



COMMISSION MEMORANDUM

TO: Mayor Dan Gelber
Members of the City Commission
Jimmy L. Morales, City Manager

FROM: Michael Gongora, Commissioner

DATE: October 17, 2018

SUBJECT: DUAL REFERRAL TO THE LAND USE AND DEVELOPMENT COMMITTEE AND PLANNING BOARD TO DISCUSS THE REZONING OF THE PROPERTY LOCATED AT 550 9TH STREET FROM HD TO CD-2, WHICH WOULD REQUIRE A COMPREHENSIVE PLAN AMENDMENT AND REZONING, AS WELL AS A TEXT AMENDMENT TO SECTION 142-456 REGARDING ADAPTIVE REUSE OF EXISTING STRUCTURES WHEN REZONING OF HD DISTRICT. THIS WAS PREVIOUSLY REFERRED BUT DUE TO ADDITIONAL DISCUSSIONS IS BEING RE-REFERRED TO LAND USE FOR DISCUSSION AGAIN.

On February 14, 2018, at the request of Commissioner Michael Gongora, the City Commission referred a discussion item to the Land Use and Development Committee pertaining to the Comprehensive Plan Amendment and associated rezoning ordinance relating to the property located at 550 9th Street (Item C4AD). On February 21, 2018, the Land Use Committee discussed the proposal and recommended that the City Commission refer a draft Ordinances to complete the Comprehensive Plan Amendment and rezoning of the subject property from HD to CD-2, to the Planning Board. The original referral was to change the property to CD-2, but, prior to the Land Use meeting, the request was modified to change the property to RM-2, Multifamily Residential, Medium Intensity District zoning.

On March 7, 2018 the City Commission deferred the Planning Board referral of the RM-2 request to April 11, 2017. The Property Owner was scheduled to be heard by the Planning Board during their September 25, 2018 meeting, but, the item was withdrawn. The original CD-2, Commercial Medium Intensity District rezoning request is being re-referred to both the Land Use Committee and Planning Board, in order to have further discussions as to a possible Comprehensive Plan Amendment and rezoning, and to also discuss a text amendment to HD, Hospital District zoning regulations..

BACKGROUND

The owner of the property at 550 9th Street, which is currently zoned HD (Hospital District) is seeking to redevelop the property as a hotel. In accordance with Section 142-456 of the Land Development Regulations of the City Code, the rezoning of all or part of an HD district shall be to a district or combination of districts with a floor area ratio no greater than the abutting land.

The properties abutting the subject property at 550 9th Street are currently zoned CD-2, which was the new zoning district previously sought for the proposed rezoning. The

proposer is seeking to adaptively reuse and convert the existing building to a hotel, which would be consistent with the permitted uses in the CD-2 district.

CONCLUSION

Refer the attached draft ordinances to the Land Use and Development Committee and the Planning Board.

Legislative Tracking

Planning

Sponsor

Commissioner Michael Gongora