



REQUEST: Plat Review: Public Storage Facility Plat

CASE NUMBER	UDP-P21010	
APPLICANT	Public Storage Properties IV, LTD.	
AGENT	Damian Thomason	
PLAT NAME	Public Storage at NW 23 rd Avenue	
PROPERTY ADDRESS	1020 NW 23 rd Avenue	
ZONING DISTRICT	General Business (B-2) District and General Industrial (I) District	
LAND USE	Commercial	
COMMISSION DISTRICT	District 3 – Commissioner Robert L. McKinzie	
NEIGHBORHOOD ASSOCIATION	N/A	
LEGAL DESCRIPTION	32-49-42 E1/2 OF SE1/4 OF SE1/4 OF SE1/4 LESS S 200 & LESS W 35 FOR ST	
LOT SIZE	3.22 Acres (140,472 Square Feet)	
EXISTING USE	Public Storage Facility	
APPLICABLE ULDR SECTIONS	47-24.5, Subdivision Regulations 47-25.2, Adequacy Requirements	
NOTIFICATION REQUIREMENTS	Sign notice prior to meeting	
SECTION 166.033, FLORIDA STATUTES	The applicant waives the statutory deadline	
ACTION REQUIRED	Recommend Approval or Denial of the Plat to the City Commission	
PROJECT PLANNER	Michael P. Ferrera, Urban Planner II	<i>MPF EP</i>

PROJECT DESCRIPTION:

The applicant proposes to plat 140,472 square feet (3.22 acres) of land located at 1020 NW 23rd Avenue. The parcel includes an existing Public Storage facility. The applicant is platting the site to construct a new Public Storage Facility, which was reviewed and approved by the Development Review Committee (DRC) on November 17, 2021 (Case Number UDP-S21032). The plat also dedicates a 5-foot right-of-way on the west portion of the property to complete the ultimate right-of-way required by the Broward County Trafficways Plan.

The proposed plat includes the following plat note restriction: "This plat is restricted to the proposed use of a 135,000 square foot storage facility". The Location Map of the subject property is attached as **Exhibit 1**. The Plat and Application are provided as **Exhibit 2**. The Applicant's Narrative Responses to Criteria are attached as **Exhibit 3**.

PRIOR REVIEWS:

The plat was reviewed by the DRC on December 14, 2021. All comments have been addressed and the DRC Case Comment Report is attached as **Exhibit 4**.

REVIEW CRITERIA:

Pursuant to the Unified Land Development Regulations (ULDR) Section 47-24.5, Subdivision Regulations and ULDR Section 47-25.2, Adequacy Requirements, the applicant has addressed all applicable criteria, including conformity with layout of rights-of-way, blocks, and lots. The proposed plat will allow the development of 135,000 square feet of Public Storage Facility. If approved as submitted, all uses permitted in the General Business (B-2) and General Industrial (I) zoning districts pursuant to ULDR Section 47-6.12 and 47-7.10, could be applied for, subject to meeting all applicable ULDR criteria and consistency with the City's Comprehensive Plan. The applicant is not proposing new roadways or a new street network as part of this plat application,

but rather platting to redevelop the parcel and constructing associated site and right-of-way improvements.

COMPREHENSIVE PLAN CONSISTENCY:

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 which requires the plat to comply with the Broward County Land Use Plan and to meet the level of service standards in the City's Comprehensive Plan. The underlying Commercial and Industrial land uses allow for the development of 135,000 square feet of public storage use.

PUBLIC NOTICE

This request is subject to sign notification requirements established in ULDR Section 47-27.4. The applicant installed two signs on the property and has submitted a sign affidavit indicating proper sign notification was provided. The Sign Affidavit and Photograph of the Posted Signs are included as part of **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 the Department and shall hear public comment on the application. The Planning and Zoning Board shall then determine whether the proposed plat meets the provisions of Section 47-24.5, Subdivision Regulations and other applicable land development regulations and shall forward its recommendation to the City Commission.

The applicant has provided narrative responses to plat criteria, which are attached as part of Exhibit 3 to help the Board make the determination.

EXHIBITS:

1. Location Map
2. Plat and Application
3. Applicant's Narrative Responses to Criteria
4. December 14, 2021, DRC Case Comment Report
5. Sign Affidavit and Photograph of Posted Signs