

**PUBLIC WORKS AND ENVIRONMENTAL SERVICES DEPARTMENT
HOUSING AND URBAN PLANNING DIVISION**

STAFF REPORT

26-CF1: Self-storage Warehouse

I. Staff Recommendation.

Staff finds that the proposed Resolution to allocate 1.13 acres of Industrial to Commercial flex is consistent with the Broward County Comprehensive Plan because the proposed self-storage warehouse use is compatible with adjacent land uses and impacts on public school facilities have been adequately considered.

II. Description.

The Urban Planning Division is processing a site plan application (02-SP-25) for a proposed self-storage use. The approximately 1.13-acre site is located at 706 NW 27th Avenue in the Broward Municipal Services District (BMSD). See Figure 1. It is designated Industrial on the BMSD Future Land Use Map and zoned C-1: Commercial Warehouse District. The proposed self-storage warehouse is a commercial use that is permitted by the Broward County Comprehensive Plan's BMSD Element Policy 1.1.1, subject to the allocation of Commercial Flex.

Figure 1: Site Location Map



In certain circumstances, the allocation of Commercial Flex is or may be subject to the requirements of Broward County Land Use Plan (BCLUP) Policy 2.10.1. The Policy provides that the Board of County Commissioners may request a compatibility and public school facilities impacts determination when flex is allocated to a site located within 500 feet of Environmentally Sensitive Land. The site is located approximately 355 feet west of Environmentally Sensitive Land (ESL) Site 63: North Fork Blueway; therefore, the Board may require a finding of compatibility and that impacts on public school facilities have been adequately considered.

The Broward County Code of Ordinances, Chapter 39.-Zoning, Article XXVI.-Site Plan Review Procedures, Section 39-413-Site plan review procedures, (c) Reviewing agency reports, (4) that provides for the Director to place a site plan on the County Commission quasi-judicial agenda when the Director believes that there is a substantive question regarding the interpretation of the site plan review procedures as they apply to the application. The Director is placing the site plan on the agenda in order for the Board to consider a Resolution that allocates Industrial to Commercial Flex and make a finding of compatibility and that public school facilities impacts have been adequately considered.

III. Site Details.

Figure 2: Site Details

Owner	Rena Marie Moforis, LLC
Request	Allocate 1.13 acres of Industrial to Commercial flexibility
Proposed Use	Three (3) story, 41,581 square feet self-storage facility
Zoning District	C-1: Commercial Warehouse District
BMSD FLUMS Designation	Industrial
BCLUP FLUMS Designation	Commerce
Location	706 NW 27 th Avenue
Folio	504205000047
Jurisdiction	Broward Municipal Services District
Commission District	8 – Commissioner Robert McKinzie
Adjacent Municipality	None
Size	1.13 gross acres

Figure 3: Existing Conditions - View from the South



Figure 4: Existing Conditions – Photographs



Source-Figures 3 and 4: Broward County Property Appraiser, [Marty Kiar - Broward County Property Appraiser](#)

Figure 5: Proposed Self-storage Facility Rendering



Source: Site Plan Application 02-SP-25.

IV. Compatibility Review and Analysis

A. Criteria 1: Density and intensity of land use(s) resulting from the application of flexibility. The current use of the site; the existing heavy commercial and warehouse uses to the north, south, and east; and the retail and residential uses to the west include older, low rise, predominantly one-story buildings. The buildings are in various conditions of disrepair, lack a cohesive development pattern, are generally antiquated, and lack architectural interest.

The proposed building is three stories tall, located close to the street, and includes various architectural features that add visual interest, such as columns, banding, covered entryways, and use of mixed materials. Staff notes the design standards included in Section 39-294 of Broward County's Zoning Code are not applicable in the C-1 zoning district. However, staff suggested and the applicant agreed to comply with the design standards due to the building's prominent location on NW 27th Avenue, a primary business corridor with the BMSD.

Staff Finding 1: *Complies.*

B. Criteria 2: Density and intensity of existing and planned land uses adjacent to the site. The land uses immediately adjacent to the site are generally one-story, but the zoning code allows up to thirty-five feet (35') or more depending upon proximity to plots zoned for one-family two-family, or townhouse dwellings. The C-1 zoning district permits various heavy commercial uses, such as auto repair, paint, body; wholesale distribution; contractor shops, as well as certain commercial uses such as restaurants, bars, print shops, and carwashes. The B-3 zoning district allows various retail and office uses

Figure 6: Adjacent Zoning.

Location	Owner	Existing Use	Zoning District
Site	Rena Marie Moforis, LLC	- Warehouse	C-1: Commercial Warehouse
North	- JLF Realty of FL, LLC - Molloy Brothers, Inc.	- Warehouse-Distribution, - Warehouse.	C-1: Commercial Warehouse
East	- ADN Properties, Inc.	- Garage/auto body/auto, paint shop - Parking lot.	C-1: Commercial Warehouse
South	Doris Newbold	- Vacant	C-1: Commercial Warehouse
West	- AJ 9 LLC - Dillette, Evelyn J W EST - James and Susan Way	NW 27 th Avenue, then - Vacant, - Multi-family-less than 10 units, - Retail store	B-3: Intense Commercial Business

Finding 2: Complies.

C. Criteria 3: Comprehensive plan requirements, land development code provisions, zoning regulations, adopted design guidelines or other measures to ensure compatibility.

The C-1: Commercial Warehouse District is intended for “certain repair and maintenance services, wholesale, storage and warehouse uses, and sales or rental of large or heavy machinery and equipment. Such districts serve a regional clientele or nearby industrial areas and do not cater to residential areas or pedestrian traffic.”

Figure 7: Zoning Code Minimum Requirements

Requirement	Complies
Maximum Building Height: Thirty-five feet (35')	Yes
Parapet: May exceed maximum building height by twenty-five percent (25%)	Yes
Building Setback: Twenty-five feet (25') from intersection of two streets. Fifteen feet (15') from intersection of driveway and street.	Yes

<p>Landscaping: Twenty-one (21) trees are required.</p>	<p>Yes Twenty three (23) trees are provided including:</p> <ul style="list-style-type: none"> - 8 Live Oaks, - 3 Pigeon Plums, - 3 Simson Stopper, - 14 Silver Buttonwoods (including 11 abutting NW 27th Avenue), - 2 Orange Geigers - 12 Foxtail Palms
<p>Design standards</p>	<p>Not applicable within C-1 zoning districts; however, due to the location of the building on NW 27th Avenue, staff requested and the applicant incorporated the following:</p> <ul style="list-style-type: none"> - Columns and banding, - At least two materials or textures, - Base, trim, and accent colors.

Finding 3: Complies.

D. Criteria 4: Impact of proposed increases in residential density on public school enrollments and capacity, including consideration of any proposed mitigation for density increases impacting overcrowded schools.

Finding 4: Not applicable to this application.

E. Criteria 5: Impact on public beach access, including any reduction in public access points or public rights-of-way providing access to the beach.

Finding 5: Not applicable to this application.