



## Legislation Text

File #: ORD 2018-026, Version: 1

## AGENDA ITEM REPORT

### TITLE:

AN ORDINANCE APPROVING THE REZONING REQUEST OF RPT REALTY, L.P. TO REZONE FROM B-2 (CONVENIENCE SHOPPING) AND B-3 (COMMUNITY SHOPPING) TO PLANNED COMMERCE DISTRICT (PCD) FOR THE PROPERTY GENERALLY LOCATED ON THE SOUTHEAST CORNER OF JOHNSON ROAD AND STATE ROAD 7 (US 441) WITHIN THE SAWGRASS PARK OF COMMERCE PLAT. (QUASI-JUDICIAL)(SECOND PUBLIC HEARING)

### BACKGROUND:

This item was first heard at the October 25, 2018, City Commission Meeting and tabled to a date certain of January 10, 2019. At the request of the applicant, the item was continued to the February 14, 2019, City Commission Meeting in order to provide time to complete a detailed traffic study. At the February 14, 2019, City Commission Meeting, this item was once again continued to the February 28, 2019, City Commission Meeting, conditioned upon the applicant re-noticing the meeting and notifying plaza tenants, in accordance with Ordinance No. 2019-001. The traffic study is now complete and has been reviewed and accepted by the DRC, with study conclusions indicating minimal impact to the surrounding transportation network. The full traffic study has been included in the backup. Additionally, since the initial City Commission Meeting in October, the property owner, Ramco-Gershenson Properties, L.P., formally changed its name to RPT Realty, L.P. All pertinent documents have been revised to reflect this name change. This item was approved on first reading at the February 28, 2019, City Commission Meeting.

The applicant, Janna Lhota, on behalf of the owner, RPT Realty, L.P., is requesting rezoning from B-2 (Convenience Shopping) and B-3 (Community Shopping) parcels to Planned Commerce District (PCD). The subject property is generally located on the southeast corner of Johnson Road and State Road 7 (US 441) within the Sawgrass Park of Commerce Plat, consisting of four (4) platted development parcels, a platted right-of-way parcel along Johnson Road, and an un-platted drainage parcel totaling 15.825 acres in size.

The development parcels include a Bank of America with B-2 zoning, an Exxon Mobil with B-3 zoning, and a Chase Bank with B-2 zoning, running respectively from north (Johnson Road) to south along State Road 7 (US 441). The principal shopping building is currently zoned B-2 and includes a Publix grocery store as the primary tenant along with other retail and office uses. Each parcel has been previously site plan approved by the Planning and Zoning Board consistent with their respective B-2 or B-3 zoning designation.

## DISCUSSION:

The applicant is seeking a rezoning to consolidate all parcels into a unified Planned Commerce District (PCD) to be known as the Coral Creek Shops PCD. Pursuant to the City's Land Development Code Section 13-359(b)(2), the number of outparcels permitted on any commercial development shall be no more than one (1) outparcel for every five (5) acres of total site area. When combined, all properties referenced above total approximately 15.825 acres in size. As such, three (3) outparcels are permitted and currently exist within the plaza. However, the intent of the PCD is to provide flexibility on lands involved in nonresidential development. It is the intent of the PCD regulations to promote nonresidential developments as comprehensively planned modules that encourage uniform and coordinated development upon land suitable in size, location, and character. With these regulations, the City can provide protection and compatibility with abutting residential parcels and provide compatibility and amenity among uses located within a PCD. Consequently, the applicant, as recommended by staff, is willing to undertake the task of creating a new PCD for the consolidation of all parcels as referenced above. The new PCD will provide site specific development standards for new development and address inconsistencies between zoning designations and prior site plan approvals.

The proposed Coral Creek Shops PCD includes a master module plan and related verbiage that indicates the use of each module (parcel), existing and proposed development, buffers, parking, and other information as provided for in the Land Development Code and as requested by staff. The PCD further encourages connectivity among parcels by providing a pedestrian connection from the plaza to the new outparcel and State Road 7.

