



Legislation Text

File #: LN-144, **Version:** 5

PLANNING AND ZONING BOARD

Meeting Date: MAY 25, 2022

U-HAUL SELF STORAGE SITE PLAN

Request:	Major Site Plan
P&Z#	21-12000026
Owner:	U-Haul Co. of Florida
Project Location:	790-820 SW 12 th Avenue
Folio Number:	Multiple Folios
Land Use Designation:	I (Industrial)
Zoning District:	I-1 (General Industrial)
Commission District:	5 (Cyndy Floyd)
Agent:	Matthew Giani (954-943-9433)
Project Planner:	Lauren Gratzner (954-545-7792 / lauren.gratzner@copbfl.com)

Summary:

The following is a summary of information on the subject property. The applicant is requesting Major Site Plan approval in order to construct a three-story self-storage building and a one-story warehouse with associated parking and landscaping. The property has an existing two-story commercial building that will remain on site. The total footprint of all buildings and overhangs is 55,283 square feet on a 106,394 square foot (2.44 acre) site, a total lot coverage of 51.96%. The site plan was reviewed by the Development Review Committee three times: July 7, 2022; December 1, 2022; & March 2, 2022. The applicant has applied to be heard by the Architectural Appearance Committee on June 7, 2022.

The property received Special Exception approval (PZ# 21-17000005) from the Zoning Board of Appeals in April 2021 for the operation of a self-storage facility. Additionally, the property owner has entered into an Agreement for Unification of Development with the City in order to coordinate the establishment of a private road while abandoning a portion of SW 10th Avenue for the purposes of this site plan.

The property is located on the southeast corner of SW 8th Street and South Andrews Ave (SW 12th Ave).

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 land use designation in the comprehensive plan;

The property has a land use designation of I (Industrial). The proposed commercial development is a compatible use for this land use category. The Development is consistent with the City of Pompano Beach Comprehensive Plan, and the 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.*

Policy 01.06.12 *Review all land use plan map amendments, rezonings and site plan applications to ensure that there is sufficient wastewater collection and treatment facilities, potable water resources available and if reuse water is available, require it be used, and that they pose no noxious impacts to the Biscayne Aquifer.*

Policy 01.14.01 *The City shall emphasize re-development and infill, which concentrates the growth and intensifies the land uses consistent with the availability of existing urban services and infrastructure in order to conserve natural and manmade resources.*

Policy 01.14.07 *All site plans will be reviewed for Crime Prevention Through Environmental Design (CPTED) design principles such as lighting, street design, natural surveillance, natural access control, and territorial reinforcement. CPTED infrastructure such as security lighting, security cameras, bollards and other access control methods will be required based on the specific needs of the project.*

Policy 02.04.01

Continue to require conveyance of right of way, preferably through fee simple dedication, consistent with the

City's adopted street width standards and/or the Broward County Planning Council's Trafficways Plan.

2. Complies with the applicable district, use, and intensity and dimensional standards of this Code (Articles 3, 4, and 5);

Article 3: Zoning Districts

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

Article 4: Use Standards

The development proposes a non-residential use that complies with the use-specific standards in Article 4: Use Standards and is consistent with section 155.4223.A Self-Storage or Mini-Warehouse Facility.

Article 5: Development Standards

See section 3 below.

3. Complies with the applicable development standards of this 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, with exception of the conditions listed for approval.

The project's Building Design will be reviewed by the Architectural Appearance Committee (AAC) in June 2022.

As part of the Major Site Plan and Building Design application, the applicant has developed a separate table that addresses how the project will achieve the required sustainability points. The project has met

the required 12 sustainability points for nonresidential development.

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

The proposed site plan is in compliance with all other applicable standards of this Code.

5. Complies with all requirements or conditions of any prior applicable development orders or prior applicable approved plans on record.

This site has a development order on file for the approval of a Special Exception. Staff proposes to include the conditions from the Special Exception development order with the major site plan application.

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

Based on the calculations below, the proposed project complies with concurrency requirements.

*Wastewater Treatment Demand 915.44 gallons per day **

*Water Treatment Demand 1,085.71 gallons per day **

*Raw Water Demand 1,172.57 gallons per day **

Park Acreage Required N/A

School Impacts N/A

*Transportation Transit fees paid to the Broward County to meet
concurrency*

*Solid Waste Generation 1,830.88 lbs. per meal (City has a contract with the Waste
Management for disposal of all solid waste through 2022)*

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

7. Is 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 is located on S Andrews Avenue, a street identified on the Broward County Trafficways Plan. The project is designed to provide safe, adequate, and paved vehicular access from the secondary street, SW 8th Street.

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 as identified on the Broward County Wellfield Protection Zones map.

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, which addresses 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
<<http://library.amlegal.com/nxt/gateway.dll?>

The proposed site plan was reviewed by a 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 as defined in the Broward County Land Use Plan.

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

The proposed development is not located in any of the subject areas of the approved 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 comments and conditions:

1. In accordance with the Agreement for Unification of Development (approved by the City Commission by Resolution 2022-116). The Applicant must submit permits for the private road & relocation of the utilities, prior to the issuance of any permits related to the building or remaining site work. Following the approval of inspections for the completed private road, the Applicant must proceed with the abandon request of the portion of SW 10th Avenue.
2. Five (5) feet along SW 8th Street shall be dedicated to the City for Right-of-Way, prior to building permit approval.
3. Standard Conditions of Approval and/or Specifications required prior to Building Permit / Zoning Compliance Permit issuance:
 - a. A Unity of Title must be reviewed by staff and recorded in the Broward County Records, in accordance with 155.2401.C.
 - b. Provide a copy of the recorded plat, prior to building permit approval.
 - c. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
 - d. A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.