

Application Number 030-MP-21

Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6666 F: 954-357-6521 · Broward.org/Planning

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name U-Haul North Pompano			
Plat/Site Number		Plat Book - Page (if recorded)	
Owner/Applicant/Petitioner Name Davina Bean, VP - U-Haul Co. of Florida			
Address 790 SW 12th Ave		City Pompano Beach	State FL
Zip 33069			
Phone 561-800-9815	Email davina_bean@uhaul.com		
Agent for Owner/Applicant/Petitioner Shah, Drotos & Associates		Contact Person Matthew Giani	
Address 3410 N. Andrews Ave. Ext.		City Pompano Beach	State FL
Zip 33064			
Phone 954-943-9433	Email mattgiani@shahdrotos.com		
Folio(s) 484213010023			
Location Southeast corner side of <u>NE 48th Street</u> at/between/and <u>Dixie Highway</u> and/of <u>east of FEC railroad</u> <small>north side/corner north street name street name / side/corner street name</small>			

Type of Application (this form required for all applications)	
Please check all that apply (use attached Instructions for this form).	
<input checked="" type="checkbox"/> Plat (fill out/PRINT Questionnaire Form, Plat Checklist)	
<input type="checkbox"/> Site Plan (fill out/PRINT Questionnaire Form, Site Plan Checklist)	
<input type="checkbox"/> Note Amendment (fill out/PRINT Questionnaire Form, Note Amendment Checklist)	
<input type="checkbox"/> Vacation (fill out/PRINT Vacation Continuation Form, Vacation Checklist , use Vacation Instructions)	
<input type="checkbox"/> Vacating Plats, or any Portion Thereof (BCCO 5-205)	
<input type="checkbox"/> Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 27.29)	
<input type="checkbox"/> Releasing Public Easements and Private Platted Easements or Interests (BCAC 27.30)	
<input type="checkbox"/> Vacation (Notary Continuation Form Affidavit required, fill out Business Notary if needed)	

Application Status			
Has this project been previously submitted?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't Know
This is a resubmittal of:	<input type="checkbox"/> Entire Project	<input type="checkbox"/> Portion of Project	<input checked="" type="checkbox"/> N/A
What was the project number assigned by the Planning and Development Division?	Project Number	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name		<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Are the boundaries of the project exactly the same as the previously submitted project?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.			

Replat Status	
Is this plat a replat of a plat approved and/or recorded after March 20, 1979?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know
If YES, please answer the following questions.	
Project Name of underlying approved and/or recorded plat	Project Number
Is the underlying plat all or partially residential?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know
If YES, please answer the following questions.	
Number and type of units approved in the underlying plat.	
Number and type of units proposed to be deleted by this replat.	
Difference between the total number of units being deleted from the underlying plat and the number of units proposed in this replat.	

School Concurrency (Residential Plats, Replats and Site Plan Submissions)	
Does this application contain any residential units? (If "No," skip the remaining questions.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If the application is a replat, are there any new or additional residential units being added to the replat's note restriction?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>If the answer is "Yes" to any of the questions above</p> <p>RESIDENTIAL APPLICATIONS ONLY: Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board for residential projects subject to school concurrency, exempt from school concurrency (exemptions include projects that generate less than one student, age restricted communities, and projects contained within Developments of Regional Impact), or subject to an approved Declaration of Restrictive Covenant or Tri-Party Agreement.</p>	

Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s) Industrial (City), Commerce (County)	Land Use Plan Designation(s) Industrial (City), Commerce (County)
Zoning District(s) I-1 Industrial	Zoning District(s) I-1 Industrial

Existing Land Use					
<p>A credit against impact fees may be given for the site's current or previous use. No credit will be granted for any demolition occurring more than three (3) years of Environmental Review of construction plans. To receive a credit, complete the following table. Note: If buildings have been demolished, which are not shown on the survey required with this application, attach an additional "as built" survey dated within three (3) years of this application. Other evidence may be accepted if it clearly documents the use, gross square footage and/or number and type of dwelling units, and date of demolition.</p>					
Are there any existing structures on the site?					<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the Same?	Change Use?	Has been or will be Demolished?
Commercial	5,795	current	YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO

*Gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive-thru facilities, and overhangs designed for outdoor tables at a restaurant. A building is defined by the definition in the Land Development Code.

Proposed Use			
RESIDENTIAL USES		NON-RESIDENTIAL USES	
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
		Commercial	4,000 sf
		Industrial	17,000 sf

NOTARY PUBLIC: Owner/Agent Certification

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

[Signature]
Owner/Agent Signature

8/31/21
Date

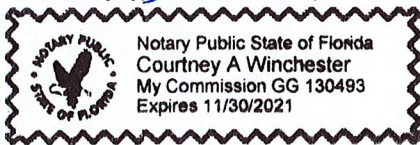
NOTARY PUBLIC

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 31st day of August, 2021, who ☒ is personally known to me | ☐ has produced _____ as identification.

