

October 2, 2017

Zoning Letter Number: 17-02000151

Perez and Associates
Attn: Frank Perez
3045 N. Federal Hwy Ste. 46
Fort Lauderdale, FL 33306

Re: Waiver Request, 2855 MLK Jr. Blvd. / Folio Number: 484228000358, 484228000356, 484228000350, 484228000362, and 484228000357

Dear Mr. Perez,

The City of Pompano Beach Development Services Department has received your letter dated 09/26/17 which requests several waivers from the following code sections: 155.5102.I.1 Dimensional Standards for Parking Spaces and Aisles, 155.5102.M.2 Dimensional Standards for Loading Areas, 155.5101.I Pedestrian Access and Circulation, and 155.5101.H Bicycle Access and Circulation. This request is in relation to the Major Site Plan application for the Top Self Storage project (PZ17-12000028) that has been reviewed by the Development Review Committee (DRC) on August 16, 2017 and is scheduled to return to the DRC on October 4, 2017.

After reviewing the proposed site plan associated with the Top Self Storage DRC resubmittal, along with your justification letter herein referred to as Exhibit "A," it has been determined that the applicant is granted the four waiver requests outlined in the enclosed letter.

The waivers are granted as follows; subject to substantial compliance with site plan 17-12000028 and any required revisions.

Table 155.5102.I.1 Dimensional Standards for Parking Spaces and Aisles

- A reduction in drive aisle width from the 23' feet required by code to the proposed 22'.

155.5102.M.2 Dimensional Standards for Loading Areas

- A reduction in size for three of the four required loading berths from the 12'x55' dimension required by code to the proposed 10'x20'-27' loading berth dimension.

155.5101.I Pedestrian Access and Circulation

- The requirement for pedestrian cross-access between the development's buildings and parking areas and those on adjoining lots containing a multifamily residential, nonresidential, or mixed-use development as required by 155.5101.I.2.a.
- The requirement to provide an internal pedestrian circulation system to the primary entrance to each building on site as required by Code Section 155.5101.I.a.1. The applicant is providing pedestrian access from the existing sidewalk to the north of Martin Luther King Jr. Blvd. to the primary entrance of Building "A."

155.5101.H Bicycle Access and Circulation

- The requirement for bicycle cross-access between the development's buildings and parking areas and those on adjoining lots containing a multifamily residential, nonresidential, or mixed-use development as required by 155.5101.H.2.a.
- The requirement to provide an internal bicycle circulation system to the primary entrance to each building on site as required by Code Section 155.5101.H.1.a.i. The applicant is providing

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bicycle access from the existing sidewalk to the north of Martin Luther King Jr. Blvd. to the primary entrance of Building "A."

Should you need further assistance, please contact our office (954) 786-4679.

Yours truly,

THE CITY OF POMPANO BEACH



David Recor, ICMA-CM
Acting Development Services Director

Enclosure



August 25, 2017

City of Pompano Beach Development Services
Attn: Mr. David Recor, Acting Development Services Director

Re: Top Self Storage
2855 MLK Jr. Blvd.

P&Z #17-12000028

Dear Mr. Recor,

This letter is to formally request waivers from several code requirements. The requests we are making are due to the differences between traditional commercial developments and those of a self storage use. The self storage use has the lowest occupancy and traffic needs of any other commercial building type.

DRIVEWAY WIDTH

Reduce the width of a two-way drive from 24 ft wide to 22 ft wide in the areas of the rear single story buildings. This is to give a 9ft width along the buildings for temporary customer parking / loading and a 22ft Fire Vehicle Access Aisle. The minimum required Fire drive aisle is 20'.

The code reference is:

155.5101. ACCESS AND CIRCULATION

7. Driveway Layout and Design

a. Driveway Width

Except for driveways serving single-family dwellings, all driveways shall comply with the following minimum width requirements:

- i. One-way driveways shall be at least 12 feet wide, as measured between the edges of paving.
- ii. Two-way driveways shall be at least 24 feet wide, as measured between the edges of paving.

LOADING BERTHS

Reduce the number of required 12'x55' loading berths. The required amount is 4 based on the size of the development. The use of the project, being self-storage, does not translate into the traditional loading areas used by larger users. Our typical bay is 10'x10'-30' used by individuals, not businesses or retail stores which would be more in keeping with the requirements. We would like a waiver to provide 1 main loading berth (12'x55') at the main larger building "A" along with other smaller sized (10'X20-27') to better suit the users. These sizes are better suited for the development as large semi type trailers are a rare occurrence.

The code reference is:

MINIMUM NUMBER OF OFF-STREET LOADING BERTHS

Institutional and commercial uses other than office buildings
At least 120,000 sq ft but less than 200,000 sq ft – Required 4 berths

2. Dimensional Standards for Loading Areas

3045 N. Federal Highway
Suite 46
Fort Lauderdale, FL 33306
Ph: (954) 567-2062
Fax: (954) 567-2063
Reg. No. AA 26000661

AAC

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a. Each loading berth shall be of sufficient size to accommodate the types of vehicles likely to use the loading area. The minimum loading berth size that presumptively satisfies loading berth needs is at least 12 feet wide and 55 feet long. The Development Services Director may require a larger loading berth or allow a smaller loading berth on determining that the characteristics of the particular development warrant such increase or reduction and the general standard is met.

PEDESTRIAN WALKWAYS

We request a waiver from Sec. 155.501 I.

Unlike other commercial developments, customers do not visit other buildings on site as they have only one destination, which is their individual storage unit. It is a requirement that is unneeded in a self storage use.

The code reference is:

I. Pedestrian Access and Circulation

4. Waiver

The Development Services Director may waive all or part of the standards in this subsection if it is demonstrated that pedestrian access and circulation is unneeded or undesirable in the proposed development or that compliance with the required pedestrian improvements is infeasible.

If you have any questions regarding this letter, please do not hesitate to contact me.

Sincerely yours,



Frank Perez
Architect

AAC

PZ17-1200028

8/3/2021