

City of Coconut Creek

InterOffice Memorandum

To: Planning and Zoning Board

From: W. SCOTT SToudenMIRE, AICP
Deputy Director of Sustainable Development

Date: September 12, 2017

Subject: Leder Hillsboro
Rezoning
Agenda Item No. 5

Applicant/Agent: Kenneth Carlson, Kenneth Carlson Architect P.A.

Owner: Leder Hillsboro Co. LTD

Requested Action/Description: Rezoning

Location: 4171 & 4181 W. Hillsboro Boulevard

Legal Description: All of Parcel "A", "LEDER HILLSBORO COMPANY LIMITED - PART 2", according to the plat thereof, as recorded in Plat Book, 166, Page 43, of the Public Records of Broward County, Florida. TOGETHER WITH: All of Tract "A", "LEDER HILLSBORO COMPANY LIMITED - PART 1" according to the plat thereof, as recorded in Plat Book 125, Page 31, as recorded in the Public Records of Broward County, Florida..

Size: 7.6162 ± gross acres

Existing Zoning: B-3 (Community Shopping)

Existing Use: Commercial & Commercial (Vacant)

Future Land Use Plan Designation: Commercial

Platted: Leder Hillsboro Company Limited Part 2
Leder Hillsboro Company Limited Part 1

Plat Restriction: 12,495 sf of commercial use. (Existing)
10,000 sf of veterinary hospital and 8,000 sf of kennel. (Existing)

24,100 sf of existing commercial use, 15,000 sf pet lodge and 120,000 sf of Self-Storage use. (As proposed)

Requested Action:

The applicant, Kenneth Carlson, Kenneth Carlson Architect P.A., as agent on behalf of the owner, Leder Hillsboro Co. LTD, is requesting rezoning approval for the development of Self-Storage facility and Pet Lodge combined with an existing commercially developed B-3 zoned parcel.

Project Description:

The subject property consists of two parcels totaling 7.6162± gross acres, generally located on the north side of Hillsboro Blvd between Lyons Road and the Florida Turnpike.

"Parcel" A, 4171 Hillsboro Blvd, of the "LEDER HILLSBORO COMPANY LIMITED PART 2" PLAT is located on the east side of the subject property.

"Tract" A, 4181 Hillsboro Blvd, of the "LEDER HILLSBORO COMPANY LIMITED PART 1" PLAT is located on the west side of the subject property.

On January 9, 1997, the current property owner processed and received rezoning approval by the City Commission from A-1, Agricultural to B-3, Community Shopping for the subject property. At the time, the property had an underlying land use of Low-3 (Residential 3DU/Ac) and the City Commission, using Broward County residential to commercial flexibility rules, allocated six (6) acres of commercial flexibility to the property through the rezoning process. As such, the B-3 rezoning was consistent with land use regulations.

As currently proposed, the applicant wishes to combine both parcels as referenced above and is seeking rezoning approval from B-3, Community Shopping to PCD, Planned Commerce District to be known as the Leder Hillsboro Planned Commerce District (PCD). A PCD zoning designation is also consistent with land use regulations.

"Parcel" A, home to the existing Leder Hillsboro Office/Flex (flex) Warehouse development, was approved by the Planning and Zoning Board on February 14, 2001. This 37,917±/- square foot flex building is currently occupied but is proposed to have exterior façade renovations as part of the overall site re-development.

"Tract" A is home to the former VCA Veterinary Hospital and outdoor kennel facility. Now closed, the VCA Hospital building and associated structures will be demolished. The applicant proposes to construct a Self-Storage facility and Pet Lodge with boarding on this parcel.

Concurrently with this application, the applicant is seeking site plan approval and a Plat note amendment to allow the self-storage and animal boarding uses as proposed.

Pursuant to Sec.13-36(e) of the Land Development Code, the Planning and Zoning Board shall consider certain standards when reviewing the proposed rezoning. Listed below are the standards and the applicant's verbatim responses as to compliance with these standards.

Public Involvement:

Per Section 13-36(c), property owners within 500 feet of the subject property (62 owners) were notified by mail of the rezoning request and invited to attend the Planning and Zoning Board meeting. A notice of rezoning public hearing sign was also posted on the property 14 days prior to the Planning and Zoning Board meeting. To date, staff has received one inquiry regarding the project which was general in nature.

