regard to sedimentation and erosion control methods on and off-site of the lot.
4. The proposed site work is conducted within a Broward County Water and Wastewater area.

CONFIDENTIAL

Development Review Committee

Subject: CPTED and Security Strengthening

Reviewer: BSO Deputy Patrick Noble for the City of Pompano Beach

Disclaimer: The services of an experienced, qualified and certified Security Crime Prevention/ CPTED Consultant are highly recommended. This review does not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime and to help avoid any present and future security deficiencies, conflicts, or liabilities that might occur without any review.

Note: DRC submissions require a CPTED/ Security Strengthening Narrative Folder and a separate Drawing Folder for review. All mandatory compliance condition requirements MUST BE LISTED AND SPECIFICALLY ADDRESSED WITH DETAILS on Narrative and Drawing plans.

1. Trespass and Signage: Territorial Reinforcement and Access Control

- Submit a Broward Sheriff's Office No Trespass Program Affidavit with the application.
- Post sufficient BSO No Trespass Signage so that it is readily available at the main entrance and all sides of the property: North, South, East and West.
- Prominently post signs securely using robust fasteners at all corners.

2. CPTED Landscaping Standards

- A: Natural Surveillance

- Design out landscaping and lighting conflicts to avoid existing or future obstructions to Natural or Electronic Surveillance.

- Design out existing or potential concealment/ ambush points.

- **Maintain 2.5' foot maximum height for all hedges, bushes, low plants and ground cover.**

- Maintain an 8' clear trunk without any obstructive limbs or foliage hanging down for canopy trees and tall plants.

- B: Territorial Reinforcement

- Design in dense, low-profile and/ or harsh thorny-like non-obstructive **(maximum height 2.5' feet)** landscaping in any vulnerable areas such as under windows, around fencing or walls, remote property lines, etc., as a deterrent to loitering, trespassing and to deny any concealed staging and ambush opportunity for potential criminal activity.

3. CPTED Lighting Standards

- Must include a comprehensive detailed description in Narrative Plan of how CPTED lighting standards will be addressed at this specific site.

- All Structures: Install vandal proof/ resistant motion-sensor security alert lights over all exterior doors including main, garage, storage doors, sheds, etc.,

- Security motion sensors are very effective in capturing an intrusion and creating the perception by the intruder of being discovered, therefore these should be utilized in strategically targeted areas after careful consideration.

- Lighting should usually be primarily concentrated at gateways, doorways & windows; it should not over-illuminate or create shadows.

- To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable light pollution trespass.

- Adequate soft lighting is preferable to spotlights so as not to 'blind' desirable users and make them prone to surprises such as an ambush. With soft bright lighting the field of vision is greatly extended.

4. Doors and Fences: Security Strengthening, Natural Surveillance and Access Control, Burglar Alarms

- Install either a reinforced security window or a 180 degree wide angle door viewer on all exterior doors including garage, service doors, etc., to provide opportunity to monitor and surveil exterior and also to avoid being ambushed upon exiting. This also provides an opportunity to visually identify and screen visitors in the event of an attempted criminal ruse entry.

- (If applicable) Any existing or future fencing should be CPTED oriented such as 'Cyclone' or at least partially 'see-through' to maintain critical Natural Surveillance.

- Fences should limit or not have easily accessible horizontal bars that could be used for climbing and breaching any security fencing. Use narrow spacing to prevent footholds.

- Burglar Alarms must be installed at the facility wherever sensitive identification documents or electronic files including financial information is stored. Alarms must be activated whenever all personnel are out of the building off premises.

- Costly equipment such as exterior air conditioning units must be clearly and permanently marked and serial numbers and photos stored for criminal investigation. This identification information must be readily available in the event of a theft or burglary to help law enforcement try to quickly track and recover the stolen items.

5. Dumpster: CPTED, Natural Surveillance and Security Strengthening

- To deter loitering by trespassers, illegal dumping and a concealment/ ambush point for criminals, dumpster enclosures that also have a pedestrian access entry passageway in addition to swing gates must include all of the following on both the swing and pedestrian gates:

- A robust locking mechanism such as a throw bolt with a padlock for example rather than only a vulnerable chain and padlock.
- Bottom gate clearances must be 8" above the ground for viewing underneath.
- If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate.
- Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise.

6. Key Security: Access Control and Security Strengthening

- Describe access key control security system - general description only, avoid specific location of key storage safe.
- A camera should monitor this key storage area.

7. Parking Lot and adjacent access perimeters:

- User's (Resident/ Guests/ Employee') personal vehicles have been burglarized in parking lots leading to significant property loss and the theft of personal identification which has resulted in identity theft fraud.

- Violent Robbery incidents, primarily in parking lots, have resulted in serious personal injuries and death to both customers and employees, therefore no security surveillance camera coverage gaps can exist.

- Comprehensive parking lot area surveillance camera coverage/ capture. Show sight "cones".

- Parking spaces should be clearly and individually marked and assigned for owner/ guest use only.

- Post signage in parking areas forbidding vehicles other than owner's/ authorized guests to park and loiter in private parking lot. (Walmart - Post no entry/ no trespassing signage in any areas off-limits to the public and their vehicles such as dock/ delivery areas or behind buildings out of normal sight.)

- Post towing sign and enforce tow away policy consistently concerning non-resident/ non-authorized guests and abandoned vehicles. (Walmart - Post towing sign and enforce tow away policy consistently concerning non-authorized or abandoned vehicles.)

