



Legislation Text

File #: ORD 2017-029, Version: 1

AGENDA ITEM REPORT

TITLE:

AN ORDINANCE AMENDING ORDINANCE NO. 2010-013, AS AMENDED BY ORDINANCE NO. 2012-005, WHICH APPROVED THE BEL LAGO VILLAS PLANNED UNIT DEVELOPMENT (PUD), AND HEREBY APPROVING THE MODIFICATION REQUEST OF CSS BUILDING AND DESIGN, INC. TO PERMIT A SELF-STORAGE FACILITY USE ON PARCEL "C" OF THE BEL LAGO VILLAS PLAT AND TO PROVIDE FOR SITE DESIGN STANDARDS FOR THE PROJECT GENERALLY LOCATED ON THE NORTH SIDE OF WILES ROAD, EAST OF STATE ROAD 7. (QUASI-JUDICIAL) (SECOND PUBLIC HEARING)

BACKGROUND:

This item was approved on First Reading at the July 27, 2017, City Commission Meeting.

The Bel Lago Villas Plat ("Plat") consists of three separate parcels, totaling approximately 19.79+/- gross acres. The City Commission approved the Bel Lago Villas Planned Unit Development (PUD) on August 26, 2010, by Ordinance No. 2010-013, and approved an amendment to the PUD on April 26, 2012, by Ordinance 2012-005. As previously approved, the existing Public Storage self-storage facility is located on Parcel A of the PUD, and the existing Solaire multi-family development is located on Parcel B of the PUD. The remaining parcel and subject of this application, Parcel C, is currently vacant and approved for a restaurant use.

DISCUSSION:

The applicant, Antonio Quevedo, HSQ Group, Inc., on behalf of the owner, CSS Building & Design, Inc., is requesting an amendment to the existing Bel Lago Villas PUD to permit a self-storage facility use on Parcel C, the remaining vacant parcel within the PUD, and to provide for site design standards. If approved, the applicant proposes to construct a four-story, 89,966 square foot self-storage facility on Parcel C of the Plat.

The applicant also proposes to install a fence within the required front yard setback, where one is not permitted, as well as a decorative fence along the east property line, abutting Evergreen Lakes where a solid masonry wall is required.

Cypress Trees currently exist on the subject property. The applicant will be seeking review and approval for tree removal and shall be subject to any required mitigation obligations by the City, Broward County Environmental Protection, and/or other jurisdictional agencies. Approval of this application is subject to these environmental approvals.

PUBLIC INVOLVEMENT:

Per Section 13-36 (c), property owners within 500 feet of the subject property (105 property owners) were notified by mail of the PUD modification request and invited to attend the Planning and Zoning Board and City Commission meetings. A notice of rezoning public hearing sign was also posted on the property 14 days prior to the Planning and Zoning Board and City Commission meetings. To date, staff has not received any public inquiries related to the project. The applicant also met with the Indigo Lakes Homeowners' Association and the Evergreen Lakes Condominium Association to present the project. The applicant has provided letters of support from both groups, which are included in the attached PUD document backup.

RECOMMENDATION:

The Planning and Zoning Board, at its June 14, 2017, meeting, recommended approval of this request subject to the condition that outstanding DRC comments remain effective throughout the development review process and must be addressed prior to issuance of a building permit.

FISCAL IMPACT: N/A