




REQUEST: Plat Review; Progresso Self Storage Plat

Case Number	PL16006	
Applicant	AALW Properties Inc.	
Location	1375 Progresso Drive	
Legal Description	A portion of the Southwest one-quarter (SW1/4) of Section 35, Township 49 South, Range 42 East, Broward County, Florida.	
Property Size	36,986 square feet / 0.849 acres	
Zoning	Heavy Commercial / Light Industrial (B-3)	
Existing Use	Vacant lot and building	
Future Land Use Designation	Commercial	
Applicable ULDR Sections	47-24.5, Subdivision Regulations 47-25.2, Adequacy Requirements	
Notification Requirements	47-27.6, Sign Notice 15 days prior to meeting	
Action Required	Recommend approval or denial of the Plat to the City Commission	
Other Required Approvals	City Commission, by Resolution	
Project Planner	Nicholas Kalargyros, Planner II	

PROJECT DESCRIPTION:

The applicant proposes to plat 36,986 square feet (0.849 acres) of land located at 1375 Progresso Drive. The parcel is located on the west side of Progresso Drive, north of 13th Street, and south-east of Holly Heights Drive, and is currently the site of a vacant commercial building and lot. The applicant is platting the site to allow for the future development of a self-storage warehouse.

The subject plat includes the following plat note restriction:

“This plat is restricted to 112,000 square feet of self storage warehouse.”

PRIOR REVIEWS:

The plat was reviewed by the Development Review Committee (DRC) on May 24, 2016. All comments have been addressed and are available on file with the Department of Sustainable Development.

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 parcel has not been specifically delineated on a recorded plat. 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 “Progresso Self Storage” project by replacing existing commercial building and lot and constructing associated site and right-of-way improvements.

If approved as submitted, all uses permitted pursuant to ULDR Section 47-6.13, List of Permitted and Conditional Uses, Heavy Commercial/Light Industrial (B-3) District could be applied for, subject to meeting all applicable ULDR criteria and consistency with the City’s Comprehensive Plan.

COMPREHENSIVE PLAN CONSISTENCY:

Staff has determined that the proposed plat, subject to the approval of commercial flex, is generally consistent with the City’s Comprehensive Plan Goals, Objectives and Policies,

including the Future Land Use Element, Goal 1, Objective 1.5, Subdivision Regulations and 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. The underlying land use is Commercial. Self-storage warehouse is a permitted use. If approved, uses permitted pursuant to ULDR Section 47-6.13, List of Permitted and Conditional Uses, Heavy Commercial/Light Industrial (B-3) District could be applied for, including self-storage warehouse, subject to meeting all applicable ULDR criteria and consistency with the City's Comprehensive Plan.

The applicant has addressed all applicable criteria and provided narrative responses, which are included with the submittal package. Staff concurs with applicant's assessment.

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

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 and Applicant's Narrative Responses to Criteria