



City of Pompano Beach

100 West Atlantic Blvd.
Pompano Beach, FL 33060

Staff Report

File #: LN-291

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: JUNE 7, 2022

U-HAUL SELF STORAGE SITE PLAN

Request: Major Building Design
P&Z# 21-12000026
Owner: U-Haul Co. of Florida
Project Location: 790-820 SW 12th Avenue
Folio Number: Multiple Folios
Land Use Designation: Industrial
Zoning District: I-1 (General Industrial)
Commission District: 5 (Cyndy Floyd)
Agent: Matthew Giani (954-943-9433)
Project Planner: Lauren Gratzer (954-545-7792 /

lauren.gratzer@copbfl.com)

Summary:

The applicant is requesting Major Building Design approval in order to construct a three-story self-storage building and a one-story warehouse with associated parking and landscaping. The property has an existing two-story commercial building that will remain on site. The total footprint of all buildings and overhangs is 55,283 square feet on a 106,394 square foot (2.44 acre) site, a total lot coverage of 51.96%. The site plan was reviewed by the Development Review Committee three times: July 7, 2021, December 1, 2021, and March 2, 2022. The site plan was approved by the Planning and Zoning Board on May 25, 2022.

The property received Special Exception approval (PZ# 21-17000005) from the Zoning Board of Appeals in April 2021 for the operation of a self-storage facility. Additionally, the property owner has entered into an Agreement for Unification of Development with the City in order to coordinate the establishment of a private road while abandoning a portion of SW 10 Ave for the purposes of this site plan.

The property is located on the southeast corner of SW 8th Street and South Andrews Ave (SW 12th Ave).

Pursuant to Section 155.2205, Code of Ordinances, the Architectural Appearance Committee may require such changes in plans and specifications as, in its judgment may be requisite and appropriate to ensure that the

exterior appearance of buildings and structures enhances the aesthetic character of the surrounding development by complying with the architectural appearance standards of this Code and approved design guidelines.

Zoning | Existing Uses

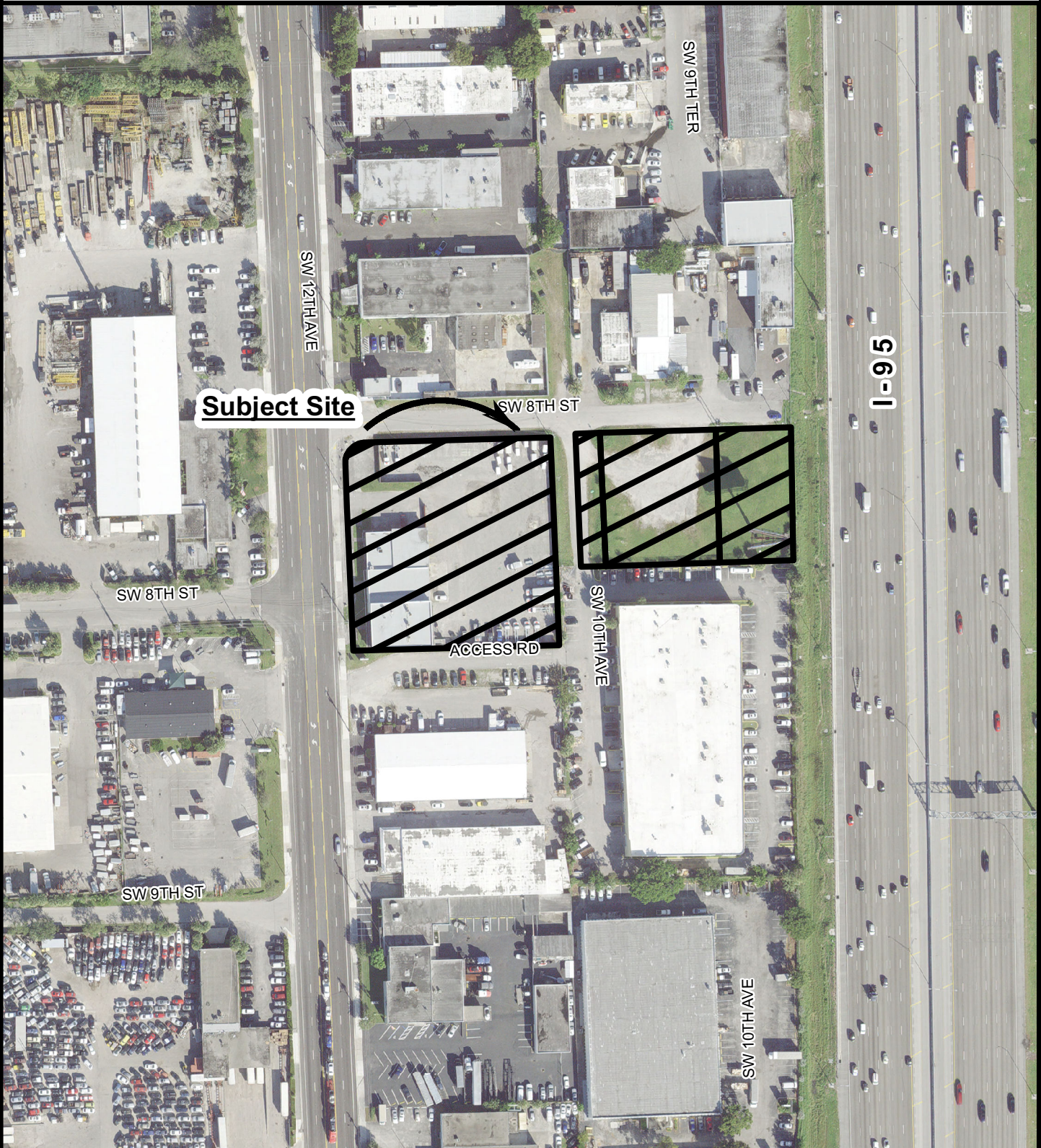
- A. Subject property (Zoning | Existing Use): I-1 (General Industrial) | U-Haul Storage/Office Building
- B. Surrounding Properties (Zoning District | Existing Use):
 - a. North - I-1 (General Industrial) | Industrial property
 - b. South - I-1 (General Industrial) | Warehouse
 - c. East - T (Transportation) | I-95
 - d. West - I-1 (General Industrial) | Contractor storage yard and secondary U-Haul site

Staff Conditions:

If approved by the Architectural Appearance Committee, staff recommends including the following conditions:

1. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.

CITY OF POMPANO BEACH AERIAL MAP



1 in = 167 ft

5/11/2022

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PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

PZ21-12000026
6/7/2022