TO: Administrative Zoning Review Committee
FROM: Julie Krolak, Assistant Director of Development Services
DATE: February 26, 2020
RE: Special Exception SE20-0002
Westside Maintenance Complex – Minimum Landscaped Open Space
CC: Jaci Foster, Code Compliance Manager

The Petitioner is requesting Special Exception approval through the Administrative Zoning Review Committee.

**STAFF RECOMMEND THAT:** THE ADMINISTRATIVE ZONING REVIEW COMMITTEE:

APPROVE A SPECIAL EXCEPTION FROM SECTION 250645 OF THE LAND DEVELOPMENT CODE (MINIMUM LANDSCAPED OPEN SPACE) TO ALLOW FOR A REDUCTION IN THE AMOUNT OF LANDSCAPED OPEN SPACE AT 4150 NW 120 AVENUE WITH THE FOLLOWING CONDITION:

1. THAT THE SPECIAL EXCEPTION SHALL RUN WITH THE LAND AND MAY BE TRANSFERRABLE FROM ONE OWNER TO ANOTHER

27 Properties Notified (within 400')

**Attachments:**
#1 - Petition SE20-002
#2 - Site Map
#3 - Aerial Map
#4 - Site Plan
Subject: SE20-0002, Westside Maintenance Complex

**ADMINISTRATIVE ZONING REVIEW COMMITTEE:** PETITION OF THE CITY OF CORAL SPRINGS FOR A SPECIAL EXCEPTION FROM SECTION 250645 OF THE LAND DEVELOPMENT CODE THROUGH THE CITY'S ADMINISTRATIVE ZONING REVIEW COMMITTEE TO ALLOW FOR A REDUCTION IN THE AMOUNT OF MINIMUM LANDSCAPED OPEN SPACE FOR THE WESTSIDE MAINTENANCE COMPLEX AT 4150 NW 120TH AVENUE LEGALLY DESCRIBED AS PARCEL F, GREATER CORAL SPRINGS RESEARCH & DEVELOPMENT PARK ADDITION 3

**GENERAL INFORMATION:**

**Petitioner:**
City of Coral Springs  
9500 West Sample Road  
Coral Springs, FL 33065

**Owner:**
City of Coral Springs  
9500 West Sample Road  
Coral Springs, FL 33065

**Land Use:**
Industrial

**Zoning:**
Industrial, Research & Development (IRD) District

**Location:**
4150 NW 120th Avenue

**Legal Description:**
Parcel F Greater Coral Springs Research & Development Park Addition 3

**Adjacent Zoning / Land Use:**

- **North:** Westside Maintenance Complex zoned Community Facility – General (CF-G), then multiple warehouse properties zoned
- **South:** 50’ Canal right-of-way (Sunshine Water Control District), then multiple warehouse properties zoned Industrial, Research & Development District (IRD).
- **East:** NW 120th Avenue (60’ right-of-way), then multiple Industrial, Research & Development (IRD) zoned properties
- **West:** General Utility and Westside Maintenance Complex zoned Community Facility–General (CF-G), then 70’ canal right-of-way (Sunshine Water Control District)

**Request:**
The petitioner is requesting a Special Exception from Section 250645 of the Land Development Code to allow for a reduction in the minimum amount of landscaped open space for the Westside Maintenance Complex located at 4150 NW 120th Avenue. The property is zoned Industrial, Research & Development (IRD) on an approximately 3.2-acre lot.
Subject: SE20-0002, Westside Maintenance Complex

The proposed redevelopment of the site includes connecting the 4150 property into the existing Westside Maintenance Complex through the addition of oversized vehicle ingress/egress for maintenance inside the 4150 building, and freight deliveries. The proposed site revisions provide a 20% landscaped area; however, the Land Development Code requires 30% landscaped area for IRD zoned properties. Therefore, the Special Exception request is for a 33% reduction to allow the proposed 20% landscaped area.

BACKGROUND:
The City purchased the property at 4150 NW 120th Avenue in 2018 and plans to incorporate the site into the Westside Maintenance Complex. The Westside Maintenance Complex abuts the 4150 site to the north and west currently consists of three Community Facility (CF-G) zoned properties, which include: Coral Springs Regional Institute of Public Safety, Public Works, Fleet Maintenance, Central Stores, and Police Department Training facilities. The 4150 site will be primarily used for Fleet Maintenance and Fire Department Offices.

APPLICABLE CODES

Economic Development Pilot Program

On September 4, 2013, the City Commission originally approved a one-year Redevelopment Pilot Program to provide flexibility and provide for an administrative approval process for certain new development. In October 2015, the Commission recreated the program in order to accommodate new development in addition to redevelopment. The Program was also renamed the 'Economic Development Pilot Program' to reflect the expanded scope.

