

REQUEST: Plat Review

CASE	UDP-P23005	
PROJECT NAME	4 Rivers Self-Storage Plat	
APPLICATION TYPE	Plat Review	
APPROVAL LEVEL	Planning and Zoning Board Review, City Commission Approval	
REQUEST	Plat Review	
APPLICANT	4R CH FLL Owner, LLC	
AGENT	James McLaughlin, McLaughlin Engineering Co.	
PROPERTY ADDRESS	1400 Progresso Drive and 1001 NE 13th Street	
ABBREVIATED LEGAL DESCRIPTION	35-49-42 That Pt Of Sw1/4 Desc As Comm At Intersec Of W/R/W/L Of Fec Rr & Ely Ext Of N R/W/L Of Ne 13 St, W 170.45,N 272.62 To Pt Of Curve, Nly Arc Dist 70.51 To Pob, Wly 50, Nly Arc Dist 104.08, Wly 125, Nly Arc Dist 371.42, Ely 300, Sly Alg W R/W/L Of Fec 526.75, Wly 125 To Pob	
LOT SIZE	169,177 square feet (3.88 acres)	
ZONING DISTRICT	Heavy Commercial/Light Industrial Business (B-3) District	
LAND USE	Commercial	
COMMISSION DISTRICT	2 – Steven Glassman	
NEIGHBORHOOD ASSOCIATION	Middle River Terrace Neighborhood	
APPLICABLE ULDR SECTIONS	47-24.5, Subdivision Regulations 47-25.2, Adequacy Requirements	
NOTIFICATION REQUIREMENTS	ULDR, Section 47-27.6, Sign Notice 15 days prior to meeting	
STATE STATUTE 166.033 EXPIRATION DATE	180-DAY EXPIRATION DATE	EXTENSION DATE
	February 27, 2024	Waived
ACTION REQUIRED	Recommend approval or denial of the Plat to the City Commission	
CASE PLANNER	Michael P. Ferrera, Urban Planner II <i>MPF</i>	<i>KD</i>

PROJECT DESCRIPTION:

The applicant, 4R CH FLL Owner, LLC, proposes to plat 169,177 square feet (3.88 acres) of land located at 1001 NE 13th Street. The site is currently vacant. The applicant is proposing to redevelop the site with a new five-story, 109,760 square-foot self-storage building and four one-story buildings totaling 40,380 square feet of additional self-storage facility. An associated Site Plan Level II application, DRC Case No. UDP-S23050, was approved by the Development Review Committee (DRC) on January 8, 2025.

In addition, there is an associated easement vacation application, DRC Case No. UDP-EV24001, which was approved by the City Commission on December 3, 2024. At the City Commission meeting, an additional condition was added that stipulated that *"Prior to the Engineer's Certificate and when the property is platted, the applicant proffers to offer to the city for consideration the dedication of an approximately 6,225 square foot portion of the property adjacent to and located on the northeast corner of the intersection of NE 13th Street and Progresso Drive."* Subsequent to the City Commission meeting, the applicant and staff discussed the details of the condition and concluded that rather than dedicating the 6,225 square-foot portion of the northeast corner of the intersection of NE 13th Street and Progresso Drive, the parcel would be restricted to "open space" and depicted as a separate parcel. The proposed plat reflects such.

The proposed plat includes the following plat note restriction: "This plat is restricted to 150,200 square feet of industrial mini-warehouse use. Parcel "B" is restricted to Open Space."

A location map is provided as Exhibit 1. The application and narrative responses to criteria are attached as Exhibit 2. The proposed plat is attached as Exhibit 3.

PRIOR REVIEWS:

The plat was reviewed by the Development Review Committee on September 26, 2023. All comments have been addressed. The DRC Comment Report with the applicant's responses is attached as Exhibit 4.

REVIEW CRITERIA:

Pursuant to the Unified Land Development Code (ULDR), Section 47-24.5, Subdivision Regulations and ULDR, Section 47-25.2, Adequacy Requirements, the applicant has addressed all applicable criteria.

COMPREHENSIVE PLAN CONSISTENCY:

The City's Future Land Use Map indicates the plat has an underlying land use designation of Commercial which allows for the proposed development as indicated in the plat note.

The proposed plat aligns with the City's Comprehensive Plan Goals, Objectives, and Policies, including the Future Land Use Element, Goal 3, Objective FLU 3.1, compliance with the Broward County Land Use, Policy FLU 3.1.2, which states that platting at least in those circumstances where the plan requires platting; and such regulations may establish additional standards, procedures, and requirements as may be necessary to regulate and control the platting of lands within the City; and Policy FLU 3.1.3, which states that the plat shall be reviewed to ensure public facilities and services necessary to meet the level of service standards will be available to serve new development.

PUBLIC NOTICE:

This request is subject to sign notification requirements established in ULDR Section 47-27.4. The applicant has installed two signs on the property facing two street frontages and has submitted a sign affidavit indicating proper sign notification was provided. The sign affidavit and photographs of the posted sign are included as Exhibit 5.

PLANNING & ZONING BOARD REVIEW OPTIONS:

The Planning and Zoning Board shall consider the application and the record and recommendations forwarded by the DRC and shall hear public comment on the application, and make a determination based on the following criteria:

- ULDR Section 47-24.5, Subdivision Regulations
- ULDR Section 47-25.2, Adequacy Requirements

If the Planning and Zoning Board determines that the proposed plat meets the standards and requirements of the ULDR and criteria for plat review, the Planning and Zoning Board shall approve or approve with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed plat and shall forward its recommendation to the City Commission.

If the Planning and Zoning Board determines that the proposed plat does not meet the standards and requirements of the ULDR and criteria for the proposed plat, the Planning and Zoning Board shall recommend denial of the plat request.

EXHIBITS:

1. Location Map
2. Application and Project Narratives
3. Proposed Plat
4. DRC Comment Report with Applicant's Responses
5. Public Sign Affidavit and Pictures