Courtney A. Winchester
Name of Notary Typed, Printed or Stamped

Courtney A. Winchester
Signature of Notary Public – State of Florida



Notary Seal (or Title or Rank)

Serial Number (if applicable)

For Office Use Only

Application Type

MUNI PLAT

Application Date
10/19/21

Acceptance Date
10/26/21

Fee
\$4,780

Comments Due
11/15/21

Report Due
11/29/21

CC Meeting Date
N/A

Adjacent City or Cities

DEERFIELD BOW

☒ Plats

☒ Surveys

☒ Site Plans

☐ Landscaping Plans

☐ Lighting Plans

☐ City Letter

☐ Agreements

☐ Other: BCPS NOTICE; TITLE WORK;

Distribute To

☒ Full Review

☐ Planning Council

☐ School Board

☐ Land Use & Permitting

☐ Health Department

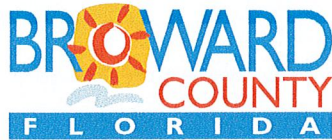
☐ Zoning Code Services (BMSD only)

☐ Administrative Review

☐ Other:

Received By

Karina de Luz / H.V. Clarke



Application Number 030-MY-21

Development and Environmental Review Online Application Questionnaire Form

Type of Application

☒ Plat

☐ Site Plan

☐ Note Amendment

Project Questionnaire

Please answer the questions marked for the type of application checked.

X	1.	Why is this property being platted? Attach an additional sheet(s) if necessary. The proposed development requires platting as determined by the Broward County Planning Council due to the proposed warehouse use.					
X	2.	Is this project within an existing Development of Regional Impact (DRI) or Florida Quality Development (FQD)? If "Yes", indicate DRI or FQD name and Latest Ordinance number or Official Record Book and Page Number.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">DRI Name</td> <td style="width: 50%;">FQD Name</td> </tr> <tr> <td>Latest Ordinance Number</td> <td>Official Record Book and Page Number</td> </tr> </table>	DRI Name	FQD Name	Latest Ordinance Number	Official Record Book and Page Number	
DRI Name	FQD Name						
Latest Ordinance Number	Official Record Book and Page Number						
X	3.	Is the project subject to any existing or proposed agreement(s) with Broward County or a municipality? If "Yes", state the title and subject of the agreement(s) and attach a copy(s).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
	4.	Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)?	<input type="checkbox"/> Yes <input type="checkbox"/> No				
		<div style="border: 1px solid black; padding: 2px; min-height: 20px;"> If YES, LUPA Number </div>					
	5.	Does the note represent a change in TRIPS?	<input type="checkbox"/> Increase <input type="checkbox"/> Decrease <input type="checkbox"/> No Change				
	6.	Does the note represent a major change in Land Use?	<input type="checkbox"/> Yes <input type="checkbox"/> No				
X	7.	Are any off-site roadway improvements being required by any government agency or proposed by the applicant? If "Yes", attach any sheets and describe fully.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
X	8.	Does this property or project have an adjudicated or vested rights status? If "Yes", please attach the appropriate documentation.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
X	9.	Does the owner have any financial interest in properties near or adjacent to this project? If "Yes", please attach a sheet(s) and describe fully.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
X	10.	Does this property abut a State Road? If "Yes", see Supplemental Documentation Requirement No. 19 for required letter from Florida Department of Transportation (FDOT).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				

X	11. Has consideration been given to public transportation routes, shelters, or turnouts for the proposed project? If "Yes", please attach sheet(s) and describe fully.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
X	12. Are bikeways and walkways to be provided to connect residential areas to school or recreational sites? If "Yes", attach five (5) drawings showing facilities (if not show on plat).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
X	13. Is credit being requested for private recreational facilities? If "Yes", attach two (2) sets of plans showing facilities. (APPLIES TO PROJECTS IN THE UNINCORPORATED AREA ONLY.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
X	14. Has any discussion with the School Board taken place? If "Yes", state the name and title of the person contacted.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	<div style="border: 1px solid black; padding: 2px;">Name/Title</div>	
X	15. If a school site will be reserved or dedicated on the property, is the site delineated on the plat or site plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
X	16. Are there any natural features located on the property (e.g. wetlands, dunes, areas of native tree canopy wildlife, habitats, etc.)? If "Yes", attach a sheet(s) and describe fully. For information, contact Aquatic and Wetland Resources Section, Environ. Licensing & Bldg. Permitting (ELBP) Division.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
X	17. Does the property contain any portion of lands identified as "Natural Resource Areas?" If "Yes" see Supplemental Documentation Requirement No. 8. For locations, contact Aquatic and Wetland Resources Section (ELBP Division).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
X	18. Does the property contain any portion of lands identified as an "Urban Wilderness Area" or "Vegetative Resource Category Local Area of Particular Concern?" If "Yes", please see Supplemental Documentation Requirement No. 9. For locations, contact Aquatic and Wetland Resources Section (ELBP Division).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
X	19. Does the property contain any portion of lands identified as a "Cultural Resource Category Local Area of Particular Concern" which include archaeological sites and/or historic sites and structures? If "Yes", for archaeological sites, see Supplemental Documentation Requirement No. 10. For historic locations, contact the Broward County Historic Preservation Officer.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
X	20. Will any dredging or major filling operation be necessary, or is a waterway involved in the proposed project? If "Yes", permits may be required from Broward County. Please contact Broward County Aquatic and Wetland Resources Section (ELBP Division).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
X	21. Is the project to be served by an approved potable water system? If "Yes", state the name of facility and facility address.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	<div style="border: 1px solid black; padding: 2px;">Facility Name</div> <div style="border: 1px solid black; padding: 2px;">Broward County Water Treatment Plant 2A</div> <div style="border: 1px solid black; padding: 2px;">Address</div> <div style="border: 1px solid black; padding: 2px;">1390 NE 50th St. Pompano Beach, FL 33064</div>	
X	22. Is this project to utilize on-site wells for its potable water? If "Yes", see Supplemental Documentation Requirement No. 13 for required letter.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
X	23. Is this project to be served by an approved wastewater (sewage) treatment plant? If "Yes", state the name of facility and facility address.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	<div style="border: 1px solid black; padding: 2px;">Facility Name</div> <div style="border: 1px solid black; padding: 2px;">Broward County North Regional Wastewater Treatment Plant</div> <div style="border: 1px solid black; padding: 2px;">Address</div> <div style="border: 1px solid black; padding: 2px;">2401 N. Powerline Road, Pompano Beach, FL 33069</div>	

