



**REQUEST:** Plat Review: 2980 W State Road 84 Plat

<b>Case Number</b>	UDP-P21001	
<b>Property Owner/Applicant</b>	Robert L. Elmore, Pamela Kay Hayes Trustee.	
<b>Agent</b>	Deena Gray, Esq., Greenspoon Marder, LLP	
<b>Plat Name</b>	2980 W State Road 84 Plat	
<b>Location</b>	2980 West State Road 84	
<b>Legal Description</b>	Portion of 20-50-42 Acreage	
<b>Property Size</b>	369,419 square feet / 8.48 acres	
<b>Zoning</b>	General Industrial (I)	
<b>Existing Use</b>	Vacant	
<b>Future Land Use Designation</b>	Industrial	
<b>Applicable Unified Land Development Regulations (ULDR) Sections</b>	47-24.5, Subdivision Regulations 47-25.2, Adequacy Requirements	
<b>Notification Requirements</b>	Sign notice prior to meeting (Sec .47-27.4.A.1.)	
<b>Action Required</b>	Recommend approval or denial of the Plat to the City Commission,	
<b>Project Planner</b>	Karlanne Grant, Urban Planner III	 

**PROJECT DESCRIPTION:**

The applicant proposes to plat 369,419 square feet (approximately 8.48 acres) of land located at 2980 West State Road 84, abutting the Interstate-595 overpass. The applicant is platting the site in order to develop future industrial uses on the property.

The proposed plat includes the following plat note restriction: "This plat is restricted to 154,000 square feet of Industrial use that includes 174 dry boat slips on Parcels "A" "B" and "C" and 154,000 square feet of Industrial use on Parcel "D." The application, plat, and applicant's narrative responses to applicable criteria are attached as **Exhibit 1**.

**PRIOR REVIEWS:**

The plat was recently approved by the City Commission on December 15, 2020, with a plat note restriction that stated, "This plat is restricted to 154,000 square feet of Industrial use that includes 174 dry boat slips on Parcels "A" and "B" AND 154,000 square feet of Industrial use on Parcel "C." The approved plat has since been amended to split parcel "B" into parcels "B" and "C" and the plat note restriction has been updated to reflect the split. The updated plat was reviewed by the Development Review Committee (DRC) on March 23, 2021. All comments have been addressed and are available on file with the Department of Sustainable Development.

**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, including conformity with layout of rights-of-way, blocks, and lots. The proposed plat will allow for 154,000 square feet of industrial use that includes 174 boat slips. If the proposed plat is approved, only uses permitted pursuant to ULDR Section 47-7.10, List of Permitted and Conditional Uses, General Industrial (I) District could be applied for, subject to meeting all applicable ULDR criteria and the City's Comprehensive Plan.

**COMPREHENSIVE PLAN CONSISTENCY:**

The proposed plat aligns 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 permits the proposed uses specified on the plat note.

**PUBLIC NOTICE:**

This request is subject to sign notification requirements established in ULDR Section 47-27.4. The applicant has installed a total of twelve signs on the property, facing each public right-of-way including the waterway, and has submitted a sign affidavit indicating proper sign notification was provided. The sign affidavit and photographs of posted signs are included as **Exhibit 2**.

**PLANNING & ZONING BOARD REVIEW OPTIONS:**

The Planning and Zoning Board shall consider 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

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.

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. Application, Plat, and Applicant's Narrative Responses to Criteria
2. Sign Affidavit and Photographs of Posted Signs