



REQUEST: Rezoning from Boulevard Business (B-1) and Residential Multifamily Mid Rise / Medium High Density (RMM-25) District to Northwest Regional Activity Center - Mixed Use Northeast (NWRAC-MUne) District

Case Number	Z17004	
Applicant	Project Andrews, LLC.	
General Location	947 N Andrews Avenue	
Property Size	211,014 square feet / 4.8 acres	
Zoning	Boulevard Business (B-1) and Residential Multifamily Mid Rise / Medium High Density (RMM-25)	
Proposed Zoning	Northwest Regional Activity Center – Mixed Use Northeast (NWRAC-MUne)	
Existing Use	Vacant	
Proposed Use	Shopping Center	
Future Land Use Designation	Northwest Regional Activity Center	
Applicable ULDR Sections	Section 47-13.31 Northwest Regional Activity Center – Mixed Use District Section 47-24.4 Rezoning Criteria	
Notification Requirements	Section 47-27.6 Sign Notice 15 days prior to meeting Section 47-27.6 Mail Notice (300 foot radius) 10 days prior to meeting Section 47-27.4 Public Participation	
Project Planner	Nicholas Kalargyros, Planner II	

PROJECT DESCRIPTION:

The applicant is requesting to rezone approximately 4.8 acres of land located on the south side of Sunrise Boulevard east of NW 2nd Avenue, north of NW 9th Street and west of Andrews Avenue from Boulevard Business (B-1) and Residential Multifamily Mid Rise / Medium High Density (RMM-25) to Northwest Regional Activity Center - Mixed Use Northeast (NWRAC-MUne) to allow for a future shopping center development. The specific lots and survey of the property proposed to be rezoned is included in the plan sets as part of Exhibit 1.

REVIEW CRITERIA:

As per Section 47-24.4.D of the City's Unified Land Development Regulations (ULDR), 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 proposed zoning district, NWRAC-MUne, is consistent with the City's Comprehensive Plan in that the proposed rezoning furthers redevelopment efforts within the Northwest Regional Activity Center and better aligns the zoning with the existing underlying Northwest Regional Activity Center land use. The proposed zoning district promotes a mix of uses that help to support the long term goal of reducing blight conditions in the area and providing redevelopment opportunities that promote multi-modal accessibility.

2. The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration;

The proposed rezoning would maintain the character of the neighborhood and support standards that target redevelopment while maintaining the vision for the area. The proposed use is consistent with the underlying land use and neighboring zoning districts. The proposed

zoning district requires development design standards that collectively guide the design of the streetscape, open space, and building design to results in a pedestrian-friendly, cohesive, and successful public realm environment, as envisioned by the underlying land use.

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 surrounding properties have a land use designation of Northwest Regional Activity Center to the east, south and west of the property and a Commercial designation north of the property, with zoning classifications of Northwest Regional Activity Center – Mixed Use Northeast (NWRAC-MUne), Residential Multifamily Mid Rise / Medium High (RMM-25), Boulevard Business (B-1) and Community Business (CB). Existing adjacent uses include an existing commercial strip center to the north and west, automotive dealership to the east and commercial and single family homes to the south. The proposed rezoning does not introduce new uses into the area; however, requires design standards which blend with the urban fabric and enhance redevelopment possibilities. The surrounding area generally supports the uses.

Comprehensive Plan Consistency:

The property is designated Northwest Regional Activity Center on the City's Future Land Use Map. The proposed rezoning and associated uses are consistent with the underlying land use. The rezoning is also generally consistent with the City's Comprehensive Plan Goals, Objectives and Policies, including the Future Land Use Element, Goal 1, Objective 1.7: which encourages development and redevelopment to be consistent with the Northwest/Progresso/Flagler Heights Redevelopment Plan. The proposed zoning district was established to further goals of the Northwest/Progresso/Flagler Heights Redevelopment Plan.

The applicant has provided narrative responses to all criteria, which are attached to the plan sets as part of Exhibit 2. Staff concurs with applicant's assessment.

Public Participation

The rezoning request is subject to the public participation requirements established in ULDR Section 47-27.4. According to the applicant, they have held multiple public participation meetings during the months of February, March, and April providing the neighborhood associations located adjacent to the site an opportunity to learn about the proposed project.

The applicant's public participation summary and affidavits are provided as Exhibit 3.

STAFF FINDINGS:

Staff recommends the Board approve this request consistent with:

ULDR Section 47-13.31, Northwest Regional Activity Center – Mixed Use District

ULDR Section 47-24.4, Rezoning 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 47-26.B, Appeals.

EXHIBITS:

1. Location and Survey of Property
2. Applicant's Narrative Responses
3. Applicant's Summary of Public Participation Meeting