



Legislation Text

File #: 170062., **Version:** 1

Rezone from MU-1: 8-30 Units/Acre Mixed-Use Low Intensity to MU-2: 12-30 Units/Acre Mixed-Use Medium Intensity (B)

Petition PB-17-45 ZON. CHW, Inc., agent for Blakewood LLC. Rezone property from MU-1: 8-30 units/acre mixed-use low intensity to MU-2: 12-30 units/acre mixed-use medium intensity. Located at 2373 SW Archer Road. Related to PB-17-46 LUC.

This petition for rezoning from MU-1: 8-30 units/acre mixed-use low intensity to MU-2: 12-30 units/acre mixed-use medium intensity pertains to an approximately 2.5-acre, vacant property located on the south side of Old Archer Road and SW Archer Road, at the intersection of SW 23rd Drive. The property was once used for a tractor dealership and a lawn supply store, but all that remains is pavement and a concrete slab. The property is approximately 1,600 feet west of SW 16th Avenue and is in the University Context Area. It is located along a major corridor (SW Archer Road/State Road 24) and is proximate to the University of Florida, UF Health hospitals, and the Veterans Administration hospital.

Adoption of the requested MU-2 zoning will encourage redevelopment of this vacant property in a centrally located, urbanized area. The proposed MU-2 zoning, like the existing MU-1 zoning, allows a mix of residential and non-residential uses, but MU-2 is not subject to the 6-fueling position limitation of the MU-1 zoning district. That limitation is the reason that the applicant is proposing this zoning change and related land use amendment (and a related Special Use Permit (SUP) application that has been filed and will be heard at a future Plan Board meeting). Staff's review and recommendation is limited to the proposed MU-1 zoning (and separately, to the related, proposed MUM land use).

The proposed rezoning from MU-1 to MU-2 is consistent with the City's Comprehensive Plan and supports infill development and redevelopment of a vacant property in an urbanized area. This petition is related to Petition PB-17-46 LUC, which proposes a land use change from Mixed-Use Low-Intensity (8-30 units/acre) (MUL) to Mixed-Use Medium-Intensity (12-30 units/acre) (MUM).

None.

Staff to City Plan Board - Staff recommends approval of Petition PB-17-45 ZON.