



**CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

DATE: April 14, 2015

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director *[Signature]*

FROM: Corinne Lajoie, AICP, LEED GA, Principal Planner *Cl Lajoie*

SUBJECT: **RZ-114-14:** The applicant, John C. Halliday III, on behalf of Griffin Pointe Partners, LLP, is requesting a rezoning for a property located at 2301 Griffin Road (FIRST READING).

**REQUEST
REZONING**

To rezoning the property from Commercial (C-1) to Community Business District (C-2) and General Business District (C-3).

PROPERTY INFORMATION

EXISTING ZONING: Commercial (C-1)
LAND USE DESIGNATION: Commercial/Office Park

The subject property is approximately nine (9) acres in size located on the north side of Griffin Road, west of Ravenswood Road. The property extends from Griffin Road to SW 45 Street. It is currently undeveloped with several mature oak trees on the property. Directly west of the property is the Sheldon Mobile Home Park and single family homes that were built by Habitat for Humanity.

The proposed project is for the development of a corporate office park which consists of one (1) out parcel and seven (7) separate buildings tied together through a common site plan with shared access. Additional actions will be required, including a variance and site plan approval, which will be heard by the City Commission on a later date.

REZONING

The applicant is requesting to rezone the property from C-1 zoning to two (2) different commercial zoning districts. The southern portion of the property, approximately 152 feet in depth, is requested to be changed to C-3 zoning. The remainder of the site is proposed to be changed to C-2 zoning. The higher intensity zoning district of C-3 is being requested on the south parcel in order to have the possibility of a future fast food restaurant on the property. Fast food use is permitted in the C-3 zoning district as a Special Exception use.

The applicant's request satisfies the rezoning criteria, as identified in the City of Dania Beach's Land Development Regulations, Chapter 28, Part 6, Section 645-40 as identified below.

(1)The request is consistent with the city's comprehensive plan; and

(2)The request is consistent with all applicable redevelopment plans, corridor plans, neighborhood plans, and master plans approved by the city commission; and

(3)The request would not give privileges not generally extended to similarly situated property in the area, or result in an isolated district unrelated to adjacent or nearby districts; and

a.The request furthers the city's adopted community redevelopment plan, if applicable; or

b.An error or ambiguity must be corrected; or

c.There exists changed or changing conditions which make approval of the request appropriate; or

d.Substantial reasons exist why the property cannot be used in accordance with the existing zoning; or

e.The rezoning is appropriate for the orderly development of the city and is compatible with existing (conforming) adjacent land uses, and planned adjacent land uses.

CITY COMMISSION PREVIOUS ACTION

On November 26, 2013 the City Commission approved a variance, delegation request and site plan for the construction of three buildings totaling 142,138 square feet.

PLANNING AND ZONING BOARD RECOMMENDATION

On April 15, 2015 the Planning and Zoning Board will hear this rezoning request. The Board's recommendation will be presented at second reading.

STAFF RECOMMENDATION

The rezoning application meets all applicable regulations as illustrated by the applicant's justification statement. Approve the first reading of the rezoning resolution.