



REQUEST: Rezone 1.37 acres from Community Facility (CF) and Exclusive Use Parking (X-P) to Boulevard Business (B-1) District

Case Number	Z18005
Applicant	Jack and Jill Children's Center, Inc.
General Location	1315 W. Broward Boulevard
Property Size	1.61 acres
Portion of Property to be Rezoned	1.365 acres
Current Zoning	Community Facility (CF) and Exclusive Use Parking (X-P)
Proposed Zoning	Boulevard Business District (B-1)
Existing Use	Child Day care Center
Proposed Use	Child Day care Center and Elementary School
Future Land Use Designation	Northwest Regional Activity Center (NW-RAC)
Applicable ULDR Sections	Section 47-24.4 Rezoning Criteria
Notification Requirements	Sec. 47-24.1 Public Participation 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
Project Planner	Adam Schnell, Planner II

PROJECT DESCRIPTION:

The applicant is requesting to rezone 1.37 acres of a 1.61 acre parcel of land located at 1315 West Broward Boulevard from Community Facility (CF) District and Exclusive Use Parking (X-P) District to Boulevard Business (B-1) District to allow for the addition of an elementary school to an existing daycare facility. The property's Future Land Use Designation is Northwest Regional Activity Center. The location of the property and the applicant's narrative responses are included as Exhibit 1 and Exhibit 2 respectively.

The western portion of the parcel has a Community Facility (CF) zoning designation and the northeast portion has the Exclusive Use Parking designation. The remaining southeastern portion of the site contains a B-1 zoning designation. The proposed elementary school would be constructed adjacent to the existing day care facility. An existing one-story restaurant occupies the B-1 area of the site and is intended to be removed prior to construction of the elementary school.

The Applicant is seeking to rezone the entire property to a B-1 zoning designation to unify the zoning on the site and allow for the construction of the elementary school. The X-P District is limited to the construction of parking lots, restricting the parcel's developable area, requiring this portion of the site to be rezoned to allow for the intended site improvements. Although both the B-1 District and CF District permit elementary schools as public purpose uses, a B-1 zoning designation is a preferable option based on the existing land use pattern of the surrounding area and on the nature of Broward Boulevard as a main corridor, as well as potential future uses of the site to serve the area's social and economic needs.

The Applicant has submitted a corresponding Site Plan Level II / Development Review Committee (DRC) Application (Case #R18042) for the proposed elementary school and was reviewed on July 10, 2018. The approval of the site plan application is contingent upon the approval of the rezoning application. For reference, the proposed site plan and building elevation plans are attached as Exhibit 3.

The rezoning of the property to B-1 is compatible given the mixture of land uses and zoning districts surrounding the property. The property is surrounded with the following zoning districts:

North – Residential Multifamily Midrise/Medium High Density (RMM-25)
 South – Community Facility(CF)
 West – Boulevard Business District (B-1)
 East – Residential Multifamily Midrise/Medium High Density (RMM-25) and Boulevard Business District

The intent of the B-1 district is to limit certain uses which could have a detrimental effect on abutting residential neighborhoods. The B-1 zoning district is compatible with the abutting residential zoning district (RMM25) to the north, which consists of single-family and multifamily residences. To the east exists a restaurant, to be demolished as part of the owner's redevelopment plan for the elementary school, and a dentist office. To the west across NW 14th Avenue, is a business district (B-1), with an existing liquor store and restaurant. The CF district to the south, contains an existing police station, which abuts a B-1 zoning district to the north, west and east along West Broward Boulevard.

The Applicant explored uniting the property under CF zoning, but determined that the dimensional requirements of the CF zoning district are inconsistent with the pattern of development in the area and the existing B-1 zoning district requirements and intent for the Broward Boulevard corridor.

Please refer to Table 1 below for a comparison of permitted uses in each district. For a detailed list of uses, refer to ULDR Section 47-6.11.- List of Permitted and Condition Uses, Boulevard Business (B-1) District, Section 47-8.- Public Purpose Districts, and Section. 47-9.-X-Exclusive Use District

Table 1: Permitted Use Comparison

Existing Zoning Districts		Proposed Zoning District
X-P (Exclusive Parking)	CF (Community Facility)	B-1 (Boulevard Business District)
Parking Lot	Public Facilities	Automotive
	Utilities	Boats, Watercraft and Marinas
	Accessory Uses, Buildings and Structures	Commercial Recreation
		Food and Beverage Service
		Lodging
		Mixed Use Developments
		Public Purpose Facilities
		Retail Sales
		Services/ Office Facilities
		Accessory Uses, Buildings and Structures
		Urban Agriculture

EXHIBITS:

1. Location Map and Sketch and Legal Description
2. Applicant's Narrative Responses
3. Proposed Site Plan and Elevations
4. Public Participation Meeting Summary and Affidavit