The previously approved master site plan provided parking based on a tenant mix at the time of development in lieu of overall size of the shopping center. Over the years, tenants and uses within the plaza have changed, thus rendering previous calculations irrelevant. While providing parking for an individual use may have worked historically for a single tenant use or stand-alone facility, predicting tenant mixes in a large commercial center long term is no longer industry practice. The applicant is proposing a parking ratio based on the overall plaza size consistent with shopping center requirements. Per Land Development Code requirements, a shopping center between 75,001 and 150,000 square feet is required to provide one space for each 225 gross leasable area, or in this instance, 481 parking spaces. As proposed, the applicant is providing 516 parking spaces giving the plaza 35 surplus spaces. In addition, each outparcel located along State Road 7 provides all required parking within the limits of each individual outparcel site.

Given that the proposed Coral Creek Shops PCD includes parcels with existing development, certain design standards applicable to the B-2 and B-3 zoning designations cannot be achieved using PCD development standards. The applicant is proposing PCD standards that address existing and new development. Itemized below are site specific criteria as proposed:

- Site standards for outparcel development may include but are not limited to architectural continuity with principal design features of surrounding buildings and signage to encourage complementary amenities and enhance the adjacent public right-of-way with landscaping and other pedestrian features and connections to the principal development and provide on-site parking and circulation systems to serve the outparcel. Sec.13-359(a)(1 thru 7).

As proposed, the Wendy's fast food restaurant will maintain a common architectural theme by using like exterior building materials and complimentary colors. The restaurant proposes a drive-thru consistent with existing bank outparcels. Amenities include pedestrian connectivity from plaza to mass transit on State Road 7 and a trellis with seating to provide a place to rest or dine.

- Each outparcel must be developed to independently meet the provisions of the City's code. Each outparcel shall be reviewed independently and the condition of other parcels will not be considered in determining whether code criteria are met. Sec.13-359(b)(1).

As proposed, the Wendy's fast food restaurant site meets required parking.

- The number of outparcels permitted on any commercial development shall be no more than one (1) outparcel for every five (5) acres of total site area. Sec.13-359(b)(2).

The intent of the PCD is to provide flexibility on the use and design of structures and lands involved in nonresidential development. As proposed, the Coral Creek Shops PCD will provide standards for a comprehensive site with uniform standards for parcel size, setbacks, and building separations while addressing inconsistencies between zoning designations.

- Outparcels shall not be less than 43,560 square feet or one (1) acre in size, with a minimum width of 200 feet. Sec.13-359(b)(3).

Existing outparcels at the plaza range in size from 0.79 to 0.84 acres. As proposed, the new outparcel, at 0.81 acres, will be complimentary to existing sites. This similarity in size creates a uniform scale of development along State Road 7.

- Buildings and canopies located on an outparcel shall not be located closer than 300 feet to any other building or canopy on any other outparcel along the same street frontage. Sec.13-359(b)(6).

Existing separation between structures at the Exxon Mobile and Chase Bank sites is approximately 78+/- feet. As proposed, the new outparcel will provide the greatest separation between buildings with 139'+/- on the north and 197'+/- to the south.

The proposed Coral Creek Shops PCD proposes standards that are consistent with current development at the plaza including size, location, buffer, and setbacks of existing outparcels. Vehicular access from State Road 7 and Johnson Road will be maintained, and no changes are proposed to interior driveways. The trellis feature, new pedestrian walkway, and 20' wide landscape buffer along State Road 7 will enhance the site overall.

## **PUBLIC INVOLVEMENT:**

Per Section 13-35 (c), property owners within 500 feet of the subject property were notified by mail of the special land use request and invited to attend the City Commission meeting. Fifty-one (51) notices were mailed by the City on October 11, 2018. In addition, updated notices were mailed by the City on February 14, 2019, and the tenants in the plaza were notified via posting or hand delivery.

Staff has received one (1) email message which is included in the agenda backup.

**RECOMMENDATION:**

The Planning and Zoning Board, at its September 12, 2018, meeting, recommended approval of the rezoning subject to the applicant providing proof of unity of control, an amendment to the master site plan to show general land use module instead of specific business name, a maintenance agreement for the entire PCD, and outstanding DRC comments. Outstanding DRC comments are included in the Planning & Zoning Board Agenda backup and are available online for your review.

**FISCAL IMPACT:** N/A