

REQUEST: Rezoning; from Residential Mid Rise Multifamily/Medium High Density District (RMM-25) to Boulevard Business (B-1).

Case Number	7Z13
Applicant	Holman Automotive, Inc.
General Location	500 SE 14 th Court
Property Size	29,672 square feet (.68 acres)
Current Zoning	Residential Mid Rise Multifamily/Medium High Density District (RMM-25)
Existing Use	Vacant residential and existing vehicle storage
Proposed Use	Automotive Sales Center
Future Land Use Designation	South Regional Activity Center (S RAC)
Applicable ULDR Sections	Sec. 47-24.4 Rezoning Criteria Sec. 47-25.2 Adequacy Criteria
Project Planner	Yvonne Redding, Planner II

PROJECT DESCRIPTION:

The applicant is requesting to rezone a 29,672 square-foot (.68 acre) parcel of land, located west of South Federal Highway, between SE 14th Court and SE 15th Street, from Residential Mid-Rise Multifamily/Medium-High Density District (RMM-25) to Boulevard Business (B-1), associated with the development of a new automotive sales center for Holman Automotive Inc.

The property is intended to be used primarily for an automobile dealership and other related ancillary purposes. In an effort to restrict future uses that may impact the residential and office nature of the properties directly to the west of the proposed rezoning, the applicant has volunteered to restrict future uses on the subject parcel, excluding the following uses which are typically permitted in the Boulevard Business Zoning District: Bars, Cocktail lounges or Nightclubs, Liquor stores and Adult gaming centers.

The legal sketch and description of the area to be rezoned is included in the plan sets. According to the applicant, the associated development plan will be submitted for review on an upcoming Development Review Committee (DRC) agenda. A draft conceptual site plan of the new automotive sales center, as currently proposed by the applicant, is also provided in the plan sets for reference purposes.

REVIEW CRITERIA:

As per ULDR Section 47-24.4.D, an application for a rezoning shall be reviewed in accordance with the following criteria:

1. The zoning district proposed is consistent with the City's Comprehensive Plan.

The site is currently designated South Regional Activity Center on the City's Future Land Use Map. The proposed zoning district is consistent with the City's Comprehensive Plan in that the Regional Activity Center land use designation encourages a mix of uses in a compact, high-intensity, multi-use area, which may include retail, office, cultural, hotel, recreational, entertainment facilities and other uses, while encouraging mass transit, and quality development that gives definition to the urban form. The land use encourages a mix of professional office and commercial uses, while maintaining the residential character of certain areas. It is envisioned that the Federal Highway district will be developed in a way that encourages high quality commercial and retail uses, mixed with supporting office, multifamily and other residential development.

2. Substantial changes in the character of development in or near the area under consideration supports the proposed rezoning.

The context of this portion of the Federal Highway corridor is mixed-use in nature and includes a commercial component fronting on Federal Highway as well as stand-alone office and residential uses expanding inward towards the internal neighboring streets from the main corridor. The

general nature of the overall area includes a variety of commercial retail uses as well as office and medical uses. The RMM-25 properties adjacent to the proposed rezoning parcels include a variety of residential uses including single family, duplex and multi-family as well as residential office uses.

3. The character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses.

The proposed rezoning would not represent a substantial change to the character of the surrounding area. The surrounding properties to the north and across the Federal Highway corridor to the east are zoned Boulevard Business (B-1). To the south and west the properties are zoned Residential Mid Rise Multi Family/Medium Density District (RMM-25). The context of the area supports the proposed rezoning in that expanding the narrow depth of the subject parcels along the corridor will allow for redevelopment of the property, while remaining compatible with the surrounding uses and character of the area. The site's location in close proximity to the City's Downtown, encompasses an established commercial corridor that transitions westward into a mix of residential and office uses. Several parcels further to the north of the site span a similar commercial zoning depth along the Federal highway corridor.

The applicant has provided a narrative response to the criteria, provided in the plan sets. Staff concurs with applicant's assessment.

STAFF FINDINGS:

Staff recommends the Board approve this request as proposed, and consistent with:

ULDR Sec. 47-24.4 Rezoning Criteria
ULDR Sec. 47-25.2 Adequacy Criteria

PLANNING & ZONING BOARD REVIEW OPTIONS:

If the Planning and Zoning Board determines that the application meets the criteria as provided in this section, the Planning and Zoning Board shall recommend that the rezoning be approved or recommend a rezoning to a more restrictive zoning district than that requested in the application if necessary to ensure compliance with the criteria for the rezoning and if consented to by the applicant.

If the Planning and Zoning Board determines that the application does not meet the criteria provided for rezoning or if the applicant does not consent to a more restrictive zoning district, the Planning and Zoning Board shall deny the application and an appeal to the City Commission may be filed by the applicant in accordance with Section 47-26B, Appeals.