On October 5, 2016 the City Commission adopted Ordinance 2016-113, amending various Sections of the Land Development Code to codify several aspects of the previously approved Pilot Program and created the Administrative Zoning Review Committee (AZRC) as the permanent replacement for the Economic Development Pilot Program Committee. The AZRC's scope is similar to the previous Economic Development Pilot Program, as they will continue to consider quantitative Special Exceptions (up to 33% of LDC requirement), Master Parking Encroachments, etc.

As such, due to the existing conditions, the Petitioner is requesting a Special Exception via the Administrative Zoning Review Committee to reduce the amount of open space landscaping by 33% in order to complete development prior to seeking a change of zoning.
Subject: SE20-0002, Westside Maintenance Complex

CRITERIA FOR A SPECIAL EXCEPTION

A Special Exception is relief granted whenever it is determined that literal enforcement of any section of the LDC has one of the two following effects:

1. Produces a result, which is not only a burdensome hardship, but is inconsistent with the general public welfare; or,

2. Produces a result, which is not only inconsistent with municipal intent in the adoption of any particular section of the LDC, inclusive of the Comprehensive Plan, but also inconsistent with the general public welfare.

The petitioner is seeking a Special Exception based on criteria #1. The proposed use of the property is consistent with the abutting CF-G zoned properties that this site will be incorporating into. The Special Exception will allow the petitioner to relocate departments in a timely manner while later pursuing a zoning change to incorporate the 4150 site into the existing CF-G zoning. The project plans to proceed with a design consistent with the future CF-G zoning designation and consistent with the abutting property that makes up the Westside Maintenance Complex. Development to the site will be minimal and will include: new driveways, parking spaces, and sidewalks to connect. Buffers will be maintained to meet the code. Engineering staff has reviewed the site plan as part of the Development Review Committee to ensure proper drainage on site.

SUMMARY

Based on the analysis, City Staff recommends the Administrative Zoning Review Committee approve SE20-0002, with the condition identified on page 1 of this memorandum. Staff has reviewed the petition and believe it meets the appropriate criteria as required by the Land Development Code. The exception from the Code will allow the petitioner to proceed in a timely manner and with a design that will meet the eventual zoning designation.
SPECIAL EXCEPTION (SE) PETITION
ADMINISTRATIVE ZONING REVIEW COMMITTEE

To: ADMINISTRATIVE ZONING REVIEW COMMITTEE

A SPECIAL EXCEPTION FROM THE CORAL SPRINGS LAND DEVELOPMENT CODE IS HEREBY REQUESTED

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION:

City of Coral Springs Financial Services 954-344-1142

4150 NW 120th Avenue, Coral Springs Florida 33065

PETITIONER'S NAME

PETITIONER'S PHONE

ADDRESS

GREATER CORAL SPRINGS RESEARCH & DEVELOPMENT PARK ADD 3 103-17 B PARCEL F

LEGAL DESCRIPTION OF SUBJECT PROPERTY

OWNER

PETITIONER'S RELATION TO SUBJECT PROPERTY

According to Section 101 of the Coral Springs Land Development Code, a SPECIAL EXCEPTION is relief that may be granted when a literal enforcement of a particular code section would have one of the following results:

(CHECK THE STATEMENT WHICH APPLIES AND PROVIDE THE REQUESTED INFORMATION IN THE SPACE PROVIDED)

X Produces a result which is not only a burdensome hardship, but also is inconsistent with the general public welfare.

1. State in detail on separate page how this code section produces a result which is a burdensome hardship.
2. State in detail on separate page how this code section is inconsistent with the general public welfare.

X Produces a result which is not only inconsistent with the Municipal intent in the adoption of any particular section of the Municipal Code, inclusive of the Comprehensive Plan, but also inconsistent with the general public welfare.

1. State in detail on separate page how this code section produces a result which is inconsistent with Municipal intent underlying any particular section of the municipal code.
2. State in detail on separate page how this code section is inconsistent with the general public welfare.

What is the Code provision(s) from which you seek relief?

Land Development Code Sec. 250645(1) - 30% of its area in landscaped open space.

Application is not complete and WILL NOT BE SCHEDULED FOR PROCESSING until the following are provided:

♦ SITE AND LOCATION MAPS OF THE SUBJECT PROPERTY, INCLUDING ONE (1) PDF DIGITAL COPY ON CD.
♦ TWO (2) SETS 11" X 17" OF SITE PLAN OF SUBJECT PROPERTY
♦ PROOF OF OWNERSHIP OF THE PROPERTY (ATTORNEY'S OPINION OF TITLE OR TITLE CERTIFICATE DATED WITHIN 30 DAYS OF SUBMISSION)
♦ PROPERTY OWNER APPROVAL OF THE PETITION
♦ PROOF OF NON-PROFIT STATUS (IF APPLICABLE)

Effective as of 10/01/2015

Page 1 of 2
City of Coral Springs
Special Exception (SE) Petition

This is to certify that I am the owner of the subject property described in the SPECIAL EXCEPTION. I have read this petition and the statements contained herein are true and correct to the best of my knowledge.