8. Business Security Ordinance: Natural and Electronic Surveillance

- If the business or any of the tenants will operate a late night business, then compliance with City of Pompano Beach Ordinance § 115.26 BUSINESS SECURITY is mandatory. Address this in detail in the Development Review CPTED/ Security Strengthening Narrative and Drawing submissions for review.

- Describe in Drawing and Narrative Plans:

1) Video or security camera system: Every Late-Hours Business shall maintain a video or security camera system that is capable of monitoring, recording and retrieving a clear and identifiable image to assist law enforcement personnel in offender identification and apprehension. Said system shall comply with all of the following standards:

(a) Be in operation at all times;

(b) Be readily viewable and accessible by employees;

(c) At least one camera recording the interior of the business;

(d) At least one camera recording any parking areas (cameras must cover entire parking area up to the perimeter); and

(e) All recordings must be retained and available to police for a period of 72 hours from the date of recording;

2) (If applicable) All window signage provided at Late-Hours Businesses must allow a clear and unobstructed view from the outside of the building and in a normal line of sight of the cash register and sales transaction area.

- Provide the following on NARRATIVE PLANS:
- Operational hours in writing.
- Provide the following on DRAWING PLANS:
- Comprehensive parking lot area surveillance camera coverage/ capture. Show sight "cones".
- (If applicable) Clear sightline to cash register/ sales counter area from exterior. Show sightline path.
- (If applicable) Avoid sightline obstructive tall inventory stacking and shelving that blocks Natural and/ or Electronic Surveillance.
- Entry lobby area cannot be blocked by inventory display or storage as this is area is used for emergency egress by fire and law enforcement. Also, any displays or storage of inventory stock obstructs clear sightline paths and provides concealment/ ambush opportunities for crimes such as retail theft and robbery.

9. Surveillance: Natural and Electronic

- Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Show sight "cones" indicating comprehensive coverage.

- Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.

- All exterior building entrances, exits including service doors must have surveillance camera coverage.

- Strategically plan the monitoring system to avoid obstructing the clear surveillance sight lines of front desk employees passively monitoring or security personnel operating the surveillance cameras – in other words put the monitors in the right place such as in the front desk area not locked in an office where they are not usually of any help.

- Any potentially vulnerable areas that cannot be covered by electronic monitoring should be either viewable via natural surveillance or checked frequently by employees.

- All management/ security office doors must have a surveillance monitor, reinforced security window or a 180 degree wide angle 'peephole' door viewer enabling the occupants to view who is outside the safe room door.

10. Miscellaneous: Security Strengthening

PUBLICALLY ACCESSIBLE AREA
→ APPLIES TO ANY AREA NOT WITHIN A SECURED AREA

- Ensure all exterior electrical power outlets have a lock or power secure internal cutoff switch to deny unauthorized use by vagrants, etc. who loiter and trespass to charge their mobile phones, etc.

- Ensure all exterior water outlet spigots have a secure locking cap to deny unauthorized use by vagrants, etc. who loiter and trespass to wash their bodies and clothes.

- Any publicly accessible seating benches or platforms should be designed to deter loitering/ sleeping by vagrants/ trespassers. An example would be to incorporate individual seating on a bench by including arm bars between designated single seating positions. Large horizontal platforms should incorporate an anti-loitering/ sleeping design feature.

- Exterior A/C condenser equipment must have enhanced security strengthening features such as an A/C In-line alarm, One-Way Tamper Resistant Screws, A/C Security Cage or other adequate protection.

11. Access Control ~~Multi-Family~~

Limit property and building access points and entrances. Public access points should channel guests through the fewest entry points possible. For required fire exits, make them 'exit-only' doors and consider converting them to alarm doors suitable for emergency use only whenever possible.

12. (If applicable, usually a concern within a high-rise) Address Emergency Radio Signal Ordinance to ensure Law Enforcement can operate unimpeded within the structure.

13. Provide an Emergency Access Method/ System to Law Enforcement as we do not have access to a Fire Rescue Knox Box in the event of a law enforcement/ criminal incident inside the facility. EX: SMART CARD READER FOR TRACKING, RECORDING, ACCOUNTABILITY

To ensure unimpeded emergency access to a **Sheriff's Office Emergency Response**, the entry access system must be able to dial 911 for emergency alert and access. Install a telephone/ video intercom paging safety and security access control system at the normal entry/ exit doors/ or security gate. Include an emergency alert/ alarm in the event of any emergency for example a forced entry intruder/ robber/ or a walk or drive up medical emergency event just outside the door.

mattgiani@shahdrotos.com

From:	Bharat Shah <bshah@shahdrotos.com>
Sent:	Tuesday, August 27, 2019 11:21 AM
To:	mattgiani@shahdrotos.com
Subject:	FW: Request for Right-of-way Abandonment of a portion of SW 10th Avefor U-Haul Co. of Florida
Attachments:	Application.pdf; 2 of 2 BNDY & TOPO SURVEY.pdf; Narrative of Request.pdf; Right of way Vacation Sketch and Legal.pdf; Dedication Sketch & Legal.pdf

Sent from Mail for Windows 10

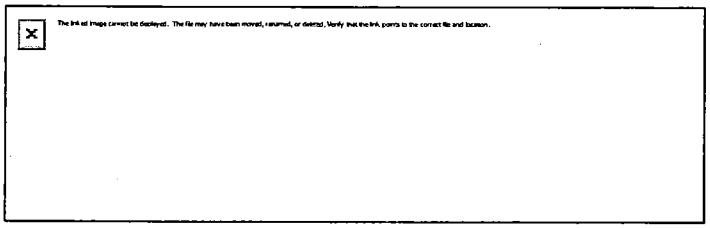
From: Daniel Keester
Sent: Tuesday, August 27, 2019 11:09 AM
To: 'bshah@shahdrotos.com'
Cc: Maggie Barszewski
Subject: FW: Request for Right-of-way Abandonment of a portion of SW 10th Avefor U-Haul Co. of Florida

