



City of Pompano Beach

100 West Atlantic Blvd.
Pompano Beach, FL 33060

Staff Report

File #: LN-145

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: JULY 7, 2021

U-HAUL SELF STORAGE PLAT

Request: Plat
P&Z# 21-14000016
Owner: U-Haul Co. of Florida
Project Location: 790-820 SW 12th Ave.
Folio Number: Multiple Folios
Land Use Designation: I (Industrial)
Zoning District: I-1 (General Industrial)
Commission District: 5
Agent: Matthew Giani (954-943-9433)
Project Planner: Maggie Barszewski (maggie.barszewski@copbfl.com/954-786-7921)

Summary:

This is a Plat request for property located at 780 SW 12 Ave. The folio number is 494202000510, 494202030850, 494202030840, 494202031850. The property is zoned I-1 and has a land use designation of Industrial (I). The Plat will be entirely labeled as Tract "A" and it will join two existing parcels by constructing a 3-story self-storage building. The project will require the abandonment of the existing SW 10th Ave., which the Applicant will replace by dedicating and constructing a new 24-ft wide roadway. A 5-ft. dedication is also being provided by this Plat for SW 8th St. The Plat restricts the property to 10,000 sq. ft. of Industrial use, 15,000 sq. ft. of Commercial and 90,000 sq. ft. of Self-Storage use.

Staff Conditions:

BUILDING DIVISION

Plan Reviewer: carpelo.jeoboam@copbfl.com

Status: Authorized

Comments: BLDG 6-14-21 NRN

ZONING

Plan Reviewer: jaeun.kim@copbfl.com

Status: Authorized With Conditions

Comments:

PZ 21-14000016

U-Haul Self Storage Plat

790-820 SW 12th Ave.

I-1 / I

Zoning Comments:

1. The proposed development requires reviews and approvals of Major Site Plan and Major Building Design and must comply with the standards of the I-1 (General Industrial) Zoning District and any applicable Use-Specific standard.

2. Concerns of Plat Notes: Please strike the plat note below

INDUSTRIAL USES MAY HAVE UP TO 30%-50% ANCILLARY OFFICE OR UP TO 30% ANCILLARY COMMERCIAL/OFFICE USE PER BAY OR SINGLE TENANT BUILDING UPON SATISFACTION OF TRANSPORTATION CONCURRENCY FEES. OR add a note on the plat "The self-storage units or bays are not allowed for an office or any other uses, but private access by the tenant for storing and removing personal property."

3. Additional comments will be provided upon the review of the site plan.

UTILITIES

Plan Reviewer: nathaniel.watson@copbfl.com

Status: Authorized With Conditions

Comments:

6-14-2021

1. Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process.
2. The actual abandonment of SW 10th Avenue right-of-way is contingent upon proper permitting, installation, certification and proper abandonment of the newly proposed and existing wastewater collections systems. The new collection system will also require procurement of a perpetual utility easement.

LANDSCAPE REVIEW

Plan Reviewer: wade.collum@copbfl.com

Status: Authorized With Conditions

Comments:

Comments will be rendered at time of site plan submittal.

Provide landscape plans in accordance with 155.5203 for the entire site.

Provide lease for billboard for staff to review.

ENGINEERING DEPARTMENT

Plan Reviewer: david.mcgirr@copbfl.com

Status: Authorized With Conditions Comments:

Comments:

Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process.

1. 5' dedication is only shown on western half of SW 8th St. Based on below, applicable R/W is to center line of street - plan shows centerline shifted to the north. We believe centerline should be adjusted which would then require dedication on eastern half SW 8th St (30' from center line).
2. Plan shows sign easement to be abandoned. Who owns this sign and who will be required to maintain it considering R/W dedication - City does not want to be responsible for owning/maintaining sign. Possible revocable license agreement may be required to keep in sign in City R/W.
3. What is the vertical clearance of the sign?

§ 100.01 MINIMUM RIGHT-OF-WAY.

(C) Property owners required to dedicate required right-of-way in accordance with Zoning Code § 155.5704 shall only be required to dedicate half of the applicable right-of-way width to the center line of the street.

PLANNING

Plan Reviewer: maggie.barszewski@copbfl.com

Status: Authorized With Conditions

Comments:

- 1) All utility letters must be submitted prior to being placed on the City Commission agenda.
- 2) Must submit a Title Opinion less than 6 months old and must be addressed to the City.
- 3) Must submit County's Development Review Report before going to P&Z.
- 4) All owners must sign the plat and a copy (can be electronic) must be sent to Maggie Barszewski, prior to placement on a City Commission agenda.
- 5) The proposed use is consistent with the Land Use Designation.
- 6) Please submit DRC Comment reply to Maggie Barszewski via email prior to attempting to upload to P&Z.
- 7) In narrative please clarify the anticipated timing of this Plat approval through the County. The abandonment is contingent upon the filing of necessary instruments per the direction of the Utility Dept. comments.
- 8) A note must be added to state "All facilities for the distribution of electricity, telephone and cable shall be installed underground."

BSO

Plan Reviewer: scott_longo@sheriff.org

Status: No Comments Submitted as of 11/10/20

Comments:

Disclaimer:

The services of an independent, experienced, qualified and certified Security Crime Prevention/ CPTED Consultant are highly recommended for objective and credible security review integrity.

This review does not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime and to help avoid any present and future security deficiencies, conflicts, or liabilities that might occur without any review.

Attention:

DRC submissions require a CPTED/ Security Strengthening Narrative Folder, and a SEPARATE Drawing Folder for review. All mandatory compliance condition requirements MUST BE THOROUGHLY ADDRESSED WITH SPECIFIC DETAILED CORRELATING REFERENCES TO EACH ITEM in the Narrative

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and Drawing plans.

WASTE MANAGEMENT

Plan Reviewer: beth.dubow@copbfl.com

Status: Review Complete No Comments

Comments:

Solid Waste and Recycling Comments

Project Name: U-Haul Self Storage Plat

Address: 820 SW 12 Avenue

P&Z#: 21-12000008

Review: 06/21/2021

DRC Date: 07/07/2021

REVIEW COMPLETE; NO OBJECTIONS

NOTE: As stated in the Pompano Beach Code of Ordinances, Chapter 96, including Section 96.12(D)(1), all construction and demolition debris removal is the responsibility of the owner. All solid waste generated within the geographic boundaries of Pompano Beach shall be collected by the franchise collector (Waste Management at the time of this writing) and disposed of as directed by the city disposal agreement. All materials shall be generated from the property on which the materials are placed for removal. Information regarding container size and hauling costs may be found in Chapter 96, Section 96.13.

NOTE: Additional comments may be necessary based upon revisions, additional plans and/or documents. Contact Beth Dubow at 954-545-7047 or beth.dubow@copbfl.com should you have any questions or concerns regarding this review.

CRA

Plan Reviewer:

Status:

Comments:

FIRE DEPARTMENT

Plan Reviewer: jim.galloway@copbfl.com

Status: Authorized With Conditions

Comments:

This P&Z application is able to meet all of the Fire Department requirements at this time for PLAT APPROVAL ONLY. Site plan approval will be required, maintaining all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time.

*Additional comments may follow throughout the remainder of the permitting process. The buildings shall follow All NFPA Standards prior to receiving Fire Department approval.