



REQUEST: Rezone from Community Facility (CF) to General Industrial (I)

Case Number	Z18001
Applicant	Bridge Development Partners, LLC
General Location	3033 and 3233 SW 12 th Avenue (formerly 1300 SW 32 Court)
Property Size	446,971 square feet / 10.26 acres
Zoning	Community Facility (CF)
Proposed Zoning	General Industrial (I)
Existing Use	Former Edgewood Elementary School Site
Proposed Use	Warehouse/Distribution Facility
Future Land Use Designation	Community Facilities (Pending concurrent application for change of land use to Industrial Use)
Applicable ULDR Sections	Sec. 47-7. Industrial Zoning District Sec. 47-24.4 Rezoning Criteria
Notification Requirements	Sec. 47-27.6 Sign Notice 15 days prior to meeting Sec. 47-27.6 Mail Notice (300 foot radius) 10 days prior to meeting Sec. 47-27.4. Public Participation
Project Planner	Lorraine Tappen, AICP, Principal Planner

PROJECT DESCRIPTION:

The applicant, Bridge Development Partners, LLC, is requesting to rezone a 10.26-acre parcel of land generally located at 3033 and 3233 SW 12th Avenue from Community Facility (CF) to General Industrial (I) to allow for a future warehouse/distribution facility. The location and survey of the property is included in the plan sets as Exhibit 1. An associated site plan application for a future warehouse/distribution facility (DRC Case R18006) is currently under review and will be reviewed by the Planning and Zoning Board at a future date since a conditional use permit is required for any industrial use located within three hundred (300) feet of residential property. The applicant's narrative responses and concept site plan are included as Exhibit 2 and Exhibit 3 respectively.

The Planning and Zoning Board reviewed and recommended that the City Commission transmit an associated amendment to change the land use on the property from Community Facilities to Industrial Use on June 21, 2017. Per Chapter 163.3184 (12), Florida Statutes, the city can consider an application for zoning changes at the request of an applicant to enact a proposed plan amendment. Zoning changes approved by the local government are contingent upon the comprehensive plan or plan amendment transmittal becoming effective.

The City Commission approved amending the land use to Industrial Use on September 6, 2017 and the application was transmitted to the Florida Department of Economic Opportunity and the state agencies for review of the land use plan amendment. The Broward County Planning Council and Broward County Commission also recommended approval of the land use plan amendment to their corresponding land use, Commerce. The City Commission will review a second reading of the ordinance on January 23, 2018. The Broward County Planning Council and Broward County Commission are expected to approve the amendment at public hearings in February or March of 2018.

REVIEW CRITERIA:

As per Section 47-24.4.D, Rezoning Criteria 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 proposed zoning district, General Industrial (I), is consistent with the pending change in land use designation to Industrial Use. This category provides for industrial uses which accommodate opportunities for the retention and expansion of warehouse and storage uses, facilities which contribute to distribution of goods and are of benefit to the City's economic activities.

2. The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration;

The change anticipated by the proposed rezoning will not adversely impact the character of the neighborhood. The site is in close proximity to major highway systems including Interstate Highway I-95 and Interstate Highway I-595 which support the transportation and logistical requirements of industrial development. Considering the limited amount of space near highways for industrial uses, the General Industrial (I) zoning category is appropriate for this site. In addition, a future industrial use will further buffer residential uses from the nearby highways.

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 rezoning is compatible with existing industrial uses to the south and east that have the General Industrial (I) zoning classification and an Industrial Use land use designation. In addition, the site is in close proximity to Interstate Highway I-95 and Interstate Highway I-595 which support the transportation and logistical requirements of industrial development.

Adjacent to the north and west of the subject property, there are residential uses that have the Residential Low Medium (8) land use designation and the following zoning classifications: Residential Single Family/Low Medium Density (RS-8), Residential Single Family/Duplex/Low Medium Density (RD-15), and Residential Mid-Rise Multifamily/Medium High Density (RMM-25).

Future development on the property would be assessed through the Development Review Committee process in accordance with ULDR Section 47-24.3 Conditional Use Permit for any industrial use within 300 feet of residential property and Section 47-25.3 Neighborhood Compatibility to reduce the impacts of future industrial uses on neighboring residential uses requiring including appropriate setbacks and buffering, and reviewing methods to ensure related traffic is lead away from residential uses.

As it relates to the associated development plan, the proposed development includes enhanced landscaping and a wall to create a buffer between the site and adjacent residential uses to the north and west. Furthermore, ingress/egress to the site will occur only on SW 12th Avenue which also serves industrials uses to the east and south. Truck traffic will continue to be separated from the neighboring residential community and utilize a traffic pattern which does not directly impact nearby residential uses. Moreover, a traffic route that is isolated from non-industrial traffic potentially reduces overall transit time to and from the proposed industrial use.

The applicant has provided a narrative response to the criteria which is included in Exhibit 2. Staff concurs with applicant's assessment of the rezoning criteria.

Comprehensive Plan Consistency:

The proposed rezoning is generally consistent with the City's Comprehensive Plan Goals, Objectives and Policies and proposed Industrial Use land use category. Because the site is in close vicinity to Interstate Highway I-95, Interstate Highway I-595, the Fort Lauderdale Hollywood International Airport and Port Everglades, the proposed rezoning furthers Future Land Use Element Policy 1.31.1 regarding locating future industrial uses near major transportation facilities including highways, airports and seaports.

As it relates to the proximity of the site to adjacent residential uses, Future Land Use Element Policy 1.20.2 states that non-residential uses shall be planned with setbacks, buffer landscaping and traffic patterns leading away from residential areas when non-residential uses are adjacent to residential areas. Policy 1.20.3 states that acceptable industrial land uses, when located near residential areas, shall be buffered from existing and proposed residential areas by setbacks, landscaping, and/or fencing to ensure compatibility.

These provisions are being assessed and applied through the Development Review Committee process to the submitted site plan application and in accordance with ULDR Section 47-24.3 Conditional Use permit requirements for any industrial use within 300 feet of residential property and Section 47-25.3 Neighborhood Compatibility. The neighborhood compatibility criteria of ULDR Section 47-25.3 include performance standards requiring all developments to be "compatible with, and preserve the character and integrity of adjacent neighborhoods... the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, bufferyards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts".

Public Participation

The rezoning request is subject to the public participation requirements established in ULDR Sec. 47-27.4. The applicant held a public participation meeting on May 3, 2017 providing the neighborhood association located adjacent to the site an opportunity to learn about the proposed project. The public participation summary and affidavits are provided as Exhibit 4. A letter of support from the Edgewood Civic Association for the proposed development is included as Exhibit 5.

In addition, this request is subject to sign notification requirements established in ULDR Section 47-27.4. The applicant has installed signs on the property and has submitted a sign affidavit indicating proper sign notification was provided. Exhibit 6 contains the affidavit and pictures of the posted signs.

STAFF FINDINGS:

Staff recommends the Board recommend approval of this request consistent with:

Sec. 47-7. Industrial Zoning Districts
Sec. 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 pending approval of the change in land use to Industrial Use.

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 47-26.B, Appeals.

EXHIBITS:

1. Location Map
2. Applicant's Narrative Responses
3. Proposed Concept Site Plan
4. Summary of Public Participation Meeting
5. Edgewood Civic Association Letter of Support
6. Public Notice Signs and Sign Affidavit