

3. IPT DIXIE HIGHWAY INDUSTRIAL PARK DC LLC / POMPAÑO CROSSINGS
Planning and Zoning #17-14000016

Consideration of the proposed PLAT submitted by **JAMES KAHN** on behalf of **IPT DIXIE HIGHWAY INDUSTRIAL PARK DC LLC** in order to construct four industrial buildings totaling 822,158 sq. ft. The project was approved for Major Site Plan review at the January 24, 2018 Planning and Zoning Board (D.O. 17-12000041 see Attachment I). The proposed plat restricts the property to a maximum building of 1,000,000 sq. ft. of industrial use. The subject property is 2,124,200 sq. ft. or 48.795 acres and is currently operating as a cement plant. The property is Zoned I-1 (General Industrial) and has an Industrial Land Use designation. It is generally located on the south side of NE 48th Street between N Dixie Highway and NE 14th Avenue, more specifically described as follows:

THE EAST 30.00 FEET AND THE WEST 30.00 FEET (AS MEASURED AT RIGHT ANGLES) OF TRACT 1, LESS THE NORTH 35.00 FEET THEREOF AND ALL OF TRACT 4 OF THE SUBDIVISION OF SECTION 13, TOWNSHIP 48 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 164, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

PORTIONS OF TRACTS 5 AND 8 OF SAID SECTION 13, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 5; THENCE SOUTH 00°33'47" WEST, ON THE EAST LINE OF SAID TRACT 5, A DISTANCE OF 254.33 FEET; THENCE DUE WEST, A DISTANCE OF 1353.04 FEET; THENCE SOUTH 19°08'10" WEST, A DISTANCE OF 248.02 FEET; THENCE NORTH 74°21'01" WEST, A DISTANCE OF 109.57 FEET; THENCE NORTH 15°38'59" EAST, ON THE EAST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD, AND ON THE WEST LINE OF SAID TRACTS 8 AND 5, A DISTANCE OF 476.75 FEET; THENCE DUE EAST, A DISTANCE OF 1413.75 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PORTIONS OF TRACT 5 AND 8, AND ALL OF TRACT 9 OF THE SUBDIVISION OF SECTION 13, TOWNSHIP 48 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 164, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 9; THENCE SOUTH 89°59'14" WEST, ON THE SOUTH LINE OF SAID TRACT 9, A DISTANCE OF 1681.74 FEET; THENCE NORTH 15°38'59" EAST, ON THE EAST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD, AND ON THE WEST LINES OF SAID TRACTS 9, 8 AND 5, A DISTANCE OF 552.83 FEET; THENCE SOUTH 74°21'01" EAST, A DISTANCE OF 109.57 FEET; THENCE NORTH 19°08'10" EAST A DISTANCE OF 248.02 FEET; THENCE DUE EAST, ON THE A LINE PARALLEL WITH THE NORTH LINE OF SAID TRACT 5, A DISTANCE OF 1353.04 FEET; THENCE SOUTH 00°33'47" WEST, ON THE EAST LINES OF SAID TRACTS 5, 8 AND 9, A DISTANCE OF 736.75 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 1 (WESTERN TRACT):

THE WEST 150 FEET OF THE EAST 305 FEET OF TRACT 1 OF THE SUBDIVISION OF SECTION 13, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LYING EAST OF THE FLORIDA EAST COAST RAILWAY RIGHT- OF-WAY, LESS THE NORTH 35 FEET THEREOF,

ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 164, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL 2 (EASTERN TRACT): THE EAST 155 FEET OF LOT 1, LESS THE EAST 30 FEET THEREOF AND LESS THE NORTH 35 FEET THEREOF, LESS THE NORTH 125 FEET THEREOF, OF THE SUBDIVISION OF SECTION 13, TOWNSHIP 48 SOUTH, RANGE 42 EAST; ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 164, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL 3 (MIDDLE TRACT):

A PORTION OF TRACT 1 OF THE SUBDIVISION OF SECTION 13, TOWNSHIP 48 SOUTH, RANGE 42 EAST, RECORDED IN PLAT BOOK B, PAGE 164, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE WEST 139 FEET OF THE EAST 444 FEET OF TRACT 1, SECTION 13, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LESS THE NORTH 35 FEET THEREOF FOR ROAD RIGHT-OF-WAY FOR N.E. 48TH STREET, AND LESS THE SOUTH 18 FEET OF THE NORTH 53 FEET THEREOF, AS ADDITIONAL ROAD RIGHT-OF-WAY FOR N.E. 48TH STREET.

TOGETHER WITH:

THE WEST 60 FEET OF THE EAST 504 FEET OF LOT 1 OF THE SUBDIVISION OF SECTION 13, TOWNSHIP 48 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK "B", PAGE 164, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; LESS THE NORTH 35 FEET THEREOF.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA AND CONTAINING 2,124,200 SQUARE FEET OR 48.795 ACRES, MORE OR LESS.

AKA: Generally located on the south side of NE 48th Street between N Dixie Highway and NE 14th Avenue

ZONED: General Industrial (I-1)

STAFF CONTACT: Maggie Barszewski, AICP (954) 786-7921

Ms. Barszewski stated that this plat for a 48.795 acre property was reviewed at a Development Review Committee meeting held on December 6, 2018, and found to be in compliance with the City's Land Development Regulations. All comments from the DRC meeting have been addressed. It limits the property to 1,000,000 square feet of industrial use and is currently zoned I-1 with an Industrial Land Use designation. The associated site plan was approved at the January 24, 2018 Planning and Zoning Board meeting. All service provider letters have been submitted and there is a Broward County development review report that requires a list of items to be provided on the plat. Staff has

Development Services staff recommends **approval** of this Plat with the following conditions to be satisfied prior to the City Commission hearing:

1. Plat cover page must be signed and sealed by the surveyor and signed by all owners.
2. State under the "Plat Notes" that this Plat is restricted to 1,000,000 square feet of industrial use.

3. The Broward County Development Review Report (DRR) recommendations listed on Attachment II are all required to be on the plat.

Mr. Mike Vonder Meulen (301 E. Atlantic Boulevard) introduced himself to the Board. He stated that this plat is a companion item for the site plan that has already been approved by the PZB for this site.

Ms. Eaton asked if the applicant has worked out a solution with the County regarding the modification of the road median.

Mr. Vonder Meulen responded that they are still meeting with the County about this. They plan on meeting soon with them to present their final proposed designs.

Mr. Stacer if this is part of the County Trafficways approval.

Mr. Vonder Meulen stated that the Trafficways plan tells them how much right-of-way must be dedicated. He added that work done to the roadway must be bonded through the County.

Mr. Stacer asked if anyone in the audience wished to speak. There were none.

MOTION was made by Joan Kovac and seconded by Rhonda Eaton to recommend approval of the Plat PZ #17-14000016 subject to the three conditions of staff. All voted in favor of the motion; therefore, the motion passed.