<input checked="" type="checkbox"/>	24. Will septic tanks serve this project? If "Yes", see Supplemental Documentation Requirement No. 12 for required letter.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<input checked="" type="checkbox"/>	25. Have provisions been made for the collection of solid waste for this project? If "Yes", state the name of the collector.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Solid Waste Collector	
<input checked="" type="checkbox"/>	26. Has any contact been made with FPL and AT&T regarding service availability and easement requirements? If "Yes", state name and title of the person contacted.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	FPL – Name/Title Megan Bailey - Distribution Engineer	
	AT&T – Name/Title Greg Kessell - Manager OSP Planning & Engineering Design	
<input checked="" type="checkbox"/>	27. Estimate or state the total number of on-site parking spaces to be provided.	Spaces 20
<input checked="" type="checkbox"/>	28. If applicable, state the seating capacity of any proposed restaurant or public assembly facility, including day care centers or schools, or places of worship.	Seating N/A



Proposed Plat Narrative
1120 NE 48th St. Pompano Beach, Florida
Broward County
"U-Haul North Pompano" Plat

October 18th, 2021

Prepared by:

Matthew Giani, P.E.
Shah, Drotos & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
954-943-9433
mattgiani@shahdrotos.com

The site for this proposed plat is located on the south side of NE 48th Street, just east of the FEC railroad, with address 1120 NE 48th Street in Pompano Beach. This site has not previously been platted.

The proposed development consists of the construction of a 2,970 sq.ft single story retail commercial building and a 15,922 sq.ft. single story warehouse industrial building located on a 1.62 acre parcel. The current and proposed City land use designation for the site is Industrial. The current and proposed County land use designation for this site is Commerce. The existing development on the site is a 5,795 sq.ft. single story commercial retail building with canopy that will be demolished as part of this development.

The proposed uses on this site will collectively require 19 parking spaces, one of which being an ADA accessible parking space. The proposed parking provided shall consist of 19 total parking spaces, one of which shall be ADA accessible. Eight bicycle parking spaces are also included in front of the retail showroom for convenient access. Two loading zones are provided on the southern end of the building

This property is currently developed and contains two driveway openings along NE 48th Street. As part of this redevelopment we are proposing to close those driveway openings and construct a new right-in, right-out channelized driveway opening. A proposed two-way cross-access driveway on the south side of the property connecting to the existing commercial development is also proposed. A future cross-access connection point to the adjacent property to the east has been included as part of the site design as well. No right-of-way dedications or turn lanes are proposed.

An existing sidewalk running along NE 48th Street will be extended along the northern property line of the site. A 7' wide bicycle and pedestrian sidewalk has been included along the west side of the property, connecting the extended sidewalk along NE 48th Street to the proposed building and the adjacent property to the south. Bicycle and pedestrian access to the adjacent property to the east can be achieved via the extended sidewalk along NE 48th Street. Cross-access easements for vehicular use, bicycle use and pedestrian use will be granted for the neighboring properties to the south and east as part of the site plan approval process.

The proposed building will utilize existing water and sewer connections for domestic water, irrigation water, and sanitary sewer services, provided by Broward County Water and Wastewater Services. A new fire sprinkler service will be provided from existing Broward County water facilities adjacent to the property. The entire proposed building will be equipped with an automatic fire sprinkler system. Surface water management for the site will be accomplished with the use of swales and underground exfiltration trenches with no off-site discharge of storm water.

Sincerely,

SHAH, DROTOS & ASSOCIATES



Matthew J. Giani, P.E.
Project Manager
Florida Reg. #84229