Bharat,

I've reviewed your proposal and I have some concerns about the proposed abandonment & dedication that your client proposes. The criteria for approving an abandonment of a roadway is that it is not now, or in the foreseeable future, any benefit to the city or its inhabitants. Based on the following, I think that there is currently a benefit to the city and neighboring properties:

- One of the adjacent properties (820 SW 12 Ave) has an approved plan that uses this as their only (legal) access to public right-of-way. If the abandonment is approved, this would leave this property without legal access to public right-of-way. Although, based on aerial photographs, the site appears to use the property to the west for access to Andrews Avenue I see no legal instrument documenting this access, nor was I able to find any approved site plans that created this access.
    - Have you or your client reached out to this property owner?
    - Are they willing to record a cross-access easement with the property to the west to gain legal access to Andrews Avenue?
    - Are they willing to redesign their site & record a public access easement so that the newly dedicated roadway from SW 8th Street and can travel south towards SW 10th Avenue?
- The proposal to dedicate the approximately 60 feet of the eastern property abutting I-95, to connect SW 8th Street to SW 10th Avenue via private parking lots does not appear to be something that your client can do on their own. These properties (1020 SW 10 Avenue & 1040 SW 10 Avenue) were developed in the 1980 originally under a unified ownership, but now each warehouse is under a separate owner (ICBP IV HOLDINGS 27 LLC %BERKELEY PARTNERS & 1040 SW 10 AVE LLC). Since these properties are already developed, without clear access from one property to the next, these areas would need to be redesigned and legally granted to create this legal public access.
    - Have you or your client reached out to these property owners?
    - Do you have plans to record cross access easements within these unplatted properties to support the dedication?
    - There are structures between property lines that would prevent the access from one property to the next, including a parking spaces, a billboard sign, landscaping & dumpster enclosure. These structures will require that the sites be redesigned to accommodate a new public access. Is your client working on making these changes? What is the timeframe?

Please let us know your clients intent, and submit additional supporting documentation for us to evaluate the request. If we do not have proof that these items can/ will be addressed, we will not be able to support the abandonment. Should you have any questions, or wish to discuss, let us know.



Please be advised, effective August 1, 2019, the hours of City Hall will be: Monday – Thursday, 7 AM – 6 PM.
City Hall will be closed on Fridays, starting August 2nd.

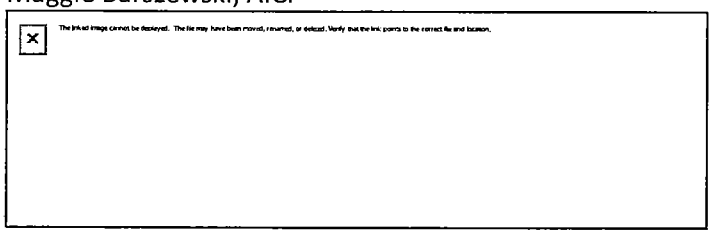
From: Maggie Barszewski <Maggie.Barszewski@copbfl.com>
Sent: Thursday, August 22, 2019 4:02 PM
To: (OK1184@att.com) <OK1184@att.com>; BROWN, ERIC M <eb3965@att.com>; Christine Kale <Kale>; Christina <Christina.Kale@fpl.com>; Dan Marwood <Dan.Marwood@dot.state.fl.us>; Daniel Keester <Daniel.Keester@copbfl.com>; Giancarlo Martinez <Giancarlo.Martinez@dot.ststae.fl.us>; Horacio Danovich <Horacio.Danovich@copbfl.com>; Keightley, Mike S <Keightley>; MikeS <Mike.S.Keightley@fpl.com>; Leonard Maxwell-Newbold (leonard_maxwell-newbold@cable.comcast.com) <leonard_maxwell-newbold@cable.comcast.com>; Leonard Maxwell-Newbold (leonard_maxwell-newbold@cable.comcast.com) <leonard_maxwell-newbold@cable.comcast.com>; Martin Barett <mb4738@att.com.>; Megan Bailey <Megan.Bailey@FPL.com>; Mike.S.Keightley@fpl.com; mjchamorro@tecoenergy.com; msotolongo@calvin-giordano.com; Peter McGinnis <Peter.McGinnis@copbfl.com>; Radford, Gary <wr6359@att.com>; Randolph Brown <Randolph.Brown@copbfl.com>; Robert McCaughan <Robert.McCaughan@copbfl.com>; Robin Burns <Robin.Burns@copbfl.com>
Subject: Request for Right-of-way Abandonment of a portion of SW 10th Ave for U-Haul Co. of Florida

Reviewers,
Please be advised that Bharat Shah, of Shah, Drotos & Associates, P. A., on behalf of U-Haul Co. of Florida is requesting the abandonment of the attached described right-of-way that is a portion of SW 10th Ave. The applicant is proposing to dedicate property (see "Dedication Sketch & Legal") in exchange for the proposed right-of-way abandonment area. Please see the attached Application, Survey and Reason for Request and legal sketch & description from the petitioner.

Then provide comments on the attached form.

Please send comment by September 5th. Let me know if you have any questions.

