



REQUEST: Rezone from Residential Multifamily Mid Rise/ Medium High Density (RMM-25) to Community Facility (CF)

Case Number	Z17008
Applicant	St. Thomas Aquinas High School Inc.
General Location	2801 SW 12th Street
Property Size	116,125 square feet / 2.67 acres
Zoning	Residential Multifamily Mid Rise/ Medium High Density (RMM-25)
Proposed Zoning	Community Facility (CF)
Existing Use	Parking Lot
Proposed Use	Parking Lot Expansion
Future Land Use Designation	Medium-High 25 Units/Acre
Applicable ULDR Sections	Sec. 47-58.10 Community Facility District Sec. 47-24.4 Rezoning Criteria
Notification Requirements	Sec. 47-27.6 Sign Notice 15 days prior to meeting Sec. 47-27.6 Mail Notice (300 foot radius) 10 days prior to meeting Sec. 47-27.4. Public Participation
Project Planner	Florentina Hutt, AICP, Planner III <i>VF</i> <i>EL</i>

PROJECT DESCRIPTION:

The applicant is requesting to rezone a 2.67-acre parcel of land generally located at 2801 SW 12th Street from Residential Multifamily Mid Rise/ Medium High Density (RMM-25) to Community Facility (CF) to allow for a parking lot expansion to serve Saint Thomas Aquinas High School. The location of the property and survey of the property is included in the plan sets as 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, CF, is consistent with the City's Comprehensive Plan in that community facilities designed to serve the residential area, such as schools, churches are permitted within the Medium-High designation. In addition, the surrounding properties are designated Community Facility to the north and Community Facility House of Worship (CF-H) District to the east. Therefore, the rezoning is compatible with the surrounding zoning categories.

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

There have been no significant changes in the character of development in or near the area, and the proposed rezoning would not represent a change to the character of the neighborhood. The proposed use is consistent with the neighboring zoning districts.

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 Medium-High, Community Facility and Commercial, with zoning classifications of CF, CF-HS. The proposed rezoning

does not introduce a new use into this neighborhood, as the existing zoning to the north and west allows for schools and parking, as accessory use to the school. The applicant has provided a narrative response to the criteria, which is attached to the plan sets as part of Exhibit 1. Staff concurs with applicant's assessment of the rezoning criteria.

Comprehensive Plan Consistency:

The property is designated Residential Medium-High (25 Units/Acre) on the City's Future Land Use Map. The proposed rezoning is generally consistent with the City's Comprehensive Plan Goals, Objectives and Policies, including the Future Land Use Element, Goal 1, Objective 1.1, Concurrency Management, Policy 1.1.4, which states that through the development review process, safe and convenient on-site vehicular movement, off-street parking, pedestrian safety measures and adequate access for service and emergency vehicles shall be ensured. Such improvements shall not impede flow on adjacent rights-of-way.

Public Participation

The rezoning request is subject to the public participation requirements established in ULDR Sec. 47-27.4. According to the applicant, they have held a public participation meeting on August 16, 2017 providing the neighborhood associations located adjacent to the site an opportunity to learn about the proposed project. The public participation summary and affidavits are provided as Exhibit 2.

In addition, this request is subject to sign notification requirements established in ULDR Section 47-27.4. The applicant has installed a total of 4 signs on the property and has submitted a sign affidavit indicating proper sign notification was provided. Exhibit 3 contains the affidavit and pictures of the posted signs.

STAFF FINDINGS:

Staff recommends the Board approve this request consistent with:

ULDR Section 47-24.4, Rezoning Criteria

ULDR Section 47-58.10 Community Facility District

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. Applicant's Narrative Responses
2. Summary of Public Participation Meeting
3. Public Notice Signs and Sign Affidavit