



Staff Report

File #: LN-174

PLANNING AND ZONING BOARD

Meeting Date: NOVEMBER 17, 2021

U-HAUL NORTH POMPANO SITE PLAN

Request: Major Site Plan
P&Z# 21-12000027
Owner: U-Haul Co. of Florida
Project Location: 1120 NE 48th Street
Folio Number: 484213010023
Land Use Designation: Industrial
Zoning District: I-1 (General Industrial)
Commission District: 2
Agent: Matthew Giani (954- 943-9433)
Project Planner: Daniel Keester-O'Mills (Daniel.keester@copbfl.com)

Summary:

The applicant, U-Haul Moving and Storage, is requesting Major Site Plan approval for a new 18,892 square foot building on a 1.62 acre site located east of Dixie Highway and south of NE 48th Street commonly known as 1120 NE 48th Street. The site is currently occupied by U-Haul Moving and Storage, operating under a Major Temporary Permit (P&Z: 21-15000004), and the existing buildings are proposed to be demolished and replaced by the current owner.

The new project is comprised of a 15,922 SF Warehouse (41' height) with an attached showroom (15' height) consisting of 1,485 SF for an Automotive and Light Truck Rental Office, and 1,485 SF of accessory retail sales area. The total lot coverage for the proposed building is approximately 26.8%. The remainder of the site will be developed with the associated parking, loading, landscaping, and rental vehicle display areas.

The Major Site Plan and Major Building Design application was reviewed by the Development Review Committee (DRC) on September 1, 2021. The Building Design was approved by the Architectural Appearance Committee on October 5, 2021.

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 Future Land Use designation shown on the Future Land Use Map and the applicable goals, objectives and policies in the Comprehensive Plan;

The land use designation for this property is I-1 (General Industrial). The proposed development is consistent with the permitted uses identified.

The Development is consistent with the City of Pompano Beach Comprehensive Plan, and the applicable Future Land Use Element Goals, Objectives and Policies contained therein:

Goal 01.00.00. *The attainment of a living environment which provides the maximum physical, economic and social well-being for the City and its residents through the thoughtful and planned use and control of the natural and man-made environments that discourages urban sprawl, is energy efficient and reduces greenhouse gas emissions.*

Objective 01.01.00 - Future Land Use Plan and Levels of Service. *Maintain the City's Future Land Use Map consistent with the Broward County Land Use Plan to ensure all development permits issued are consistent with the City and County land use plans and the adopted level of service requirements for the availability of facilities and services can be met. The adopted levels of service standards will be adjusted over time as necessary to address the impacts of sea level rise and climate change.*

Policy 01.03.08. *Establish criteria to protect residential areas and other land uses that are adjacent to industrial and commercial areas from excessive, odors, traffic and parking impacts.*

Policy 01.03.13. *Future industrial land uses shall be located with access to major transportation facilities including highways, airports, railroads, and seaports.*

Objective 01.23.00 - Economic Development - *Expand the economic base by attracting Class A office space and higher education institutional uses, continuing to support the industrial and manufacturing sectors while protecting tourism as well as the quality of life and delivery of services to local residents.*

2. Complies with the applicable district, use, and intensity and dimensional standards of Zoning Code Articles 3 and 4;

Article 3: Zoning Districts

The proposed development complies with the standards for the development within the I-1 (General Industrial) District.

Article 4: Use Standards

The development includes a warehouse with accessory auto/truck rental office and retail uses that complies with the use-specific standards in Article 4: Use Standards. The accessory use standards for retail as an accessory use are met as the retail use does not exceed 20% of the gross floor area of the principal use.

3. Complies with the applicable development standards of this Zoning Code Article 5;

The DRC and project applicant have worked together to present a project that satisfies the requirements of Article 5 for new development requiring Major Site Plan approval.

As part of the Major Site Plan and Building Design application, the applicant has addressed and achieved the required 12 sustainability points required for nonresidential development.

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

The proposed site plan will be in compliance with all applicable standards of this Code by meeting the

conditions of approval prior to building permit noted below under Department Recommendations.

5. Complies with all requirements or conditions of any prior applicable Development Orders;

The existing buildings on the subject property will be demolished and thus the development orders that previously governed the property will no longer be applicable.

6. The concurrency review has been completed in accordance with Chapter 154 (Planning) of the Code of Ordinances;

Based on the estimated demand calculated below, the proposed project complies with concurrency requirements.

