

REQUEST:

Rezoning from General Business (B-2) to Commerce Center (CC)

Case Number	4Z12
Applicant	Victoria's Corporate Plaza, LLC.
General Location	6245 NW 9 th Avenue
Property Size	89,047 SF (2.04 acres)
Zoning	General Business (B-2)
Existing Use	Commercial Building
Proposed Use	Research/Development Lab with offices and distribution center
Future Land Use Designation	Employment Center
Applicable ULDR Sections	Sec. 47-24.4 Rezoning Criteria
Project Planner	Yvonne Redding, Planner II

PROJECT DESCRIPTION:

The applicant is requesting to rezone the subject site, located north of NW 62nd Street and west of NW 9th Avenue from General Business (B-2) to Commerce Center (CC) to allow for a research laboratory and offices for Florida Laboratories, Inc. and Sunshine Health Products, Inc. Property location and survey is included in the plan sets.

REVIEW CRITERIA:

As per ULDR Section 47-24.4.D, an application for a rezoning shall be reviewed in accordance with the following criteria:

1. The zoning district proposed is consistent with the City's Comprehensive Plan.
2. Substantial changes in the character of development in or near the area under consideration supports the proposed rezoning.
3. The character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses.

The surrounding properties to the north, east and south have a Land Use designation of Employment Center and a zoning classification of Boulevard Business (B-1), Airport Industrial Park (AIP) and Industrial (I). The zoning categories for the properties across 9th Avenue, which are currently zoned CC, as well as the properties adjacent to the west, which are zoned AIP, permit similar uses to the zoning proposed by the applicant. There have been no significant changes in the type of development and the proposed rezoning would not represent a substantial change to the character of the surrounding area. The applicant has provided a narrative response to the criteria, attached to the plan sets. Staff concurs with the applicant's assessment.

Comprehensive Plan Consistency:

The site is designated Employment Center on the City's Future Land Use Map. The proposed rezoning is consistent with the City's Comprehensive Plan in that the proposed commerce center uses are permitted in this land use category.

STAFF FINDINGS:

Staff recommends the Board approve this request consistent with:

ULDR Section 47-24.4 Rezoning Criteria

PLANNING & ZONING BOARD REVIEW OPTIONS:

If the Planning and Zoning Board determines that the application meets the criteria as provided in this section, the Planning and Zoning Board shall recommend that the rezoning be approved or recommend a rezoning to a more restrictive zoning district than that requested in the application if necessary to ensure compliance with the criteria for the rezoning and if consented to by the applicant.

If the Planning and Zoning Board determines that the application does not meet the criteria provided for rezoning or if the applicant does not consent to a more restrictive zoning district, the Planning and Zoning Board shall deny the application and an appeal to the City Commission may be filed by the applicant in accordance with Section 47-26B, Appeals.