



## Legislation Details (With Text)

**File #:** ID 2021-359    **Version:** 1    **Name:**  
**Type:** Planning Item    **Status:** Agenda Ready  
**File created:** 8/19/2021    **In control:** Planning and Zoning Board  
**On agenda:** 9/7/2021    **Final action:**  
**Title:** CONSIDERATION OF A PLAT NOTE AMENDMENT TO SUBDIVIDE TRACT A OF THE SHERMAN PLAT INTO PARCELS "A" AND "B" AND ADD 135,000 SQUARE FEET OF INDUSTRIAL USE ON PARCEL B.  
LOCATION: 5301 WEST COPANS ROAD  
ZONING: LIGHT INDUSTRIAL (M-1)  
LEGAL DESCRIPTION: PORTION OF TRACT "A", "SHERMAN PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 144, PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY.  
PETITIONER: MIKE GAI, SUN-TECH ENGINEERING, INC AGENT FOR CHRIS WILLSON, FR 5355 NORTHWEST 24 STREET, LLC

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. BACKGROUND: APPLICATION, 2. BACKGROUND: DRC COMMENT RESPONSE LETTER, 3. BACKGROUND: TRAFFIC ENGINEERING EVALUATION #1, 4. BACKGROUND: CONCURRENCY REVIEW, 5. BACKGROUND: ORIGINAL SFWMD PERMIT AND CALCULATIONS, 6. BACKGROUND: DRAINAGE REPORT, 7. BACKGROUND: DRAINAGE PERMIT MAP, 8. BACKGROUND: EXISTING PLAT NOTE AMENDMENTS, 9. BACKGROUND: PLAT, 10. BACKGROUND: SURVEY, 11. BACKGROUND: DRC STAFF COMMENTS 7/13/2021, 12. BACKGROUND: BROWARD COUNTY SURFACE WATER MANAGEMENT REVIEW, 13. BACKGROUND: COUNTY PLAT NOTE APPROVAL 1996, 14. BACKGROUND: TRAFFIC ENGINEERING EVALUATION #2, 15. BACKGROUND: PARCEL A SKETCH AND LEGAL, 16. BACKGROUND: PARCEL B SKETCH AND LEGAL, 17. BACKGROUND: BROWARD COUNTY DEVELOPMENT REVIEW REPORT, 18. BACKGROUND: DRC STAFF COMMENTS 08/10/21, 19. DSD STAFF MEMO 9/7/2021

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**TO:** Planning and Zoning Board

**FROM:** Elizabeth Taschereau, Director of Development Services

**DATE:** September 7, 2021

CONSIDERATION OF A **PLAT NOTE AMENDMENT** TO SUBDIVIDE TRACT A OF THE SHERMAN PLAT INTO PARCELS "A" AND "B" AND ADD 135,000 SQUARE FEET OF INDUSTRIAL USE ON PARCEL B.

**LOCATION:** 5301 WEST COPANS ROAD

**ZONING:** LIGHT INDUSTRIAL (M-1)

**LEGAL DESCRIPTION:** PORTION OF TRACT "A", "SHERMAN PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 144, PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY.

**PETITIONER:** MIKE GAI, SUN-TECH ENGINEERING, INC AGENT FOR CHRIS WILLSON, FR 5355

NORTHWEST 24 STREET, LLC

**BACKGROUND:** On November 10, 2020, the Development Review Committee (DRC) reviewed applications for subdivision resurvey and site plan to develop a proposed warehouse and distribution center identified as Firstgate Commerce Center on the subject property. On February 23, 2021 the Development Review Committee reviewed a plat note amendment application for Firstgate Commerce Center. The first submittal of this plat note amendment application was not approved by the DRC and the applicant was instructed to resubmit back to DRC for review. On June 13, 2021, the DRC members reviewed the second submittal of this plat note amendment application and tabled the item to the August 10, 2021 DRC meeting so that Applicant could provide additional information related to the traffic study and surface water management permit. On August 10, 2021, the plat note amendment was approved with one condition related to the specific wording of the request. DEES staff confirmed that Applicant has satisfied that condition.

**RECOMMENDATION:** See attached Staff memo.

**FISCAL IMPACT:** N/A

**CONTACT PERSON:** Elizabeth Taschereau, Director of Development Services