

COMMISSION AGENDA REPORT

COMMISSION MEETING DATE: 04-01-2008 AGENDA ITEM: O-03

COMMISSION REPORT NO: 08-0461

PREPARED BY:

Greg Brewton 03-19-2008 14:18:37

DEPT: Planning and Zoning

DEPARTMENT DIRECTOR'S SIGNATURE

Ella Parker, Planner III, 954-828-3729

AUTHOR'S NAME, TITLE, AND TELEPHONE NUMBER

George Gretsas 03-26-2008 11:12:55

CITY MANAGER'S SIGNATURE

TITLE 1: REZONING TO PLANNED UNIT DEVELOPMENT & SITE PLAN FOR SELF-STORAGE WAREHOUSE

TITLE 2: SECURE STORAGE AT 84 - CASE 2-ZPUD-07

SUBJECT:

Applicant: Marina Mile Properties, LLC.
Location: 2075 State Road 84
Current Zoning: General Business B-2 and Residential Multifamily Low Rise RML-25
Proposed Zoning: Planned Unit Development PUD
Future Land Use: Commercial

Anyone wishing to speak must be sworn in. Commission will announce any site visits, communications or expert opinions received and make them part of the record.

REQUESTED ACTION (STAFF RECOMMENDATION - CONTENT OF MOTION):

Introduce ordinance on second reading.

REGULAR AGENDA

CONFERENCE

Motion

Motion for Discussion

Old/New Business

City Commission Reports

Public Hearing

Ordinance

Exec Closed Door

City Manager Reports

Resolution

Presentation

Conference Reports

Purchase

Citizen Presentation

Advisory Boards

Consent Resolution

Public Notice Advertised: Feb 28 and Mar 6, 2008

FUNDS APPROPRIATION/TRANSFER (provide index code, subobject, and title of subobject):

No budgetary impacts.

FOR PROCUREMENT ITEMS ONLY

PROCUREMENT REFERENCE NO: TRANSACTION TYPE:

BIDS SOLICITED/RECEIVED: WBE: LATE BID:

Vendor: MBE: NO BID:

Amount: Details:

Procurement Recommendation:

Description of Exhibits:

- | | | |
|--------------------------------|--------------------------------|--------------------------------|
| 1. Continuation of Background | 2. 070606 CC Minutes | 3. 010407 Applicant Letter |
| 4. 021506 PZB Minutes | 5. Site Plan Sets & Narratives | 6. 061506 BC Hist. Off. Letter |
| 7. 082007 River Oaks CA Letter | 8. 062007 Trip Gen. Analysis | 9. Ordinance |

EXHIBITS: AVAILABLE VIA HARDCOPY: Exhibit #s:

PRIOR COMMISSION/BOARD ACTION: (attach additional file if necessary)

The City Commission approved the current request for rezoning to PUD and site plan approval for a 78,107 SF self-storage facility on first reading, by a vote of 5-0 at the regular City Commission meeting on March 11, 2008.

The Planning and Zoning Board recommended approval of the proposed rezoning to PUD on January 16, 2008. Minutes attached as Exhibit 4.

The City Commission approved ordinance C-06-18 on first reading for a rezoning to PUD and associated site plan for a 252,912 SF warehouse facility on the proposed site on July 6, 2006. Minutes attached as Exhibit 2. Per applicant's request, the second reading of the item was deferred on July 18, 2006 to September 19, 2006 and again to November 7, 2006. The applicant ultimately withdrew the application. Applicant's letter dated January 4, 2007 is attached as Exhibit 3.

BACKGROUND/DETAIL:

At this time, the applicant is requesting a rezoning from General Business District, B-2 & Residential Low Rise Multifamily/Medium-High Density District, RML-25 to Planned Unit Development District, PUD with site plan approval to construct a 78,107 SF self-storage facility. Site plan sets and applicant's narratives are available via hard copy as Exhibit 5. See Continuation of Background, Exhibit 1.

City Commission Action:

If the City Commission determines that the application meets the criteria for rezoning the Commission shall approve the change in zoning or approve a change to a more restrictive zoning than requested in the application, if necessary to meet the criteria provided for rezoning and if consented to by the applicant. If the city commission determines that the proposed rezoning does not meet the criteria, the Commission shall deny the application.

Should the Commission approve the application, the following conditions apply:

1. No maintenance, repair work or other business uses shall be permitted.
2. Applicant is required to obtain all applicable environmental permits through all pertinent review agencies.
3. As per DRC Landscape Representative, wetland species are to be protected from construction activity.
4. Plat approval is to be finalized prior to final DRC.

Attorney's Initials: