



REQUEST: Plat Review: U-Haul

CASE NUMBER	UDP-P21007	
APPLICANT	1800 State Road, LLC	
AGENT	Davina Bean	
PLAT NAME	1800 State Road 84	
GENERAL LOCATION	1800 State Road 84	
LEGAL DESCRIPTION	A Replat of a Portion of Tract 23, F.A. Barrett's Subdivision of W1/2 of 21-50-42 1-46 D Lot 23 E 193.21 of W 363.21 Lying S of St Rd 84 Less S 17 Thereof	
PROPERTY SIZE	38,258 square feet / 0.88 acres	
ZONING	General Business (B-2) Zoning District and Residential Multifamily Mid Rise/Medium High (RMM-25) Density Zoning District	
EXISTING USE	Vacant	
PROPOSED USE	U-Haul Self Storage Facility	
FUTURE LAND USE DESIGNATION	Medium- High Residential and Commercial	
APPLICABLE ULDR SECTIONS	47-24.5, Subdivision Regulations 47-25.2, Adequacy Requirements	
NOTIFICATION REQUIREMENTS	Sign notice prior to Planning and Zoning Board (ULDR Section 47-27.4.A.1)	
SECTION 166.033, FLORIDA STATUTES	180-DAY EXPIRATION DATE	EXTENSION DATE (s)
	February 16, 2022	Waiver Provided
ACTION REQUIRED	Recommend approval or denial of the Plat to the City Commission	
PROJECT PLANNER	Adam Schnell, Urban Planner III	<i>ARS EP</i>

PROJECT DESCRIPTION:

The applicant, 1800 State Road 84, LLC, proposes to plat 38,258 square feet (0.88 acres) of land located at 1800 State Road 84. The parcel is on the south side of State Road 84, east of SW 18th Terrace and the site is currently vacant.

The applicant is platting the site to permit the development of a 114,264 square-foot U-Haul self-storage facility, reviewed and approved by the Planning and Zoning Board on April 20, 2022, Case Number UDP-SR21002. The future land use designations of the site are Commercial and Medium-High Residential, and the zoning designations are General Business (B-2) and Residential Multifamily Mid Rise/Medium High Density (RMM-25). The proposed plat includes the following plat note restriction: "This plat is restricted to 114,264.0 square feet of self-storage use and which is further restricted to the commercial portion."

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

PRIOR REVIEWS:

The plat was reviewed by the Development Review Committee (DRC) on September 28, 2021. All comments have been addressed and are available on file with the Development Services Department. The DRC Comment Report with the applicant's responses is attached as **Exhibit 3**. The site plan and elevations of the previously approved site plan application, Case Number UDP-SR21002, are attached as **Exhibit 4**.

REVIEW CRITERIA:

Pursuant to 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.

The proposed plat will allow for the development of a 114, 264 square foot self-storage facility. If the proposed plat is approved, only uses permitted within the respective zoning districts, pursuant to ULDR Section 47-6.12, List of Permitted and Conditional Uses for General Business (B-2) Zoning District and ULDR Section 47-5.19- List of Permitted and Conditional Uses, RMM-25 Residential Mid Rise Multifamily/medium High-Density District. All proposed uses will be subject to meeting all applicable ULDR criteria and consistency with the City's Comprehensive Plan.

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 Broward County Land Use Plan and to meet the level of service standards in the City's Comprehensive Plan. The underlying land use designation of Medium-High Residential and Commercial allows for the proposed development as indicated in the plat note.

PUBLIC NOTICE:

This request is subject to sign notification requirements established in ULDR Section 47-27.4. The applicant has installed one sign on the property, facing the public right-of-way and has submitted a sign affidavit indicating proper sign notification was provided. The sign affidavit and photographs of the posted sign 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 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 meet 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, Plat, and Narrative Responses to Criteria
3. DRC Comment Report with the Applicant's Responses
4. Approved Site Plan and Elevations, Case Number UDP-SR21002
5. Sign Affidavit and Photographs of Posted Signs