



REQUEST: Plat Approval; Ergon / Moss Plat

Case Number	PL16009
Applicant	E & M Warehouse, LLC.
Location	1450 Progresso Drive
Legal Description	A portion of the West one-half (W½) of Section 35, Township 49 South, Range 42 East (abbreviated)
Property Size	3.63 acres
Zoning	Heavy Commercial / Light Industrial Business (B-3)
Existing Use	Surface parking
Future Land Use Designation	Commercial
Applicable ULDR Sections	47-25.2 Adequacy Requirements 47-24.5 Subdivision Regulations
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	Florentina Hutt, AICP, Planner II

PROJECT DESCRIPTION:

The applicant, E & M Warehouse, LLC, is proposing to plat 158,458 square feet (3.63 acres) of land located at 1450 Progresso Drive, generally south of NE 15th Street and east of the Florida East Coast Railroad. The applicant intends to build a commercial warehouse development on the property.

The proposed plat includes the following plat note restriction:

"This plat is restricted to 64,000 square feet of commercial use. No free standing or drive-thru bank facilities are permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts".

PRIOR REVIEWS:

The plat was reviewed by the Development Review Committee (DRC) on October 25, 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 proposed plat will allow for a development of two commercial warehouse buildings. Criteria specific to the proposed development plan will be applied at the time of site plan review. If approved as submitted, all uses permitted pursuant to ULDR Section 47-6.13, List of Permitted and Conditional Uses for

Heavy Commercial / Light Industrial Business (B-3) 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 the proposed plat 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.

STAFF FINDINGS:

Staff analysis found the plat application is consistent with the following ULDR sections:

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

The applicant has provided a narrative response to the criteria, which are attached to the plan sets. 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 and Applicant's Narrative Responses to Criteria