[Signature]

[Print Name] Luis Goge

[Address] 9500 West Sample Road, Coral Springs, FL 33065

As Owner, I authorize [Print Name] Chris Zimmerman to act as my agent in this matter.

[Print Name, Address & Phone Number of Representative, if applicable]:

CP2 Architects, Inc., 4316 West Broward Blvd.,

Plantation, FL 33317

Sworn and subscribed before me, this 4th day of February, 2020.

[Signature] Mary L. Martirac

Notary Public

My Commission Expires: 

[Stamps and Seals]

× PERSONALLY KNOWN

× PRODUCED IDENTIFICATION

TYPE OF ID:

× DID TAKE AN OATH

× DID NOT TAKE AN OATH

TO BE COMPLETED BY THE COMMUNITY DEVELOPMENT DEPARTMENT

ACCEPTED BY PETITION # DATE

FEE: $1000.00, Plus notification and recordation fees to be determined by City Clerk (954)344-1065.
February 7, 2019

Administrative Zoning Review Committee (AZRC)
Development Services Department
Community Development Division
9500 West Sample Road
Coral Springs, Florida 33065

Re: SPECIAL EXCEPTION (SE) PETITION: WESTSIDE MAINTENANCE COMPLEX

BACKGROUND:

The City of Coral Springs purchased the Industrial Park (IRD) zoned property, located at 4150 NW 120th Ave, which is to be redeveloped for incorporation into the Westside Maintenance Complex property that abuts the 4150 site to the north and west. The Westside Maintenance Complex currently consists of three Community Facility (CF-G) zoned properties, which include the following uses; Coral Springs Regional Institute of Public Safety, Public Works, Fleet Maintenance, Central Stores, and Police Department Training facilities. The 4150 site will be primarily used for Fleet Maintenance and Fire Department offices.

REQUEST:

The proposed redevelopment of the 4150 site includes connecting the property into the Westside Complex through the addition of oversized vehicle ingress/egress for maintenance inside the 4150 building, and freight deliveries. The proposed site revisions provide a 20% landscaped area. The Land Development Code requires 30% landscaped area within the IRD zone. Therefore, the request is for a 33% variance in allowing the proposed 20% landscaped area.

The petition for Special Exception for the landscaped coverage area was discussed and recommended during a project coordination meeting held on September 30th, 2019 that included the design consultants, City Manager, and Assistant Director of Development Services.

HARDSHIP:

The application of the Land Development Code Sec. 250645(1) creates a burdensome hardship to the proposed project in that the proposed use of the property is consistent with the abutting CF-G zoned properties that this project will be incorporating into. A zoning change from IRD to CF-G was discussed, but due to the need to relocate City departments into the 4150 site in a timely manner, a Special Exception was recommended to better meet the time demands of the project. The 4150 site will eventually be rezoned to CF-G, and therefore the project is proceeding with a design that will be consistent with the future CF-G zoning designation, and consistent with the abutting property that makes up the Westside Maintenance Complex.

"Your Trusted Advisor for Infrastructure and Planning Needs"
INCONSISTENCY WITH PUBLIC WELFARE:

Since the 4150 site was purchased for expansion of the CF-G zoned City of Coral Springs Westside Maintenance Complex, the landscape design requirements of the CF-G zoning requirements will be met as this will ultimately be the zoning designation of the 4150 site once the zoning change application process is completed.

If you have any questions concerning this project or if you have any comments regarding the applications, please contact me at (954) 730-0707 Ex.1085 or to my email at ddavila@chenmoore.com.

Respectfully Submitted,

Daniel Davila, P.E.
Project Manager
Coral Springs
Westside Maintenance Complex
Phase I
Special Exception (SE) Petition Set
February 7, 2020

Westside Complex Location Plan
4150 Site Location Plan

Legal Description
All of Parcel B, plat of Coral Springs Maintenance Complex, according to the Plat thereof, recorded in Plat Book 713, page 215, of the Public Records of Broward County, Florida.

All of Parcel 1, plat of Coral Springs, according to the Plat thereof, recorded in Plat Book 175, page 60, of the Public Records of Broward County, Florida.

All of Parcel 1 as recorded in the Public Records of Broward County, Florida, more especially described in the plat thereof, recorded in Plat Book 175, page 60, of the Public Records of Broward County, Florida.

The location of the premises are more especially described in the plat of Coral Springs, Broward County, Florida, containing 25.65 acres (1,076,800 square feet).

Architects: CPZ Architects, Inc.
Engineers: MUE Engineers, Inc.