



Legislation Text

File #: ORD 2017-049, Version: 1

AGENDA ITEM REPORT

TITLE:

AN ORDINANCE APPROVING THE REZONING REQUEST OF LEDER HILLSBORO CO. LTD. TO REZONE FROM COMMUNITY SHOPPING (B-3) TO PLANNED COMMERCE DISTRICT (PCD) FOR THE PROPERTY LOCATED AT 4171 AND 4181 WEST HILLSBORO BOULEVARD. (QUASI-JUDICIAL)(SECOND PUBLIC HEARING)

BACKGROUND:

This item was approved on First Reading at the November 9, 2017, City Commission Meeting.

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

Parcel "A" of the "LEDER HILLSBORO COMPANY LIMITED PART 2" Plat is located on the east side of the subject property (4171 Hillsboro Boulevard).

Tract "A" of the "LEDER HILLSBORO COMPANY LIMITED PART 1" Plat is located on the west side of the subject property (4181 Hillsboro Boulevard).

On January 9, 1997, the current property owner processed and received rezoning approval by the City Commission from Agricultural (A-1) to Community Shopping (B-3) 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 acres of commercial flexibility to the property through the rezoning process. As such, the B-3 rezoning was consistent with land use regulations.

DISCUSSION:

The applicant wishes to combine both parcels, as referenced above, and is seeking rezoning approval from B-3 to Planned Commerce District (PCD) to be known as the Leder Hillsboro 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 redevelopment.

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 a pet lodge with animal boarding on this parcel.

Concurrent with this application, the applicant is seeking special land use approvals to allow the self-storage and animal boarding uses as proposed. The site plan application to accommodate this proposed project was approved by the Planning and Zoning Board at its October 11, 2017, meeting.

PUBLIC INVOLVEMENT:

Per Section 13-36(c) of the City's Code of Ordinances, property owners within 500 feet of the subject property (62 property owners) were notified by mail of the rezoning request and invited to attend the Planning and Zoning meeting and City Commission meeting. A notice of rezoning public hearing sign was also posted on the property fourteen days prior to the meetings. To date, staff has received one inquiry regarding the project, which was general in nature. The applicant also conducted additional public outreach, which is discussed in the attached letter dated September 29, 2017.

RECOMMENDATION:

The Planning and Zoning Board, at its October 11, 2017, meeting, recommended approval of the rezoning subject to the condition that outstanding DRC comments remain effective throughout the development review process and must be addressed prior to issuance of a building permit. Outstanding DRC comments are included in the Planning and Zoning Board Agenda backup and are available online for your review.

FISCAL IMPACT: N/A