



REQUEST: Plat Review; Powerline Center Plat

Case Number	PL18008
Applicant	Powerline Center, LLC.
General Location	5900 North Powerline Road
Legal Description	10-49-42 S1/2 OF SW1/4 OF NW1/4 OF SW1/4 LESS W 35 FOR CO RD R/W & LESS S 200
Property Size	84,340 square feet / 1.93 acres
Zoning	General Industrial (I)
Existing Use	Vacant Lot
Future Land Use Designation	Industrial Use
Applicable ULDR Sections	47-24.5 Subdivision Regulations 47-25.2 Adequacy Requirements
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	Yvonne Redding, Planner II

PROJECT DESCRIPTION:

The applicant proposes to plat 84,340 square feet (1.93 acres) of land located at 5900 North Powerline Road. The parcel is located on the east side of Powerline Road and south of NW 59th Court and is currently a vacant lot. The applicant is platting the site in order to construct a 34,395 square-foot warehouse project, Case Number R18048. The proposed plat is attached as Exhibit 1.

The proposed plat includes the following plat note restriction:

"This plat is restricted to 35,400 square feet of warehouse use. Industrial uses may have up to 30% - 50% ancillary office or up to 30% ancillary commercial/office use per bay or single tenant building upon satisfaction of transportation concurrency fees. No freestanding office or commercial uses are permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts. 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 June 26, 2018. All comments have been addressed and are available on file with the Department of Sustainable Development. The associated site plan Case Number R18048 was reviewed by the Development Review Committee (DRC) on July 24, 2018 and it is currently under review to obtain Final DRC approval. For reference the development application is attached as Exhibit 2.

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. 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 47-5.20, List of Permitted uses for the General Industrial (I) zoning district could be applied for, subject to meeting all

applicable ULDR criteria and consistency with the City's Comprehensive Plan. The applicant is not proposing new roadways or a new street network with the plat, but rather platting to develop the parcel on the existing vacant lot and constructing associated site and right-of-way improvements.

COMPREHENSIVE PLAN CONSISTENCY:

The proposed plat is generally consistent with the City's Comprehensive Plan Goals, Objectives and Policies, including 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 of Industrial allows for warehouse development.

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;

The applicant has provided a narrative response to applicable criteria, to assist the Board in making a determination, which is attached as Exhibit 3. Staff concurs with the 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. Proposed Plat
2. Development Application
3. Applicant's Narrative and Response to Criteria
4. Public Notice Sign and Sign Affidavit

