



ATTACHMENT 8:
PLANNING COMMISSIONERS'
WRITTEN COMMENTS
ROYAL EXTENSION
JANUARY 14, 2020

Case Z1900013 (Royals Extension)

BRINE – The requested Industrial Light zoning brings several properties with mixed zoning designations into consistency with the FLUM. No change is proposed for the Recreational and Open Space area. I voted to recommend approval.

BUZBY – This proposal strikes me as a positive development to rezone the property from being split between three zoning overlays to one zoning overlay (Industrial Light).

This rezoning proposal would be more consistent with the surrounding properties.

Therefore, I vote to approve.

HYMAN – Voted yes, moving item forward to Council with a favorable recommendation as this represents an expansion of an existing business and will provide a number of new jobs for the community.

JOHNSON – Passes 10-0

KENCHEN – I vote to approve. While I would like to see a development plan, I'm confident that any use permissible in the Industrial Light zoning district works at this site.

MILLER – The Board of County Commissioners should approve this rezoning.

The property in question is a 7.63-acre tract on South Miami Boulevard opposite its intersection with Lumley Road. The property slopes gently to the rear where the northwest corner lies within the floodplain of a stream. The land is hatchet-shaped with the butt of the handle providing access to South Miami Boulevard. The northern portion of the property, the "handle" of the hatchet, is currently wooded. The "blade" portion of the property has access to the stub end of Brunson Street. This portion of the property is occupied by a commercial building, a parking lot, and fuel tanks. With the exception of the northwest corner, the property is designated industrial on the Future Land Use Map of the Comprehensive Plan. The little corner, covering the land in the flood plain, is designated Open Space. The property is currently zoned a combination of low density residential, RS-20, neighborhood commercial, CN, and light industrial, IL. It is surrounded on every side with appropriately zoned non-residential uses and open land zoned for commercial or industrial uses.

Because the residentially-zoned portion of the property is a poor location for future residential use and because the requested zoning is entirely consistent with the Future Land Use Map of the Comprehensive Plan, this rezoning makes sense and should be approved. Further, the rezoning will correct the confusion of conflicting zones on the site and in the area in a way that is consistent with Comprehensive Plan policy 2.3.1a as it relates to leapfrogging zones and uses.