Wastewater Treatment Demand	2,186 gallons per day *
Water Treatment Demand	2,593 gallons per day *
Raw Water Demand	2,800 gallons per day *
Park Acreage Required	N/A
School Impacts	N/A
Transportation	Transit fees paid to Broward County
Solid Waste Generation	348 per day (City has a contract with the Waste Management for disposal of all solid waste)

** The City has adequate capacity to serve the proposed project.*

7. The site must be designed to provide safe, adequate, paved vehicular access between buildings within the development and streets as identified on the Broward County Trafficways Plan;

The development abuts NE 48th Street which is identified on the Broward County Trafficways Plan, however, the required right-of-way has previously been dedicated and no new right-of-way dedication is required. The site is designed to provide safe, adequate, paved vehicular access between the building and street which will be improved with cross-access agreements with the surrounding properties.

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

The Property is not located within a wellfield protection area. The Development will not have any hazardous materials on site.

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

As part of the Major Site plan and Building Design application, the applicant has developed a separate CPTED security plan and narrative, which address the CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance and activity support.

10. Complies with adopted Fire Codes and Standards per City Code Section 95.02

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The proposed site plan was reviewed by Fire Plans Examiner during DRC and will be required to meet all applicable standards before building permits are approved.

11. Considers and mitigates any potential adverse impacts on environmentally sensitive lands identified by the City Comprehensive Plan or Broward County Land Use Plan.

The proposed development is not within an area that will have impact on environmentally sensitive lands.

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

The proposed development is not located on a roadway that is identified in the Transportation Corridor Study.

DEPARTMENT RECOMMENDATION

Pursuant to §155.2304.C, Applications Subject to Staff Recommendation, the Development Services Director has compiled the department reports from the Development Review Committee (DRC) meeting which are recorded on file with the Department of Development Services. Should the Board find that the application has provided competent, substantial evidence to satisfy the review standards for Major Site Plan approval, the Development Services Department recommends approval of the Major Site Plan subject to the following conditions:

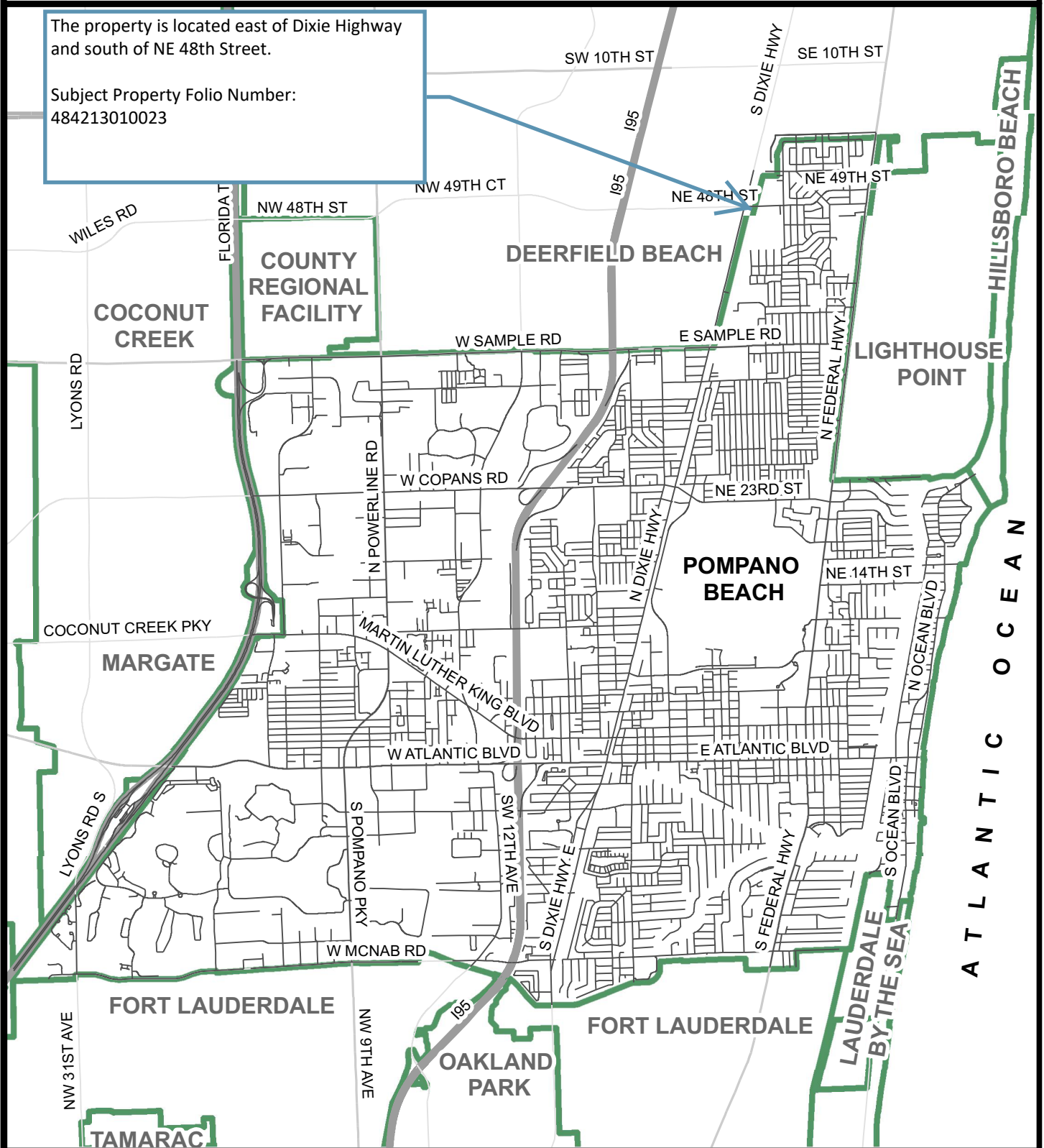
1. Provide a cross-access agreement in accordance with §155.5101.G.3.
2. Standard Conditions of Approval and/or Specifications required prior to Building Permit/ Zoning Compliance Permit issuance:
 - a. Compliance with all applicable City Ordinances, including but not limited to comments issued by the Development Review Committee.
 - b. All proposed mechanical equipment shall be screened in accordance with the code.
 - c. Provide a copy of the final approved plat prior to building permit approval.
 - d. Signs must comply with all applicable regulations of Chapter 156, Sign Code.
 - e. A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.
 - f. Provide details of the dumpster enclosure, to ensure complies with §155.5301.C.1.a.
 - g. Screen off-street loading and service areas 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.

