



REQUEST: Plat Review; Bridge FLL Plat

Case Number	PL17005
Applicant	Leigh Robinson Kerr & Associates, Inc. (agent)
Location	3033 and 3233 SW 12 Avenue (formerly 1300 SW 32 Court)
Legal Description	School Site 0410 147-39 B Parcel A
Property Size	443,600 sq. ft. / 10.1837 acres
Zoning	Community Facilities (CF)
Existing Use	Formerly Edgewood Elementary School
Future Land Use Designation	Community Facilities (Pending concurrent application for change of land use to Industrial Use)
Applicable ULDR Sections	47-24.5 Subdivision Regulations 47-25.2 Adequacy Requirements
Notification Requirements	Sign notice 15 days prior to meeting (Sec .47-27.4.A.1.)
Action Required	Recommend approval or denial of the Plat to the City Commission
Other Required Approvals	City Commission, by resolution
Project Planner	Tyler Laforme, Planner I

PROJECT DESCRIPTION:

The applicant proposes to plat 443,600 square feet (10.1837 acres) of land located at 3033 and 3233 SW 12th Avenue (formerly 1300 SW 32 Court). The parcel is located south of SW 32nd Court between SW 12th Avenue and SW 14th Avenue, and is currently the site of the former Edgewood Elementary school. The applicant is re-platting the site to construct the Bridge FLL project, a proposed logistics distribution center and warehouse (Case Number R18006).

The proposed plat includes the following plat note restriction:

“This plat is restricted to 180,000 square feet of Industrial Use”.

PRIOR REVIEWS:

The plat was reviewed by the Development Review Committee (DRC) on July 11th, 2017. All comments have been addressed and are available on file with the Department of Sustainable Development.

An amendment to change the future land use on the site from Community Facilities (CF) to Industrial (I) was adopted by the City Commission on January 23, 2018 and approved by the Broward County Planning Council on January 25, 2018. The Broward County Commission is expected to adopt the amendment at public hearings on February 27 and March 20, 2018. On January 17, 2018 the Planning and Zoning Board recommended that the City Commission adopt an ordinance (No. C-17-27), changing the zoning on the site from Community Facility (CF) to General Industrial (I) pending approval of the future land use plan amendment. The City Commission will hear the rezoning application on February 20, 2018 and staff will update the Board as to the results of this hearing.

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 right-of-ways, blocks and lots. The proposed plat will allow the development of a 180,000 square foot logistics and warehouse facility. Criteria specific to the proposed development plan will be applied at the time of site plan review. The applicant is not proposing new roadways or a new street network with the plat,

but rather platting to develop the parcel as part of the Bridge FLL project by replacing the existing school and constructing associated site and right-of-way improvements.

Comprehensive Plan Consistency:

The proposed plat is generally consistent with the City’s Comprehensive Plan Goals, Objectives and Policies, including Future Land Use Element, Goal 1, Objective 1.5, Subdivision Regulations. In regard to Policy 1.5.1 which requires the plat to comply with Broward County Land Use Plan and with the Broward County Planning Council Administrative Rules Document, an amendment to change the future land use on the site from Community Facilities to Industrial Use was adopted by the City Commission on January 23, 2018 and approved by the Broward County Planning Council on January 25, 2018. The Broward County Commission is expected to adopt the amendment at public hearings on February 27 and March 20, 2018. Once the land use amendment is adopted by the County Commission and the land use amendment has been recertified by the Broward County Planning Council, the Industrial Use land use designation will allow for a warehouse use.

STAFF FINDINGS:

Staff recommends the Board approve this request consistent with:

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

The applicant has provided a narrative response to the criteria, which are attached to the plan sets as Exhibit 2. Staff concurs with applicant’s assessment.

PLANNING & ZONING BOARD REVIEW OPTIONS:

The Planning & Zoning Board shall determine whether the proposed plat meets the provisions of the ULDR and other applicable land development regulations and shall forward its recommendation to the City Commission.

EXHIBITS:

1. Plat Application
2. Plat Submission with Responses to Criteria.
3. Sign Postings