

THE ZONING BOARD OF APPEALS
CITY OF POMPANO BEACH, FLORIDA

Landowner: U-Haul Co. of Florida
Case No.: 21-17000005
Address: 790-820 SW 12th Avenue
Zoned: General Industrial (I-1)
Folio(s): 494202000510, 494202030840
494202030850

Legal Description:

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 109, 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 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 RADIUS 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 160.33 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 DISTANCE OF 160.08 FEET; THENCE N 88° 16' 42" W A DISTANCE OF 14.27 FEET TO THE POINT OF BEGINNING. AKA: 790-820 SW 12th Avenue ZONED: General.

Request:

The Applicant Landowner is requesting SPECIAL EXCEPTION approval as required by Section 155.4223(A)(1) [Districts Where Permitted] of the City's Zoning Code in order to utilize the subject property (Zoning District: I-1) for a Self-Storage or Mini-Warehouse Facility.

* * * * *

ORDER

Upon presentation of the Applicant's request for a Special Exception at a public hearing before the Zoning Board of Appeals ("Board"), and upon review and consideration of all testimony, evidence and argument presented at the hearing, the Board finds that competent substantial evidence was presented to satisfy the review standards for granting Special Exception pursuant to the City of Pompano Beach Zoning Code. THEREFORE, the Applicant's Request for the above Special Exception Section 155.4223(A)(1) [Districts Where Permitted] of the City's Zoning Code in order to utilize the subject property (Zoning District: I-1) for a Self-Storage or Mini-Warehouse Facility is granted.

AAC

PZ21-12000026

6/7/2022

The Board includes the following conditions as part of the Order:

1. Obtain all necessary governmental permits and approvals, including Abandonment of SW 10th Avenue, Dedication and construction of new SW 10th Avenue, Major Site Plan, Major Building Design, Building and Zoning Compliance Permits, and Business Tax Receipt.
2. Substantial compliance to the conceptual site plan submitted with this application, including substantial conformance to the design standards.
3. Prior to building permit approval, design, construct, and dedicate the new roadway for access to the property located at 820 SW 12th Avenue prior to the abandonment of SW 10th Avenue.

This matter was heard before the Zoning Board of Appeals, and the Board pronounced its decision on April 15, 2021.

DocuSigned by:

David Wheeler

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David Wheeler, Vice Chairman, Zoning Board of Appeals

Filed with the Development Services Department this April 22, 2021 day of April, 2021

DocuSigned by:

Martha Lawson

0022A5B032657

Martha Lawson, Head Secretary, Development Services

Gunster
Heidi Davis Knapik, Shareholder
450 East Las Olas Blvd, Suite 1400
Fort Lauderdale, FL 33301

AAC

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