Sincerely,
Maggie Barszewski, AICP



mattgiani@shahdrotos.com

From: Nathaniel Watson <Nathaniel.Watson@copbfl.com>
Sent: Tuesday, October 29, 2019 1:09 PM
To: Matthew Giani, PE
Cc: bshah@shahdrotos.com; Maggie Barszewski; Steve Almyda; Ben Bray
Subject: RE: U-haul Abandonment

Were good.

pompano beach
Florida's Warmest Welcome

Nathaniel Watson
Water Distribution Supervisor
Nathaniel.Watson@copbfl.com
954.786.5508
pompanobeachfl.gov

Utilities Operation Hours: Monday – Thursday 7 am – 5:30 pm
Closed Friday – Sunday
City Utility Emergency After Hours Contact # 954-942-2202

Please note: Florida has a very broad public records law. Most written communications to City officials regarding City business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

From: Matthew Giani, PE <mattgiani@shahdrotos.com>
Sent: Tuesday, October 29, 2019 1:07 PM
To: Nathaniel Watson <Nathaniel.Watson@copbfl.com>
Cc: bshah@shahdrotos.com; Maggie Barszewski <Maggie.Barszewski@copbfl.com>; Steve Almyda <Steve.Almyda@copbfl.com>; Ben Bray <Ben.Bray@copbfl.com>
Subject: RE: U-haul Abandonment

Nathaniel,

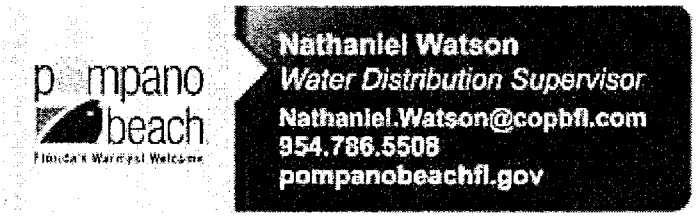
Please find attached revised narrative.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Nathaniel Watson [mailto:Nathaniel.Watson@copbfl.com]
Sent: Tuesday, October 29, 2019 1:01 PM
To: Matthew Giani, PE
Cc: bshah@shahdrotos.com; Maggie Barszewski; Steve Almyda; Ben Bray
Subject: RE: U-haul Abandonment

The subject plan is acceptable. However, where is the scope narrative for the right-of-way abandonment?

Thanks



Utilities Operation Hours: Monday – Thursday 7 am – 5:30 pm
Closed Friday – Sunday
City Utility Emergency After Hours Contact # 954-942-2202

Please note: Florida has a very broad public records law. Most written communications to City officials regarding City business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

From: Matthew Giani, PE <mattgiani@shahdrotos.com>
Sent: Tuesday, October 29, 2019 12:25 PM
To: Nathaniel Watson <Nathaniel.Watson@copbfl.com>
Cc: bshah@shahdrotos.com; Maggie Barszewski <Maggie.Barszewski@copbfl.com>; Steve Almyda <Steve.Almyda@copbfl.com>; Ben Bray <Ben.Bray@copbfl.com>
Subject: RE: U-haul Abandonment

EXTERNAL Email: Do not reply, click links, or open attachments unless you recognize the sender's **EMAIL ADDRESS** as legitimate and know the contents are safe.

Good Afternoon Nathaniel,

Per our phone conversation, please find attached revised plan with notes added to the sewer manhole structures. Please let me know if this is acceptable, thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Matthew Giani, PE [mailto:mattgiani@shahdrotos.com]
Sent: Tuesday, October 15, 2019 11:40 AM
To: Nathaniel.Watson@copbfl.com
Cc: bshah@shahdrotos.com; Maggie Barszewski (Maggie.Barszewski@copbfl.com); Steve Almyda (Steve.Almyda@copbfl.com); Ben Bray (Ben.Bray@copbfl.com)
Subject: RE: U-haul Abandonment

Good Morning Nathaniel,

Could you please let me know if the Utility Department has additional comments on the revised plan and narrative, or if it is acceptable so that we can move forward? Thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Matthew Giani, PE [mailto:mattgiani@shahdrotos.com]
Sent: Monday, October 7, 2019 4:02 PM
To: Nathaniel.Watson@copbfl.com
Cc: bshah@shahdrotos.com; Maggie Barszewski (Maggie.Barszewski@copbfl.com); Steve Almyda (Steve.Almyda@copbfl.com); Ben Bray (Ben.Bray@copbfl.com)
Subject: RE: U-haul Abandonment

Good Afternoon Nathaniel,

I just wanted to follow up on this revised plan and narrative. Please let me know if this is sufficient to obtain the Utility Department's approval to move forward with the application. Thank you for your help.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Matthew Giani, PE [mailto:mattgiani@shahdrotos.com]
Sent: Thursday, September 26, 2019 11:58 AM
To: Nathaniel.Watson@copbfl.com
Cc: bshah@shahdrotos.com; Maggie Barszewski (Maggie.Barszewski@copbfl.com); Steve Almyda (Steve.Almyda@copbfl.com); Ben Bray (Ben.Bray@copbfl.com)
Subject: RE: U-haul Abandonment

Good Afternoon Maggie and Nathaniel,

Please find attached Right-of-Way Vacation plan with revised notes, as well as a revised narrative per my conversation yesterday with Nathaniel. Please review and let me know if this will be sufficient for gaining the approval of the Utility Department for this request. Thank you.

Matthew J. Giani, P.E.
Project Manager
Shah Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-9482

From: Bharat Shah [mailto:bshah@shahdrotos.com]
Sent: Thursday, September 26, 2019 10:39 AM
To: Maggie Barszewski
Cc: Nathaniel Watson; Matthew Giani, PE
Subject: RE: U-haul Abandonment

Good Morning, After talking with Nathaniel Watson, we revised plans and application narrative and sent it to our client for review. Once we get it reviewed we will forward to you and Utility dept. This will satisfy their requirements. Thanks, Bharat.