CITY OF POMPANO BEACH LOCATION MAP



The property is located east of Dixie Highway and south of NE 48th Street.

Subject Property Folio Number:
484213010023



P&Z
1 inch = 1 miles
7/30/2017 KeeDan

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PZ21-12000027
11/17/2021

CITY OF POMPANO BEACH AERIAL



Subject Site

P&Z
11/3/2021 DesHul

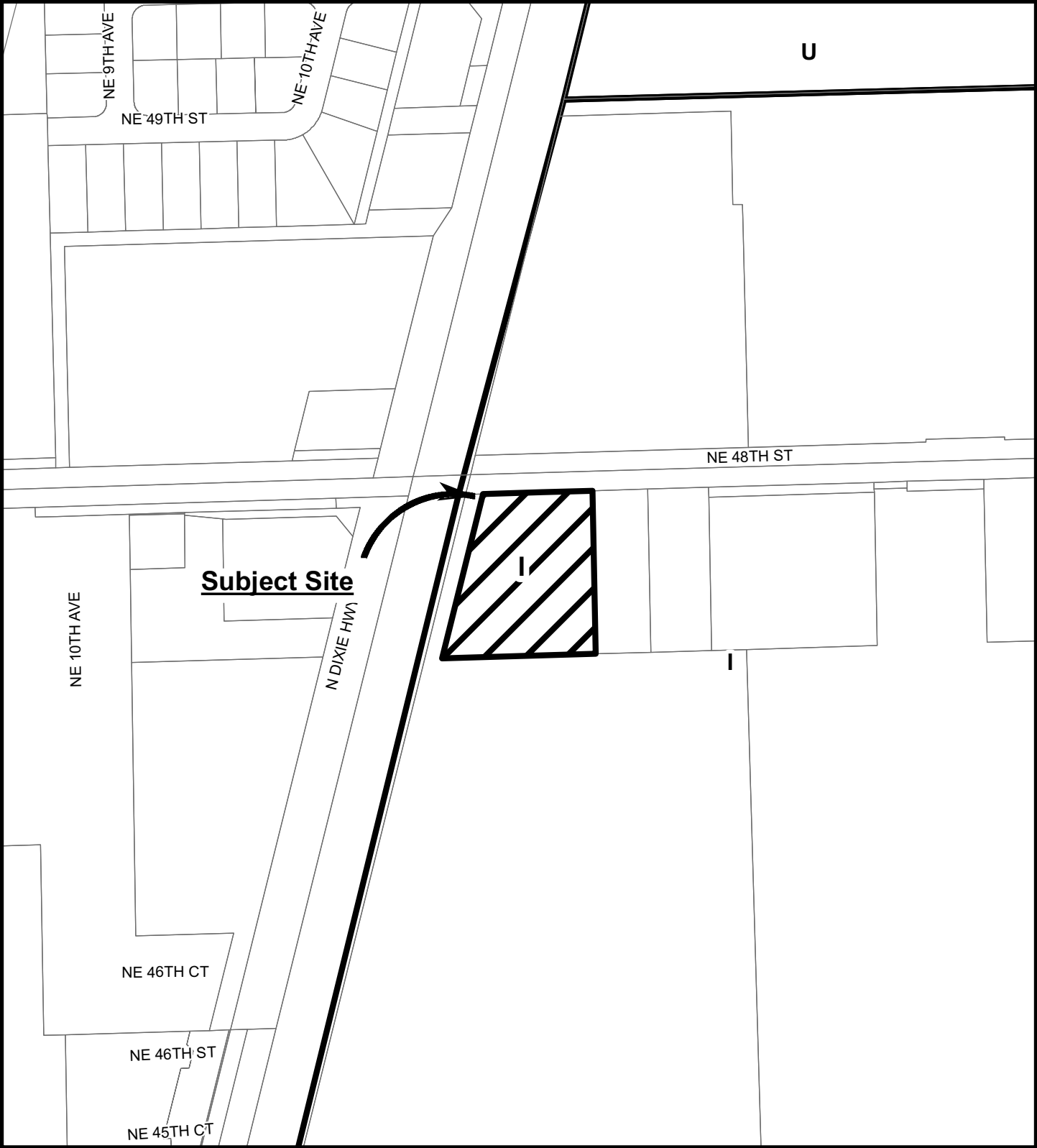
U-Haul North

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CITY OF POMPANO BEACH
OFFICIAL LAND USE MAP



P&Z
11/3/2021 DesHul

in = 250 ft
U-Haul North
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CITY OF POMPANO BEACH
OFFICIAL ZONING MAP



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U-Haul North
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LEGEND					
FOR LAND USE PLAN			FOR ZONING MAP		
Symbol	Classification	Units/ Acre	Symbol	District	
			RS-1	Single-Family Residence 1	
L	Low (1-5 DU/AC)		RS-2	Single-Family Residence 2	
LM	Low- Medium (5-10 DU/AC)		RS-3	Single-Family Residence 3	
M	Medium (10-16 DU/AC)		RS-4	Single-Family Residence 4	
MH	Medium-High 16-25 DU/AC)		RS-L	Single-Family Residence Leisureville	
H	High (25-46 DU/AC)				
12	Irregular Density		RD-1	Two- Family Residence	
36	Irregular Density				
			RM-7	Multiple-Family Residence 7	
