



Legislation Text

File #: 2018-12, **Version:** 3

MOTION TO ADOPT PROPOSED ORDINANCE NO. 2018-12 ON SECOND AND FINAL READING.

PROPOSED ORDINANCE NO. 2018-12 IS AN ORDINANCE OF THE CITY OF PEMBROKE PINES, FLORIDA, AMENDING CHAPTER 155, THE COMPREHENSIVE ZONING CODE OF THE CITY OF PEMBROKE PINES, BY SPECIFICALLY AMENDING SECTION 155.027, ENTITLED "ZONING MAP," TO RE-ZONE THE APPROXIMATE 7.17-ACRE PARCEL OF LAND GENERALLY LOCATED SOUTH OF PINES BOULEVARD AND WEST OF SOUTHWEST 186TH AVENUE, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A"; RE-ZONING FROM THE CURRENT ZONING OF B-3 (GENERAL BUSINESS) TO C-1 (COMMERCIAL), SUBJECT TO THE RECORDATION OF A DECLARATION OF AMENDED AND RESTATED RESTRICTIVE COVENANTS ATTACHED HERETO AS EXHIBIT "B"; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

SUMMARY EXPLANATION AND BACKGROUND:

1. Dwayne Dickerson, agent for property owner Sunshine Broward Prop Holding, LLC, is requesting approval of a zoning change application to rezone the +- 7.17 acre property from B-3 (General Business) portion of the property to C-1 (Commercial). The subject property is generally located south of Pines Boulevard and west of 186th Avenue.
2. Sunshine Broward is currently the owner of +- 9.14 acres of land which includes the subject +- 7.17 property to be rezoned as part of this application. An additional +-1.97 acres on the south end of Sunshine Broward's property will remain Limited Agricultural (A-1) zoning. The limited agricultural zoned land will be used by the applicant for future mitigation as well as buffer to the Estancia community to the south.
3. The existing land use plan and zoning designations of the surrounding properties are as follows:

North	-	Pines Boulevard
East	-	Commercial / C-1 (Commercial)
South	-	Commercial / A-1 (Limited Agricultural), Low 2 Residential / RS-7 (Single Family District)
West	-	Agricultural / B-3 (General Business), A-1 (Limited Agricultural)
4. The subject property owner in 2005 submitted development applications to the City with hopes of developing a shopping center on site. The proposal was withdrawn by the applicant midway through the development review process. The property owner as part of the that development process

recorded a restrictive covenant on the property voluntarily restricting the following uses:

1. Self-Storage
2. Gas Station
3. Car Dealership

5. The applicant now proposes this zoning change with plans to construct a self-storage facility. Self storage facilities require the C-1 zoning classification. As part of this rezoning, the applicant is proposing to amend and restate restrictive covenant on the property to allow the following uses only:

1. Self-storage use.
2. General Business (B-3) district uses.

6. Staff notes that a self-storage use generates significantly less vehicular trips than a similar sized retail use. Staff also notes that city code currently would not permit a gas station or car dealership on this specific site due to the size and location of this parcel.

7. During technical review of this application, staff expressed concern to the applicant about the recent construction of self storage uses in the western end of the City. The City, within the last few years, approved approximately 225,000 square feet of self storage use (+-111,000 square foot Pembroke Pines Self Storage - AKA: Miami City Self Storage and +- 114,000 square foot Manley Self Storage) within roughly a half mile from this site. One of those approved self storage uses has recently been completed on the parcel directly to the east of this parcel. In response to those concerns, the applicant provided staff a microanalysis of self-storage facilities within a 5 mile radius. The applicant reviewed the analysis and confirms investment confidence in additional self-storage use given the competition in the area.

8. Staff has reviewed the uses proposed on the subject site and finds the zoning request compatible with the adjacent commercial uses / zoning.

9. The Planning and Zoning Board at its May 10, 2018 meeting voted to transmit this application to the City Commission with a favorable recommendation.

10. The City Commission at its August 1, 2018 meeting voted to pass proposed Ordinance No. 2018-12 on first reading.

FINANCIAL IMPACT DETAIL:

- a) **Initial Cost:** None.
- b) **Amount budgeted for this item in Account No:** Not Applicable.
- c) **Source of funding for difference, if not fully budgeted:** Not Applicable.
- d) **5 year projection of the operational cost of the project:** Not Applicable.
- e) **Detail of additional staff requirements:** Not Applicable.