

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

This project proposes to construct a three-story self-storage building located on two parcels and a portion of City of Pompano Beach right-of-way, SW 10th Ave, located at 790-820 SW 12th Ave, Pompano Beach, Florida. As part of this project, the SW 10th Ave right-of-way is proposed to be abandoned, while a new 24' access road will be constructed on the eastern portion of the property with a perpetual access easement granted to the adjacent property owner. An additional 5' right-of-way dedication is proposed along a portion of SW 8th Street. The two existing parcels will be joined with the vacated SW 10th Ave, less the 5' right-of-way dedication, as part of a new Plat totaling 2.44 acres which has been submitted concurrently with this site plan application. A Special Exception has also been granted for this project to allow for the development of a self-storage facility in the I-1 zoning district.

The existing parcels include an existing office building (1.42 acres), a vacant lot (0.83 acres) and a portion of City of Pompano Beach right-of-way (0.22 acres) to be vacated. The zoning for this parcel is I-1 and the property will be used as a self-storage facility with 730 in-door climate controlled storage units along with the existing office building which is to remain.

This development will consist of 0.60 acres of paved area, 0.87 acres of pervious area, and 0.72 acres of total building footprint area. There is an existing two-story building with an 11,477 sq.ft. floor area (7,370 sq.ft. footprint area) on the site which shall remain and shall not be modified as part of this project. The proposed three-story self-storage building has a floor area of 91,959 sq.ft. (23,744 sq.ft. footprint area).

AAC

PZ21-1200026

6/7/2022