Analysis and Findings:

Per Section 13-35 (f) and (g) of the City Land Development Code, the Planning and Zoning Board and City Commission must find that a special land use meets the general and specific

standards based on competent and substantial evidence. Listed below are these standards and the applicant's verbatim responses.

(1) Is not contrary to the Comprehensive Plan.

The proposed change is not contrary to the City's Comprehensive Plan, the Property is designated Commercial and the property is currently zoned Community Shopping (B-3). The change in zoning to PCD will support the following the goals, objectives and policies of the City's Comprehensive Plan:

Objective II-2.1.0

Accommodate office, retail and other activities needed for the provision of goods and services to permanent and seasonal populations.

Policy II-2.1.2

Permit those land uses within designated commercial areas which are identified in the Commercial Permitted Uses subsection of the Plan Implementation Requirements section of this comprehensive plan.

Policy II-2.1.3

To allow both the public and private sectors to respond to changing conditions and permit the appropriate location of neighborhood commercial uses within or adjacent to established residential neighborhoods, up to 5 percent of the area designated residential within a flexibility zone may be used for neighborhood commercial uses, subject to a determination by the Broward County Commission that such allocation is compatible with adjacent land uses in those specific instances established in Policy 13.01.10 of the Broward County Land Use Plan, and subject to the restrictions identified within the Residential Permitted Uses subsection of the Plan Implementation Requirements section of Coconut Creek's comprehensive plan.

Policy II-2.1.5

Include in the Land Development Code separate zoning categories for neighborhood, community and regional commercial development which set forth intent, location criteria and development standards consistent with the following policies:

- a. Neighborhood commercial uses are those which meet the everyday shopping needs of local residents and businesses and shall be located on public roads with adequate capacity, convenient to residential neighborhoods and restricted to a scale consistent with such neighborhoods.
- b. Community commercial uses are those which serve the needs of several neighborhoods and are most appropriately located on major thoroughfares with adequate buffering from residential development.

Objective II 2.4.0

Maintain and implement Land Development Code regulations that address the control of access to adjacent traffic circulation facilities, safe on-site traffic circulation and adequate off-street parking for existing and planned commercial development to enhance safety and roadway levels of service. (B.C.P.C. 2.05.00)

Policy II-2.4.1

Maintain through the Land Development Code districts which permit different intensities of commercial and office development to provide the flexibility necessary to achieve greater compatibility with surrounding land uses and thoroughfare level of service standards. (B.C.P.C. 2.04.03)

Policy II-2.4.2

Maintain and implement Land Development Code access control regulations including adequate minimum separation of driveway connections and median cuts based on roadway classification and design speed and the use of turn lanes which facilitate safety and protect the adopted level of service and which are consistent with those prescribed by the Florida Department of Transportation Highway Access Manual and the Broward County Land Development Code for the protection of the regional roadway network and Broward County Trafficways Plan. (B.C.P.C. 2.05.01)

Goal II-7.0.0

Eliminate and prevent areas of blight, incompatible land uses and nonconforming structures.

Objective II-7.1.0

Continue to implement land use policies and development review programs which encourage the elimination of uses which are inconsistent with the community's character and established future vision, and which prevent future incompatible land uses throughout the City.

Policy II-7.1.1

The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to this land use plan and rezoning requests.

Policy II-7.1.2

The established character of predominantly developed areas shall be a primary consideration when amendments to this Land Use Plan and rezoning requests are considered.

(2) Will not create an isolated zoning district, which would be unrelated and incompatible with adjacent districts.

The proposed rezoning will allow the Property to be developed appropriately for adjacent neighborhood retail, commercial and office use. The Property is located along Hillsboro Boulevard which is a major arterial travel-way adjacent to existing PCD zoned property as shown on the map. The proposed rezoning will eliminate the current isolated B-3 zoning district while aligning the Property with the Marketplace at Hillsboro Plaza. Therefore the proposed rezoning will complement the other parcels along Hillsboro Boulevard rather than creating unrelated or incompatible districts

(3) Will not substantially impact public facilities such as schools, utilities and streets.

