

RESOLUTION NO.

1 A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD
2 COUNTY, FLORIDA, APPROVING SITE PLAN APPLICATION 02-SP-25 TO PERMIT
3 THE DEVELOPMENT OF A COMMERCIAL SELF-STORAGE FACILITY ON
4 PROPERTY LOCATED WITHIN THE BROWARD MUNICIPAL SERVICES DISTRICT;
5 PROVIDING FOR RECITALS, FINDINGS OF FACT, SITE PLAN APPLICATION
6 APPROVAL, CONDITIONS, VIOLATIONS OF CONDITIONS, AND EXPIRATION; AND
7 PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

8
9 WHEREAS, Rena Marie Moforis LLC (the "Applicant"), is the fee simple owner of
10 the property located within the Broward Municipal Services District and described in
11 Exhibit A (the "Property") and has filed Site Plan Application 02-SP-25, requesting site
12 plan approval from the County for the development of a commercial self-storage facility
13 on the Property (the "Site Plan Application");

14 WHEREAS, in conjunction with the Site Plan Application, the Applicant has
15 requested the allocation of 1.13 acres of industrial to commercial flexibility for the
16 Property, in accordance with the Broward County Land Use Plan and the Broward County
17 Comprehensive Plan Broward Municipal Services District Land Use and Community
18 Planning Element;

19 WHEREAS, pursuant to Section 39-413(b) of the Broward County Code of
20 Ordinances, proper notice of the Site Plan Application was posted on the Property;

21 WHEREAS, County staff has reviewed the Site Plan Application and recommends
22 approval subject to the allocation of 1.13 acres of industrial to commercial flexibility, as
23 set forth above;

24 WHEREAS, the Board of County Commissioners of Broward County (the "Board")
25 conducted a duly noticed public hearing in accordance with the applicable law to consider
26 the Site Plan Application;

27 WHEREAS, the Board finds that (i) the Site Plan Application is consistent with the
28 Broward County Land Use Plan (the "Plan"), provided 1.13 acres of industrial to
29 commercial flexibility is allocated to the Property; (ii) substantial competent evidence was
30 presented at the public hearing; and (iii) the Site Plan Application furthers the purpose,
31 goals, objectives, and policies of the Plan, and is in the best interest of the County to
32 approve the Site Plan Application, NOW, THEREFORE,

33 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF
34 BROWARD COUNTY, FLORIDA:

35 Section 1. Recitals.

36 The foregoing recitals are confirmed, adopted, and incorporated herein and made
37 a part hereof.

38 Section 2. Findings of Fact.

39 The Board finds that the Site Plan Application is in compliance with the applicable
40 standards and the minimum requirements of Article XXVI of Chapter 39 of the Broward
41 County Code of Ordinances (the "Zoning Code").

42 Section 3. Site Plan Application Approval.

43 Pursuant to Section 39-413(c) of the Zoning Code, the site plan contained in the
44 Site Plan Application, and attached and incorporated by reference as Exhibit B, for the
45 development of a commercial self-storage facility on the Property is hereby approved (the
46 “Approval”) subject to the following conditions set forth in Section 4.

47 Section 4. Conditions.

48 The Approval granted herein is subject to the allocation of 1.13 acres of industrial
49 to commercial flexibility to the Property, in accordance with the County Land Use Plan
50 and the County Comprehensive Plan Broward Municipal Services District Land Use and
51 Community Planning Element.

52 Section 5. Violations of Conditions.

53 Failure to adhere to the terms and conditions of this Resolution shall be considered
54 a violation of this Resolution and the Zoning Code and persons found violating this
55 Resolution shall be subject to the penalties prescribed in the Zoning Code including, but
56 not limited to, the revocation of any of the approval(s) granted by this Resolution and any
57 other approvals conditioned on this approval. The Applicant understands and
58 acknowledges that it must comply with all other requirements of the Zoning Code before
59 construction may commence and that the foregoing Approval in this Resolution may be
60 revoked by the County at any time upon a determination that the Applicant is in
61 noncompliance with the Zoning Code.

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

A PORTION OF GOVERNMENT LOT 5, IN SECTION 5, TOWNSHIP 50 SOUTH, RANGE 42 EAST, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 5+/- THENCE NORTH 01°51'20" WEST ALONG THE WEST LINE OF THE SAID NORTHEAST 1/4 FOR 813.50 FEET+/-; THENCE NORTH 87°46'51" EAST 40.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE NORTH 87°46'51" EAST 13.00 FEET+/- THENCE SOUTH 31°54'52" WEST 15.10 FEET+/- THENCE NORTH 87°46'51" EAST 135.91 FEET+/- THENCE NORTH 31°54'52" EAST 127.63 FEET TO A POINT OF CURVATURE+/- THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 34°38'37", FOR AN ARC DISTANCE OF 24.18 FEET+/- THENCE NORTH 02°02'03" WEST 115.26 FEET+/- THENCE SOUTH 87°57'57" WEST 59.61 FEET+/- THENCE SOUTH 02°02'03" EAST 39.23 FEET+/- THENCE SOUTH 87°45'55" WEST 170.15 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NORTHWEST 27TH AVENUE+/- THENCE SOUTH 01°51'20" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 184.17 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA AND CONTAINING 41,581 SQUARE FEET (0.955 ACRES), MORE OR LESS.