Sent from Mail for Windows 10

From: Maggie Barszewski
Sent: Thursday, September 26, 2019 9:08 AM
To: Bharat Shah (BShah@shahdrotos.com)
Cc: Nathaniel Watson; Matthew Giani, PE
Subject: FW: U-haul Abandonment

Bharat,

Please see comments below from Utilities.

Sincerely,
Maggie



-------- Original message --------
From: Steve Almyda <Steve.Almyda@copbfl.com>
Date: 9/23/19 8:47 AM (GMT-06:00)
To: Randolph Brown <Randolph.Brown@copbfl.com>, Bobby Clayton <Bobby.Clayton@copbfl.com>, Ben Bray <Ben.Bray@copbfl.com>
Subject: RE: U-haul Abandonment

At one time, it was discussed they were going to relocate the gravity on to a private road and give us easements. The plan they provided does not address the gravity relocation, so it's hard to comment totally. Under general conditions. Yes we would approve, but we need to see the plan first.

Steve Almyda
Wastewater Collection Supervisor
Office: 954-786-5510
Fax: 954-786-4003
http://pompanobeachfl.gov/

NEW HOURS FOR THE CITY Starting AUGUST 1st
Monday – Thursday 7 am – 6 pm

Closed Friday - Sunday

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From: Randolph Brown <Randolph.Brown@copbfl.com>
Sent: Thursday, September 19, 2019 7:10 AM
To: Steve Almyda <Steve.Almyda@copbfl.com>; Bobby Clayton <Bobby.Clayton@copbfl.com>; Ben Bray <Ben.Bray@copbfl.com>
Subject: FW: U-haul Abandonment

Gentlemen?

From: Maggie Barszewski
Sent: Wednesday, September 18, 2019 7:01 PM
To: Randolph Brown <Randolph.Brown@copbfl.com>
Cc: Bharat Shah (BShah@shahdrotos.com) <BShah@shahdrotos.com>
Subject: U-haul Abandonment

Randy,

In the attached comment you sent regarding a U-Haul abandonment request, if the applicant provides easements for the properties to the south, would that satisfy your concerns?

Sincerely,
Maggie

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Maggie Barszewski, AICP
Planner
Maggie.Barszewski@copbfl.com
954.786.7921
pompanobeachfl.gov

RIGHT-OF-WAY ABANDONMENT
Portion of SW 10th Ave
U-Haul Co. of Florida

	Comments	Initial	Date	Approve	Disapprove
Water Distribution	NO OBJECTIONS to this abandonment as requested	**NW**	9/10/2019	✓	
Reuse Distribution	NO OBJECTIONS to this abandonment as requested	**AL**	9/10/2019	✓	
WW Transmission	OBJECTIONS (See "Additional Comments" below.)	**SA**	9/10/2019		✓
Stormwater	NO OBJECTIONS to this abandonment as requested	**MT**	8/25/2019	✓	
WW Pumping	NO OBJECTIONS to this abandonment as requested	**BC**	8/26/2019	✓	

Additional Comments:

We disapprove this request on the wastewater side. The attached plan does not address the gravity mains, along with any utility easements. We will not be able to serve the 2 properties south of the project that flows though the gravity main.

MEMORANDUM

DATE: August 21, 2019

TO:
- Department of Development Services
- Code Enforcement
- Fire Department
- Comcast Communications
- Public Works Department
- Utilities Administration
- Engineering
- Florida Power and Light Company
- AT&T
- TECO Peoples Gas Systems
- Department of Transportation

FROM: Pompano Beach Planning and Zoning Board

SUBJECT: ABANDONMENT – Right-of-way Abandonment Request

Please be advised that Bharat Shah, of Shah, Drotos & Associates, P. A., on behalf of U-Haul Co. of Florida is requesting the abandonment of the attached described right-of-way that is a portion of SW 10th Ave. Please provide your comments on this form.

We would appreciate your completing the appropriate portion of the response form as follows:

SECTION I:

DATE: _____

We have **NO OBJECTIONS** to this abandonment as requested.

_____ _____
Signature Print Name and Official Title

****

SECTION II:

DATE: _____

We have **NO OBJECTIONS** to this abandonment request subject to retention of the utility easement described on the attached page.

_____ _____
Signature Print Name and Official Title

****

SECTION III:

DATE: September 10, 2019

We **OBJECT** to this abandonment request for the following reasons:

The attached plan does not address the gravity mains, along with any utility easements. We will not be able to serve the 2 properties south of the project that flows though the gravity main.

9/10/19 A. Randolph Brown
Signature Print Name and Official Title

****

NOTE: Please retain one copy of this memorandum form and the back-up material for your files and return the other signed memorandum form to this office. Your response within 2 weeks of this date would be greatly appreciated so we can begin processing this request before the Planning and Zoning Board and the City Commission.

