



Resilient Environment Department

URBAN PLANNING DIVISION

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DEVELOPMENT REVIEW REPORT FOR A NEW PLAT

Project Description			
Plat Name:	U-Haul North Pompano	Number:	030-MP-21
Application Type:	New Plat	Legistar Number:	22- 1078
Applicant:	Davina Bean, VP – U-Haul Co. of Florida	Commission District:	4
Agent:	Shah, Drotos & Associates	Section/Twn./Range:	13/48/42
Location:	Southeast corner of Dixie Highway/F.E.C. Railroad and Northeast 48 Street	Platted Area:	1.6 Acres
Municipalities:	Pompano Beach	Gross Area:	N/A
Previous Plat:	N/A	Replat:	☐ Yes ☒ No
FS 125.022 Waiver	A Waiver of extension was granted until April 26, 2023		
Recommendation:	APPROVAL		
Meeting Date:	August 25, 2022		

A location map of the plat is attached as **Exhibit 2**.

The Application is attached as **Exhibit 8**. The Urban Planning Division (UPD) distributed the application to agencies for review, as required by Section 5-181 of the Land Development Code.

Existing and Future Land Use	
Existing Use:	5,795 Sq. Ft. Commercial
Proposed Use:	4,000 Sq. Ft. Commercial and 17,000 Sq. Ft. Industrial
Plan Designation:	Industrial
Adjacent Uses	Adjacent Plan Designations
North: Commercial	North: Industrial
South: Vacant	South: Industrial
East: Commercial	East: Industrial
West: Hotel	West: Commercial (City of Deerfield Beach)
Existing Zoning	Proposed Zoning
I-1	I-1

1. Land Use

Planning Council staff has reviewed this application and determined that the City of Pompano Beach's Comprehensive Plan is the effective land use plan. That plan designates the area covered by this plat uses permitted in the "Industrial" land use category. The proposed industrial use is in compliance with the permitted uses and densities of the effective land use plan. In addition, staff has received written confirmation from the City of Pompano Beach that the proposed commercial use is regarded as accessory to the principal industrial use and is therefore considered in compliance with the effective land use plan. Planning Council Memorandum is attached **Exhibit 3**.

2. Adjacent City

The City of Deerfield Beach was advised of this application, and no response was received, **Exhibit 4**.

3. Trafficways

Trafficways approval is valid for 10 months. Approval was received on January 27, 2022.

4. Access

Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division have reviewed the plat application and determined that the comments and recommendations are required with respect to the safe and adequate access standards of the Broward County Land Development Code, as shown in the attached memorandum. The recommendations for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans, **Exhibit 5**.

5. Concurrency – Transportation

This plat is located in the Northeast Transportation Concurrency Management Area, which is subject to Transportation concurrency fees, as defined in Section 5- 182.1.(a)(1)a) of Land Development Code. The proposed plat will be a decrease of 8 trips per PM peak hours.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	NA	NA
Non-residential	63	55
Total	(55-63) = -8	

6. Concurrency - Water and Wastewater Capacity

This plat receives water and wastewater from the utilities listed below:

	Potable Water	Wastewater
Utility Provider:	Broward	Broward
Plant name:	Broward County WTP (2A) (06/21)	Broward County North Reg. BCUD 4 (03/22)
Design Capacity:	30.00 MGD	95.00 MGD
Annual Average Flow:	16.95 MGD	71.18 MGD
Estimated Project Flow:	0.006 MGD	0.002 MGD

Sufficient capacity exists at this time to serve the proposed development, however approval of this plat note does not guarantee reservation of future capacity. Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system.

7. Impact Fee Payment

Transportation concurrency and administrative fees will be calculated by Urban Planning Division, Development and Environmental Review Section; assessed based on construction plans submitted for environmental review approval and must be paid on date of building permit issuance.

At the time of plat application, 5,795 square feet of commercial use existed on this site, which the applicant stated will be demolished. In accordance with the credit provisions of Section 5-182.13 of the Land Development Code, this structure may be eligible for credit towards road impact fees, provided appropriate documentation is submitted and provided the demolition occurs within certain time periods. No credit will be granted for demolition occurring more than three (3) years prior to the review of construction plans submitted for County environmental review approval.

8. Environmental Review

This plat has been reviewed by Environmental Permitting Division. See the attached environmental review report which provide recommendations to the developer regarding environmental permitting for the future development. See the attached Environmental Review Report, **Exhibit 6**.

Natural Resource Division notes that this site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the Inventory.

9. Additional Environmental Protection Actions

Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of building permit approval. Approval to connect to such systems is approved by the Environmental Permitting Division as a prerequisite to, and just prior to, approval of building permits by the appropriate building department for any structures that are to be built on the platted site. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.

10. Historic Resources

This plat has been reviewed by the Broward County's consulting archaeologist. The review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File (FMSF) determined that the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity. See the attached historic and archaeological comments, **Exhibit 7**.

11. Aviation

This property is within 20,000 feet of the City of Pompano Beach's Pompano Beach Airpark. Any proposed construction on this property or use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Cities' Airport Zoning Ordinance. Based on the location of the proposed project, the city or FAA may need to review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov>. To initiate the local municipality review, please contact the City of Pompano Beach directly.

12. Utilities

Florida Power and Light (FPL) and AT&T have been advised of this plat application and provided no comments.

13. Notice to Applicant

The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the

applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Specific questions regarding any of the above comments may be directed to each review agency contact person. A list of agency contacts is available on the Urban Planning Division's web page at: www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf

FINDINGS

Staff have reviewed the application and found that it meets the requirement of the Land Development Code and satisfies requirements for Concurrency:

1. This plat is located within the Northeast Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182.1(a)(1)a) of the Land Development Code.
2. This plat satisfies the drainage, water, wastewater and solid waste disposal concurrency requirement of Section 5-182.6 of the Broward County Land Development Code.

RECOMMENDATIONS

Based on the review and findings, staff recommends **APPROVAL** of this application, subject to the following conditions which shall assure compliance with the standards and requirements of the Land Development Code:

1. Conditions attached in Highway Construction and Engineering Memorandum, **Exhibit 5**.
2. Place note on the face of the plat, preceding municipal official's signature, reading:

Concurrency/impact fees for the construction, expansion, and/or conversion of a building within this plat shall be paid on the date of building permit issuance.

3. Place a note on this face of the plat reading:
 - a. This plat is restricted to 4,000 square feet of commercial use and 17,000 square feet of industrial use.

This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.
 - b. Any structure within this plat must comply with Section 2.1.f Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.
4. If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

[HWC]