The proposed rezoning will not substantially impact public facilities. The proposed uses associated with the rezoning for the Property do not generate additional students, shall have little or no impact on public utilities and as shown in the traffic impact analysis generate very little traffic to the site. The Broward County Planning Council has determined that the proposed uses would decrease the impacts within the surrounding area.

(4) Will be justified by external land use conditions.

The Hillsboro Boulevard corridor is a major thorough-fare which was annexed from Broward County. The City initiated the Hillsboro Boulevard Corridor Visioning in 2016 in partnership with Broward County Parks and Recreation Department. Part of the public workshop presentation the Property and surrounding area was identified with redevelopment potential. As part of the visioning plan a Proposed Trail way would be implemented along Hillsboro Boulevard. The proposed rezoning would help facilitate the implementation of the trail ways due to the low impact the uses proposed on the site. The two uses proposed will create very

little pedestrian vehicular conflicts as opposed to other commercial type uses allowed in B-3 zoning.

(5) Will not create or excessively increase automobile and vehicular traffic congestion.

The proposed rezoning will not create or excessively increase automobile and vehicular traffic congestion. The traffic analysis was provide to Broward County Planning Council which determined that the rezoning application shows the proposed uses generate very little traffic and the level of service will not be impacted and trips generation will be reduced. The traffic generated by the proposed uses generally do not occur during the peak a.m. or p.m. times.

(6) Will not create a storm drainage problem for other properties.

The proposed rezoning will not create a storm drainage problem for other properties. The Property is proposing to contain all drainage on site through an underground drainage system. The Property falls within the Cocomar Water Control District ("Cocomar"). The drainage system will meet the Cocomar development standards.

(7) Will not adversely affect surrounding living conditions.

The proposed rezoning will not adversely affect surrounding living conditions. The Crescent Creek neighborhood is approximately 200 feet to the east from the Property. The majority of the surrounding area is commercial in nature. The proposed rezoning will enhance living conditions to the surrounding areas by providing the proposed uses at a local level within a high-quality, sustainable and attractive development.

(8) Will not adversely affect environmental quality.

The proposed rezoning will not seriously affect environmental quality. There are no environmentally sensitive areas within the Property. The uses associated with the proposed rezoning will have little or no effect on the environment. No smoke, fumes, exhaust, light and noise will be generated by these uses. The rezoning and redevelopment of the site will help eliminate vacant underutilized lands situated between two active vibrant development sites.

(9) Will not adversely affect other property values.

The proposed rezoning will not adversely affect other property values. On the contrary the rezoning will align the Property with the neighboring PCD development increasing the City's acreage of lands zoned PCD. The PCD district requires specific development standards to be met and enforced at the cost of the developer in order to promote uniform and coordinated development. The high-quality, sustainable and attractive development will help to preserve and enhance the image of the City along the Hillsboro Boulevard Corridor.

(10) Will not be a deterrent to improvement or development of other property.

The rezoning will not be a deterrent to improvement or development of other property. The proposed property is located adjacent to current office, retail and shopping center development. The proposed rezoning will complement the City's vision for the Hillsboro Boulevard Corridor and will help support and promote additional high-quality development.

(11) The Proposed PCD Amendment will not constitute a special privilege to an individual owner.

The proposed rezoning will not constitute a special privilege to an individual owner. As stated above, the adjacent property to the west is zoned PCD as well as other large properties along the Hillsboro Boulevard Corridor. The proposed rezoning will allow the development of the Property to the same and/or similar standards as afforded to the adjacent PCD zoned properties.

In summary, the rezoning application is in substantial compliance with the City's Land Development Code. However, prior to final approval, the following comments must be addressed:

1. Outstanding DRC comments remain effective throughout the development review process and must be addressed prior to issuance of a building permit.

Staff Recommendation:

City staff has reviewed the application as to consistency with the above referenced standards and finds the rezoning request, subject to the above conditions, consistent with Section 13-36 of the City of Coconut Creek Land Development Code.

LAWSS/jw

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Attachments:

Aerial Photo
DRC Report
Exhibit