Maggie Barszewski, AICP
City of Pompano Beach
P.O. Drawer 1300
Pompano Beach, Florida 33061
PHONE: (954) 786-7921
EMAIL: Maggie.Barszewski@copbfl.com

PRE-APP REVIEW CHECKLIST

P&Z #: 18 - 12000010

Project Name: U-HAUL SW 12 AVE

Project Address/ Folio: 494202000510, 494202030850, 494202030840

Project Le: 2-49-42 S 300 OF N 1235 OF E 248 OF W1/2 OF SW1/4 OF NW1/4,LESS THEREFROM PAR DESC AS,BEG AT NW COR OF SAID S 300,E 248,S 50,W 222.6 TO BEG OF CUR,SWLY ARC DIST // FAIRVIEW AMENDED PLAT 10-25 B LOT 8 LESS BEG AT SE COR SAID LOT,NLY 160.03 TO NE COR, W 10.69,S 160.08,E 14.27 TO POB,ALL OF LOT 9 BLK 10 // 2-49-42 S 300 OF N 1235 OF E 248 OF W1/2 OF SW1/4 OF NW1/4,LESS THEREFROM PAR DESC AS,BEG AT NW COR OF SAID S 300,E 248,S 50,W 222.6 TO BEG OF CUR,SWLY ARC DIST

~~DRC Meet~~

Zoning District/ Overlay:

Project Planner: Jae Eun Kim // Zoning District: I-1 // Land Use: I

- ☐ Plat Map Copy Must be provided for DRC
- ☐ Survey Review possibly the future easements with platting
  - ☐ Legal
  - ☐ Easements
- ☐ Dedications yes. Both Andrews (County) and NW 8 ST (City)
- ☐ Uses self-storage
  - ☐ Principal
  - ☐ Accessory
- ☐ Site Research SECTION 2 TAX CARDS #49 & 50
- ☐ Site Requirements
  - ☐ Abandonment yes
  - ☐ UOT yes
  - ☐ Parking Agreement N/K, Maybe
  - ☐ Variance yes
  - ☐ Adjustment N/K
  - ☐ Special Exception N/A
  - ☐ Other
- ☐ Ingress/Egress Cross Access Easement Agreement needs
- ☐ Gross Site Calcs N/A
- ☐ Net Site Calcs needed to provide
- ☐ Density N/A
- ☐ Setbacks rear 30 ft
- ☐ Lot Coverage 65 %
- ☐ Dumpster/Trash Disposal? is not included in the site plan. needs to clarify
- ☐ Floor Plan Review provided
  - ☐ Parking Requirements one per unit
- ☐ Elevations provided but no color rendering
  - ☐ Rooftop Mechanical Equipment RTU
- ☐ Landscape provided
  - ☐ Mechanical Equipment Screened? Equipment plan is not provided
  - ☐ Buffers N/A
  - ☐ Perimeter Landscape 10' between VUAs and PLs
    - ☐ Abutting an Arterial? Andress Ext is Arterial roadway

- ☐ Interior Landscape to be reviewed by UF
- ☐ Photometric Plan Not provided
  - ☐ Conflicts with trees 15' away from the tree trunks
  - ☐ Pole Height 30' Overall Ht. Max
  - ☐ Marine Turtle Protection N/A
- ☐ Details
  - ☐ Parking not enough
  - ☐ Fence details needed
  - ☐ Dumpster Enclosure Details needed
- ☐ Minor DO? No
- ☐ AAC? Yes
- ☐ P&Z? Yes
- ☐ Airpark Zoning? N/A

Aerial & Plat Map

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City of Pompano Beach
Department of Development Services
Planning & Zoning Division

100 W. Atlantic Blvd Pompano Beach, FL 33060
Phone: 954.786.4679 **Fax:** 954.786.4666

Pre-Application Meeting

PLANS CHECKLIST

******THIS CHECKLIST MUST BE INITIALED AND FILLED OUT. ALL OF THE FOLLOWING DRAWINGS ARE REQUIRED UNLESS INITIALED BY THE PROJECT PLANNER.******

☐ Survey	☐ Conceptual Landscape Plan	☐ Conceptual Civil Plan
☐ Conceptual Site Plan	☐ Conceptual Architectural Plan	☐ Conceptual CPTED Security Plan

All plans to be oriented the same as survey. Each plan must be uploaded as a single-sheet PDF. Plans must be named using a 3-digit ordering number, sheet name, and sheet title as named in the checklist above. An example is provided below:

001 S-1 Survey
002 SP-1 Site Plan
003 C-1 Civil Plan
004 A-1 Architectural Floor Plan

SURVEY: COPY of signed and sealed original:		
☐	Current or dated within 1 year of submittal.	
☐	Location of all easements and utilities	
☐	Flood zone and flood elevation data	
SITE PLAN(S): Must be drawn to **ONE (1") INCH = TWENTY (20') FEET** where practical and include the following:		
A.	**General Information:**	
☐	All adjacent rights-of-way, indication of required right-of-way dedications, and right-of-way and pavement widths	
☐	Scale and north arrow	
B.	**Article 3 / Zoning District Information:**	
☐	Location of all principal and accessory structures with dimensions to lot lines and between structures	
☐	Total square footage of pervious and impervious areas and as percentages of total area computation	
☐	Net acreage	
☐	Number of off-street parking spaces required and provided including handicapped: with typical sizes shown; Number of required and provided loading spaces; Access aisles and driveways with dimensions	
☐	**Residential & Non-Residential Use**	Number of dwellings
☐		Total Gross square footage for all buildings
☐		Gross square footage for individual buildings
☐		Gross square footage for individual buildings per floor
C.	**Use Information:**	
☐	Proposed Principal Use(s), ***fill in***:	
☐	Proposed Accessory Use(s), ***fill in***:	
D.	**Development and Design Information:**	
☐	Location of all ground-mounted mechanical equipment and commercial containers/dumpsters	
☐	Location and height of all fences and walls	
☐	Location and type of all signs.	
LANDSCAPE PLAN: Must include the following:		
☐	Location of all landscaped areas with dimensions	
☐	Table indicating all landscape requirements	Common and scientific names for all plant material
☐		Plant location
☐		Quantities and sizes of plant material
☐	Screening of ground-mounted mechanical equipment	
ARCHITECTURAL PLAN(S) Must include the following:		
☐	Dimensioned floor plan	
☐	Dimensioned building elevation and height	