C	Commercial		RM-12	Multiple-Family Residence 12	
CR	Commercial Recreation		RM-20	Multiple-Family Residence 20	
			RM-30	Multiple-Family Residence 30	
★	I	Industrial	RM-45	Multiple-Family Residence 45	
			MH-12	Mobile Home Park	
T	Transportation				
			B-1	Limited Business	
U	Utilities		B-2	Neighborhood Business	
			B-3	General Business	
CF	Community Facilities		B-4	Heavy Business	
			M-1	Marina Business	
OR	Recreation & Open Space		CR	Commerical Recreation	
W	Water	★	I-1	General Industrial	
			I-1X	Special Industrial	
RAC	Regional Activity Center		O-IP	Office Industrial Park	
			M-2	Marina Industrial	
LAC	Local Activity Center				
			TO	Transit Oriented	
DPTOC	Downtown Pompano		PR	Parks & Recreation	
	Transit Oriented Corridor		CF	Community Facilities	
			PU	Public Utility	
ETOC	East Transit Oriented		T	Transportation	
	Corridor		BP	Business Parking	
			LAC	Local Activity Center	
			RPUD	Residential Planned Unit Dev.	
			PCD	Planned Commercial Development	
			PD-TO	Planned Development - Transit Oriented	
			PD-I	Planned Development - Infill	
			RM-45 HR	Multiple-Family Residence 45 High Rise-Overlay	
			AOD	Atlantic Boulevard Overlay District	
			CRAO	Community Redevelopment Area Overlay	
			NCO	Neighborhood Conservation Overlay	
			APO	Air Park Overlay	
			DP	Downtown Pompano Beach Overlay	