

REQUEST: Rezoning; from Heavy Commercial/Light Industrial (B-3) to Community Facility (CF).

Case Number	Z14007
Applicant	Broward County Board of County Commissioners
General Location	SW 3 Avenue between SW 27 Street and SW 28 Street
Proposed Address	325 SW 28 Street
Property Size	71,414 square feet (1.64 acres) to be rezoned
Current Zoning	Heavy Commercial/Light Industrial (B-3)
Proposed Zoning	Community Facility (CF)
Existing Use	Vacant
Proposed Use	Social Service Residential Facility (SSRF)
Future Land Use Designation	Commercial
Applicable ULDR Sections	Sec. 47-24.4 Rezoning Criteria Sec. 47-25.2 Adequacy Criteria
Project Planner	Eric Engmann, Planner II

PROJECT DESCRIPTION:

The applicant is requesting to rezone two parcels of land located at 325 SW 28th Street, from Heavy Commercial/Light Industrial (B-3) to Community Facility (CF). The property will be developed as a Social Service Residential Facility for the relocation of the Broward Addiction Recovery Center (BARC). The proposed conditional use as a social service residential facility will require review and approval by the Planning and Zoning Board at a future date. The associated site plan was reviewed by the Development Review Committee on November 25, 2014.

The specific lots associated with the proposed rezoning include Lots 1-6 and Lots 22-25 of Block 12 of the "Corrected Plat of Everglade Land Sales Company Second Addition to Lauderdale, Florida" totaling 71,414 square feet square feet of land (1.64 acres). These lots are currently zoned Heavy Commercial/Light Industrial (B-3). The remaining 51,067 square foot of land (1.17) associated with the site are presently zoned Community Facility (CF) and are not part of the rezoning application. Please see location map included with the staff report. The legal sketch and description of the area to be rezoned is included in the plan sets.

REVIEW CRITERIA:

As per Section 47-24.4.D of the City's Unified Land Development Regulations (ULDR), 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.

The site is currently designated Commercial on the City's Future Land Use Map. As it exists today, the site contains split zoning with the western 1.17 acre portion zoned CF and the eastern 1.64 acres zoned B-3. The proposed zoning district is consistent with the City's Comprehensive Plan in that the Commercial land use designation allows community facilities as a permitted use.

2. Substantial changes in the character of development in or near the area under consideration supports the proposed rezoning.

The proposed rezoning would not represent a substantial change to the character of the surrounding area, as blocks in the immediate area have a similar zoning designation. The rezoning will create consistent zoning on the entirety of the site since the west portion of the property already contains a CF zoning designation, and will accommodate the type of facilities associated with the CF zoning category. The B-3 zoned portion of the site is the only B-3 zoned portion in a three block radius.

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 general character of the overall area includes a variety of government, industrial and recreation uses. Other government related community facilities and services in the area are located on the city blocks immediately to the north and west of the project site. The CF zoned properties around the project site include other established community/social service facility uses such as the Broward County Health Department, the Juvenile Assessment Center, and Seagull Alternative High School. The proposed rezoning is compatible with the existing development pattern of compatible uses and surrounding zoning districts that exist in the area.

The surrounding properties to the north and west are also zoned CF. The properties to the south and east are zoned Industrial (I) which are also compatible with the intended use of the subject property. The nearest residential properties are located over a quarter-mile to the west. The site's location is in close proximity to the major intersection of State Road 84 and SW 4 Avenue which provides multiple transportation options to the community and social service facilities in the immediate area.

The applicant has provided a narrative response to the criteria, which is provided in the plan sets. Staff concurs with applicant's assessment.

STAFF FINDINGS:

Staff recommends the Board approve this request as proposed and consistent with:

ULDR Sec. 47-24.4 Rezoning Criteria

ULDR Sec. 47-25.2 Adequacy Criteria

PLANNING and 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 ULDR Section 47-26B, Appeals.