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City of Pompano Beach
Department of Development Services
Planning & Zoning Division

100 W. Atlantic Blvd Pompano Beach, FL 33060
Phone: 954.786.4679 **Fax:** 954.786.4666

Pre-Application Meeting

CIVIL PLAN(S): Must include the following:	
☐	Location of all existing and proposed paving specifications, all existing and proposed spot grades, and all existing and proposed drainage utilities.
☐	Location of all existing and proposed utilities for water and sewer, AT&T, Comcast, FPL, and Teco Gas.
PUBLIC SAFETY SECURITY PLAN: Incorporating security strengthening and CPTED principles:	
☐	Location, height, and specification of security-aiding landscaping or landscape maintenance (thorny shrubs, continuous hedging, low maintenance of shrubs).
☐	Location of all walls, fences, and gates with material specifications and heights
☐	Location of all external cameras and motion sensors
☐	Narrative identifying how all 5 CPTED Principles will be achieved in the Security Drawing Plan. See principles in the table below.

CPTED PRINCIPLES

Crime Prevention Through Environmental Design

CPTED Principle #1 - Natural Surveillance
"See and be seen" is the overall goal when it comes to CPTED and natural surveillance. A person is less likely to commit a crime if they think someone will see them do it. Lighting and landscape play an important role in Crime Prevention Through Environmental Design.

CPTED Principle #2 - Natural Access Control
Natural Access Control is more than a high block wall topped with barbed wire. Crime Prevention Through Environmental Design or CPTED utilizes the use of walkways, fences, lighting, signage and landscape to clearly guide people and vehicles to and from the proper entrances. The goal with this CPTED principle is not necessarily to keep intruders out, but to direct the flow of people while decreasing the opportunity for crime.

CPTED Principle #3 - Territorial Reinforcement
Creating or extending a "sphere of influence" by utilizing physical designs such as pavement treatments, landscaping and signage that enable users of an area to develop a sense of proprietorship over it is the goal of this CPTED principle. Public areas are clearly distinguished from private ones. Potential trespassers perceive this control and are thereby discouraged.

CPTED Principle #4 - Maintenance
CPTED and the "Broken Window Theory" suggests that one "broken window" or nuisance, if allowed to exist, will lead to others and ultimately to the decline of an entire neighborhood. Neglected and poorly maintained properties are breeding grounds for criminal activity. A formal CPTED based maintenance plan will help you preserve your property value and make it a safer place.

CPTED Principle #5 – Activity Support
Increase the use of a built environment for safe activities with the intent of increasing the risk of detection of criminal and undesirable activities. Natural Surveillance by the intended users is casual and there is no specific plan for people to watch out for criminal activity.

. . . . . .

If you have any questions or concerns with incorporating the CPTED Principles in your design. Please contact Deputy Patrick Noble with the Broward County Sheriff's Office at: Patrick_Noble@sheriff.org or at (954) 709-7006.

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Org. 34

ORDINANCE NO. 2019-23

CITY OF POMPANO BEACH
Broward County, Florida

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, AMENDING CHAPTER 155, "ZONING CODE," OF THE CITY OF POMPANO BEACH CODE OF ORDINANCES; BY AMENDING SECTION 155.2304., "STAFF REVIEW AND ACTION," TO SUBJECT APPLICATIONS FOR TAKING AND VESTED RIGHTS DETERMINATION TO STAFF DECISION; BY CREATING SECTION 155.2309., "REVIEW OF APPLICATIONS FOR PERMITS AND DEVELOPMENT ORDERS WITH REGARD TO ZONING IN PROGRESS," TO PROVIDE PROCEDURES FOR REVIEW OF PERMITS AND OTHER DEVELOPMENT APPLICATIONS AFFECTED BY PROPOSED CHANGES TO THE CITY'S ZONING CODE; BY CREATING SECTION 155.2429., "TAKINGS OR VESTED RIGHTS DETERMINATION," TO ESTABLISH A PROCEDURE AND STANDARDS FOR PROPERTY OWNERS DESIRING TO RETAIN CERTAIN RIGHTS FOLLOWING ZONING CODE CHANGES; BY AMENDING APPENDIX C: FEE SCHEDULE, TO PROVIDE AN APPLICATION FEE FOR TAKINGS OR VESTED RIGHTS DETERMINATION BY CITY; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to law, ten (10) days' notice has been given by publication in a paper of general circulation in the City, notifying the public of this proposed ordinance and of a public hearing in the City Commission Chambers of the City of Pompano Beach; and

WHEREAS, a public hearing before the City Commission was held pursuant to the published notice described above, at which hearing the parties in interest and all other citizens so desiring had an opportunity to be and were, in fact, heard; now, therefore,

BE IT ENACTED BY THE CITY OF POMPANO BEACH, FLORIDA:

SECTION 1. That Section 155.2304., "Staff Review and Action," of Chapter 155, "Zoning Code," of the Code of Ordinances of the City of Pompano Beach is hereby amended to read as follows:

§ 155.2304. STAFF REVIEW AND ACTION

. . .

D. APPLICATIONS SUBJECT TO STAFF DECISION

1. Decision

If an application is subject to ~~staff review and~~ a final decision by the staff (See Table 155.2304.D, Applications Subject to Staff Decision.), the Development Services Director shall approve the application, approve the application subject to conditions, or deny the application, based on the review standards set forth in Part 4 (Application-Specific Review Procedure) of this article, for the particular type of application.

