

NARRATIVE
2012 W. State road 84, Fort Lauderdale
Secure Store at 84 (“Park Place”)
Extension of Development Permit 2Z-PUD-07

Secure Store @ 84 requests a thirty-six (36) month extension of its development permit for the Property.

History:

Secure Store @ 84 (“Park Place”) was approved by the City Commission pursuant to Ordinance #: 2Z-PUD-07 on April 1, 2008. Park Place was approved as a PUD for the express and limited use of secure storage of personal property in oversized warehouse bays. Operationally, Park Place is a private, state-of-the-art facility specifically designed to accommodate classic collectors, race enthusiasts, seasonal auto storage and the yachting community. (See Exhibit I Photos for reference). The individual bays are sold to owner occupants. The approval specifically prohibits maintenance or repair work or other businesses. Park Place Phase One was completed in 2009, is occupied and in use by its owners.

Due to the economic downturn beginning in 2008, sales of storage units for Phases 2 & 3 were negatively impacted. Senate Bill 360 & Senate Bill 1752 extended the dates to apply for a building permit to February 20, 2015 and to obtaining a building permit to August 20, 2015. (See City Letter at Exhibit II) The development permit in this matter is a PUD, which was approved by the City Commission. Unified Land Development Regulations (“ULDR”) Section 47-24.1.M.5.a provides that the original reviewing body shall be the granting body for any extensions.

Ordinance #: 2Z-PUD-07 required the developer to perform certain activities for the benefit of the public on the adjacent Osceola Canal property (owned by the City). The applicant proposed to enhance the existing wetland areas, provide additional wetland vegetation in the proposed retention area and remove the exotic vegetation as shown on the landscape plan. At the time of the completion of Phase I, the applicant did remove the non-native vegetation from the Osceola Canal and completion of those activities was verified at that time. Further, the retention area at the north end of the property was planted with native and wetland species and continues to be maintained to encourage long term growth. Further still, the applicant constructed a 6 foot concrete barrier fence to buffer the site from the existing multifamily to the north (See photos in Exhibit II).

Additionally, the applicant, in the construction of this storage facility located in the junction of I595 & I95, has provided a large amount of landscaping that is mature and

that fully buffers the site from surrounding properties (See photos of perimeter of Property in Exhibit III).

Since completion of Phase I, the applicant (and operator) has not heard one complaint from the surrounding neighbors as to its operation and believes that the Park Place facility is a good neighbor that fits right in in this mixed use area of SR84.

Justification for Extension Request:

Due to the niche market Park Place serves, sales for this type of specialty storage have just started to come back strong enough to support construction of Phases 2 & 3. Further, since the limited uses are very specific to certain types of purchasers, the applicant seeks sufficient time to make its presales and address any issues of compliance with new flood plane requirements or Florida Building Code items, if any.

An application for an extension of time for a site plan shall address the criteria as set forth in the ULDR, specifically Section: 47-24.1.M.5.a, as set forth below.

Sec. 47-24.1. - Generally.

M. Expiration of site plan and conditional use approvals.

- 5. a. An extension of time for site plan expiration shall be granted by the reviewing body approving the site plan when all applicable building, zoning and engineering regulations remain the same and good cause for the delay has been shown by the applicant. Good cause may include, but shall not be limited to, delay caused by governmental action or inaction or other factors totally beyond the control of the applicant. An extension shall only be granted where an applicant has requested an extension during the effective period of the development permit. If any applicable building, zoning or engineering regulation has been changed during the twenty-four (24) month period, then the proposed development shall be reviewed only to the extent that the changes affect the proposed development.*

-The PUD was approved by the City Commission and therefore shall be reviewed for extension by the City Commission.

-The global financial markets crash was totally beyond the control of the applicant. The will continue to market the remaining phases of the project to complete the.

-The extension request is submitted during the effective time of the development permit.

-Any changes to the applicable zoning, building or engineering regulations that have or will have changed by the new extended deadlines will be addressed and complied with at the time of building permit application.

Compliance with South Florida Building Code, Fire, FEMA and Other standards:

The applicant will meet all of the South Florida Building Code, Fire and FEMA standards for the project when construction permits are applied for in the future. If necessary, the applicant will submit an amendment application to amend the PUD should it be deemed necessary by the building official at the time of permitting.

Request:

This extension of development permit application is to request a thirty-six (36) month extension to the expiration dates as follows:

- From February 20, 2015 to apply for a building permit to February 20, 2018; and
- From August 20, 2015 to obtain a building permit to February 20, 2018.