



Legislation Text

File #: 2018-R-33, **Version:** 1

MOTION TO APPROVE PROPOSED RESOLUTION 2018-R-33

PROPOSED RESOLUTION 2018-R-33 IS A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA APPROVING THE SAFSTOR LAND CO. PLAT FOR THE APPROXIMATE 9-ACRE PROPERTY GENERALLY LOCATED SOUTH OF PINES BOULEVARD AND WEST OF SW 186 AVENUE, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A"; RESTRICTING THE PROPERTY TO 151,812 SQUARE FEET OF SELF STORAGE USE AND 51,900 SQUARE FEET OF COMMERCIAL USE ON PARCEL A; AND A CONSERVATION AREA ON PARCEL W; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

SUMMARY EXPLANATION AND BACKGROUND:

1. Dwayne Dickerson, agent for property owner, has submitted a plat application for the 9.143-acre SAFStor Land Co. Plat located south of Pines Boulevard and west of SW 186 Avenue. The plat proposal restricts this property to 151,812 square feet of Self Storage Use and 51,900 square feet of Commercial Use on Parcel A; and a conservation area on Parcel W.

2. The subject parcel is designated Commercial on Parcel A and Agricultural on Parcel W of the City and County land use plan map. The existing zoning and land use plan designations for the properties surrounding the subject parcel are as follows:

North -	Pines Boulevard
East -	Zoning: Commercial (C-1) / Limited Agricultural (A-1) Land Use: Commercial / Agricultural
South -	Zoning: Single Family Residential (RS-7) Land Use: Low 2 Residential
West -	Zoning: General Business (B-3) / Limited Agricultural (A-1) Land Use: Agricultural

3. Access to this property will be from either a shared access on the church property to the west or the commercial property to the east which will be determined upon site plan.

4. The Planning and Zoning Board at its August 23, 2018 meeting voted to transmit this application to the City Commission with a favorable recommendation subject to the following:

1. Satisfaction of Broward County plat comments

- 2. City Commission approval of the rezoning request (ZC 2018-01)**
- 3. City Commission approval of the underlying municipal dedication agreement.**

5. The City Commission at its September 4, 2018 meeting approved second reading of the rezoning of Parcel A of this property from B-3 (General Business) to C-1 (Commercial) with restrictive covenants through Ordinance No. 1908. The proposed plat is consistent with Ordinance No. 1908.

6. A municipal dedication agreement for this property is being considered concurrently on the regular agenda at tonight's meeting.

7. Administration recommends approval of proposed resolution 2018-R-33 as recommended by the Planning and Zoning Board.

FINANCIAL IMPACT DETAIL:

- a) Initial Cost:** None.
- b) Amount budgeted for this item in Account No:** Not Applicable.
- c) Source of funding for difference, if not fully budgeted:** Not Applicable.
- d) 5 year projection of the operational cost of the project:** Not Applicable.
- e) Detail of additional staff requirements:** Not Applicable.