TABLE 155.2304.D: APPLICATIONS SUBJECT TO STAFF DECISION
Minor Site Plan
Minor Building Design
Minor Certificate of Appropriateness
Tree Permit
Minor Temporary Use Permit
Zoning Compliance Permit
Zoning Use Certificate
Minor Administrative Adjustment
Interpretation
Takings or Vested Rights Determination

. . .

SECTION 2. That Section 155.2309., "Review of Applications for Permits and Development Orders with Regard to Zoning in Progress," of Chapter 155, "Zoning Code," of the Code of Ordinances of the City of Pompano Beach is hereby created to read as follows:

§ 155.2309. REVIEW OF APPLICATIONS FOR PERMITS AND DEVELOPMENT ORDERS WITH REGARD TO ZONING IN PROGRESS

When the City Commission is considering either a text amendment to the city Zoning Code or a change of zoning district, applications for permits and development order(s), including zoning compliance permit(s) and zoning use certificate(s), shall not be accepted or issued when prospectively a text amendment or zoning district change, upon enactment by the City Commission, would result in the nonconforming or unlawful development or use of the subject property.

A. Applications for permits and development orders including building applications, zoning compliance permits, zoning use certificates shall be deferred and held in abeyance beginning at the earlier of:

1. The Planning and Zoning Board has held its initial public hearing on any text amendment or zoning district change; or

2. Publication of a notice of a public hearing before the City Commission to consider a resolution declaring zoning in progress.

B. Zoning in Progress shall not apply if:

1. The Development Services Director has determined that approval of the application for a permit or development order would not result in the nonconforming or unlawful use of property in light of the proposed text amendment or zoning district change; or

2. Six months have passed since the Zoning in Progress commenced pursuant to subsection A. above. The six months zoning in progress period may be extended for up to an additional three months by

resolution of the City Commission where the public interest requires such extension.

C. Nothing in this section shall be construed or applied to abrogate the vested right of a property owner to complete development (See Section 155.2429.).

D. An affected person may appeal the application of this provision to the Zoning Board of Appeals for review by filing an Appeal with the Development Services Director, in accordance with the procedures outlined in Section 155.2424., Appeals.

SECTION 3. That Section 155.2429., "Takings or Vested Rights Determination," of Chapter 155, "Zoning Code," of the Code of Ordinances of the City of Pompano Beach is hereby created to read as follows:

§ 155.2429. TAKINGS OR VESTED RIGHTS DETERMINATION

A. PURPOSE

The purpose of this section is to establish a procedure and standards for the Development Services Director, or his/her designee, when the Code is amended and the property owner expresses a desire to retain certain rights.

B. APPLICABILITY

1. Nothing in this section shall be construed or applied to abrogate the vested right of a property owner to complete development where the property owner demonstrates each of the following:

   a. A governmental act of development approval was obtained prior to the effective date of this section or prior to the effective date of an amendment to this section; and

   b. The property owner has detrimentally relied upon a governmental act of development approval and made a substantial change in position or has incurred extensive obligations and expenses; and

c. That it would be highly inequitable to deny the property owner the right to complete the development.

2. Except as provided by subsection 3 below, any property owner claiming to have vested rights under this Section must file an application with the Development Services Department for a vested rights determination within 30 days after Zoning in Progress is declared.

3. Any property owner demonstrating vested rights as prescribed under this section shall not be subject to Zoning in Progress and shall be authorized to apply for orders and permits in accordance with a Vested Rights Determination made by the City. A copy of the Vested Rights Determination shall be filed with the City Clerk.

C. PROCEDURE & DETERMINATION

1. Step 1: Pre-Application Conference

Not Applicable.

2. Step 2: Neighborhood Meeting

Not Applicable.

3. Step 3: Application Submittal and Acceptance

The application shall be accompanied by a fee and contain a sworn statement as to the basis upon which the vested rights are asserted, together with documentation supporting the claim and any other documentary evidence required by the Director of Development Services or his/her designee or otherwise believed to support the claim.

4 Step 4: Staff Review and Action

Applicable to a final decision by the Development Services Director (See Section 155.2304.).

5. Step 5: Public Hearing Scheduling and Notice

Not Applicable.

6. **Step 6: Advisory Body Review and Recommendation**

Not Applicable.

7. **Step 7: Decision-Making Body Review and Decision**

Not applicable.

D. APPEAL

An affected person may appeal the final decision of the Development Services Director to the Zoning Board of Appeals by filing a Notice of Appeal and appeal application with the Development Services Director, in accordance with the procedures outlined in Section 155.2424., Appeals.

SECTION 4. That Appendix C: Fee Schedule of Chapter 155, "Zoning Code," of the Code of Ordinances of the City of Pompano Beach is hereby amended to read as follows:

APPENDIX C: FEE SCHEDULE

The following are the applicable fees for Applications for Development in the city:

TYPE OF APPLICATION	FEE
. . .	. . .
II. OTHER DEVELOPMENT SERVICES APPLICATIONS	
. . .	. . .
P. Abandonments	
1. Right-of-way abandonments	$1,1,195
Q. Takings or Vested Rights Determination	$600

. . .

SECTION 5. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

SECTION 6. This Ordinance shall become effective upon passage.

PASSED FIRST READING this 8th day of January, 2019.

PASSED SECOND READING this 22nd day of January, 2019.

REX HARDIN, MAYOR

ATTEST:

ASCELETA HAMMOND, CITY CLERK

:jrm
12/5/2018
L:ord/ch155/2019-38