



TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Vennis Gilmore, Planning Analyst

RE: **Application for Conditional Use with No New Construction**
Florida Nexus Park
2765 Peters Road

DATE: November 23, 2018

STAFF REPORT

Owner/Applicant: Harry Zuker, Manager
Crossroads Plaza FPI, LLC
4800 North Federal Highway #B-205
Boca Raton, FL. 33431

Applicant's Request: Approval of a Conditional Use with No New Construction for the operation of multiple Conditional Uses

Location: 2765 Peters Road

Parcel ID: 2324-311-0005-000-1

Current Zoning: General Commercial Zone (C-3)

Future Land Use: General Commercial (GC)

Surrounding Zoning:

North	East	South	West
C-3	C-3	C-3	C-3

Site Size: 18.61 acres

Utilities: FPUA

Staff Analysis:

Request

In accordance with Sections 22-22, and 22-76 of the City Code, the applicant is requesting the review and approval of a Conditional Use with No New Construction to allow for multiple conditional uses. The applicant is seeking to allow certain Conditional Uses to become permitted uses within the Florida Nexus Park. The uses are artisan, cabinet shops/woodworking, light industrial services, catering facilities (large scale), contractors/others performing services off-site, microbrewery, research service, and wholesale trade. The property is zoned C-3, General Commercial with a future land use of General Commercial.

The building previously operated as the Manufacturer's Outlet Center and Florida Furniture Mart. The City Commission, at their February 17, 2009 meeting, previously approved the use of a biotech research facility to operate at 2705-2823 Peters Road.

The property is located at the northeast corner of Crossroads Parkway and Peters Road. The subject property is surrounded by commercial uses to the north, east, south and west. The access points to the facility are indirectly off of Okeechobee Road and directly on Crossroads Parkway and Peters Road. The site consists of an existing 158,300 sq. ft. building with 59 commercial bays. Currently multiple bays are occupied by ten (10) businesses. The existing parking lot is located in the front of the building for parking with loading and unloading areas at the rear of the building. There are 726 parking spaces, which was parked at 1 space per 200 square feet for retail service establishment. The parking includes fifteen (15) handicapped parking spaces.

Zoning & Land Use

The subject site is located within the General Commercial Zone (C-3) district which is primarily intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices and tourist/entertainment facilities. Many public and semi-public uses are also appropriate. Compared to the C-4 zone, this district is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services and small warehousing and wholesaling operations. Although this zone should be located along or near arterial or collector streets, it is not the intent of this district to encourage the extension of strip commercial areas. Instead it should promote concentrations of commercial activities.

The General Commercial designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20% of the total floor area of the General Commercial future land use designation.

Conditional Use

The purpose of the conditional use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout the particular zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare. The use as presented features commercial aspects that are generally appropriate for commercial environments.

The authorization of a Conditional Use with No New Construction for subject multiple uses at 2765 Peters Road will provide an opportunity for consistency with current surrounding property uses as the use does not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare of the surrounding residential neighborhood.

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use with No New Construction with regards requirements of the City Code. Findings from the review by corresponding departments and any associated responses by the applicant are provided for viewing by the City Commission.

Property Owner Response Summary:

A total of 19 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. An update will be provided to the City Commission at the public hearing.

Planning Board Recommendation:

The Planning Board, at their November 13th, 2018 meeting, voted to recommend **approval** of the request.

Staff Recommendation

The requested Conditional Use with No New Construction is consistent with City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends the City Commission **approve** the request with the following conditions:

- 1) Please ensure separation of uses; particularly the Police Athletic League from the other uses.
- 2) No outdoor storage, other than moving vehicles.