

May 27th, 2021

Maggie Barszewski, AICP
Planner
City of Pompano Beach
100 W. Atlantic Boulevard
Pompano Beach, FL 33060

**RE: U-Haul Co. of Florida – Plat Application Review Standards Narrative
Property Located at 780 SW 12th Avenue, Pompano Beach, FL**

Dear Maggie,

The applicant, U-Haul Co. of Florida, is proposing a Plat to join two existing parcels of land together with a portion of City of Pompano Beach right-of-way in order to develop the parcels by constructing a three-story self-storage building. As part of this project, the SW 10th Ave right-of-way is proposed to be abandoned, while a 60' portion of property on the eastern side of the proposed Plat will be dedicated to the City of Pompano Beach. U-Haul will also construct a new 24' wide two-lane roadway in this 60' right-of-way dedicated area. 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 as part of the Plat totaling 2.47 acres.

The existing parcels include an existing office building site (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 0.83 acre vacant lot was previously included as part of the Amended Plat of Fairview (PB 9, PG 59, 1929). The zoning for these parcels is I-1 and the property will be used as a self-storage facility with 775 in-door climate controlled storage units along with the existing office building which is to remain.

Existing utilities which currently run through the existing City right-of-way to be vacated shall be removed and replaced around the U-Haul site. The existing gravity sewer will be re-routed to the south of the U-Haul site with a utility easement granted to the City of Pompano Beach. The water service will be re-located to the dedicated 60' right-of-way. The existing 6" watermain running along SW 8th Street will be removed and replaced with an 8" watermain connecting to an existing 12" watermain on the west side of SW 12th Ave. Existing FPL powerlines that run along SW 10th Ave will be relocated around the U-Haul site and through the proposed 60' right-of-way dedication area.

This proposed development will consist of 11,477 square feet of existing commercial use, 9,443 square feet of industrial use, and 82,101 square feet of self-storage use. The Plat will restrict the uses on the site to 15,000 square feet of commercial use, 10,000 square feet of industrial use, and 90,000 square feet of self-storage use.

This project complies with the applicable review standards referenced in the City of Pompano Beach Zoning Code, Section 155.2410 as follows:

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PZ21-14000016

7/07/2021

Review Standards

- 1. The development complies with the applicable standards in Part 7 (Lots) of Article 5: Development Standards.**

This development complies with Article 5, Part 7 of the City of Pompano Beach Zoning Code to the extent practicable.

- 2. The development complies with all other applicable standards in this Code;**

This development will comply with all other applicable City of Pompano Beach standards as required. A Major Site Plan and Building Design application has been submitted to the City of Pompano Beach Planning & Zoning Division for review concurrently with this Plat request.

- 3. The development complies with all requirements or conditions of any applicable development orders;**

There have been no development orders previously issued for this development. This development will comply with any development orders issued as part of the Major Site Plan and Building Design application submitted concurrently with this Plat request.

- 4. Any land within the platted lots(s) that is necessary to comply with the Broward County Trafficways Plan has been conveyed to public by deed or grant of easement;**

The Broward County Trafficways Plan designates SW 12th Ave as an arterial roadway with a width of 106'. The width of SW 12th Ave. adjacent to this development is 100', however the width of the eastern half of the right-of-way measures 53.5', which is greater than the 53' required width of the eastern half of the right-of-way to comply with the Trafficways Plan. The right-of-way width measurement has been determined by the location of physical monumentation found and accepted as marking the current right-of-way line of SW 12th Ave as indicated on recorded Plats of public record lying north and south of the subject development.

- 5. The development complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance; and**

The proposed development is not located within the radius of influence of any Wellfield Protection Zones.

- 6. All facilities for the distribution of electricity, telephone, cable television, and similar utilities, shall be placed underground.**

Florida Power & Light has determined that relocating the existing overhead utility lines underground would create an excessive amount of potential points of failure and severely impact the service reliability to the surrounding community. Therefore, FP&L has determined

DRC

PZ21-14000016

7/07/2021

that they will not convert these overhead lines to underground. A letter from Florida Power & Light has been provided as part of this submittal.

Sincerely,

Shah, Drotos & Associates



Matthew J. Giani, P.E.

DRC

PZ21-14000016
7/07/2021