



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

**DATE:** April 28, 2015

**TO:** Robert Baldwin, City Manager

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

**FROM:** Corinne Lajoie, AICP, LEED GA, Principal Planner *[Signature]*

**SUBJECT:** **RZ-58-13/LUF-65-13:** The applicant, Craven Thompson and Associates, Inc., on behalf of SDS Development and Trust, LLC c/o Sharon Sharaby, is requesting rezoning and assignment of flex approval for the property located at 2616 – 2648 Griffin Road (FIRST READING)

**REQUEST  
REZONING**

To rezone the entire property from Commercial (C-2) and Residential (RD-8000) to Commercial (C-2).

**ASSIGNMENT OF FLEX**

To assign the property flex, changing the land use designation from Low Medium Residential to Commercial.

**PROPERTY INFORMATION**

**EXISTING ZONING:** Commercial (C-2) and Residential (RD-8000)  
**LAND USE DESIGNATION:** Commercial/Low Medium Residential

The subject property is approximately one and a half (1.59) acres in size located on the south side of Griffin Road, between SW 26 Terrace and SW 26 Avenue. The property consists of several parcels.

Several applications have been submitted by the applicant in addition to this rezoning and flex assignment, including plat, variances, and site plan. The additional applications will be presented to the City Commission separately.

**REZONING**

The applicant is requesting to rezone the property to allow the construction of a multi-tenant commercial/retail building and a bank on the property. Currently the north 70 feet of the property has commercial (C-2) zoning, the remainder of the property is zoned residential (RD-8000). The applicant is requesting to rezone the entire property to Commercial (C-2).

The Griffin Road Corridor Redevelopment Community Charrette Summary report and Westside Master Plan identifies a lack of neighborhood based retail and services along the Griffin Road Corridor. The proposed C-2 zoning will permit commercial uses that could serve the neighborhood while restricting the more intense uses that are less compatible with the immediately adjacent residential homes located to the south of the subject property.

The request satisfies the rezoning criteria identified in Section 645-40 as shown below.

(1) "That the request is consistent with the city's comprehensive plan."

The requested rezoning from residential to commercial is consistent with provisions of the city's comprehensive plan through the application of residential to commercial flexibility rules. The rezoning from C-2 to C-2 is consistent with the city's comprehensive plan, as the underlying land use is commercial.

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

The request to rezone the property to C-2 is consistent with the provisions of applicable redevelopment/corridor/neighborhood/master plans. The Griffin Road Corridor Redevelopment Community Charrette Summary report and Westside Master Plan identifies a lack of neighborhood based retail and services in the area. The C-2 zoning requested permits many retail uses that that would be utilized by the surrounding residential neighborhood.

(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."

The rezoning the entire property to commercial is appropriate for the orderly development of the city. Expanding of the commercially zoned property along Griffin Road is needed in order to realize new commercial development in the area.

#### **ASSIGNMENT OF FLEX**

In order to rezone the entire property to commercial the underlying land use designation must also be commercial. Currently approximately only the north 70 feet of the property has a commercial land use designation. The applicant is requesting the assignment of Residential Land Use to Commercial Land Use for the remainder of the property.

This property is located in Flex Zone 81 and has 56.6 acres of Residential to Commercial flex available.

#### **PLANNING AND ZONING BOARD RECOMMENDATION**

On December 18, 2013 the Planning and Zoning Board recommended approval of the rezoning and flex applications.

#### **STAFF RECOMMENDATION**

The applications meet all applicable regulations as illustrated by the applicant's justification statement. Approve the first reading of the rezoning and flex allocation resolution.