

**REZONING CRITERIA NARRATIVE (PROPOSED ZONING: B-1)  
ULDR SECTION 47-24.4.D.  
Holman Automotive, Inc. ("Applicant")**

The Applicant is seeking to develop an automotive sales dealership for the sale of new and used vehicles at the property generally located at 420 SE 14<sup>th</sup> Court and 1441 South Federal Highway, contiguous parcels in the City of Fort Lauderdale (the "Overall Site"). In accordance with the application submitted, the Applicant proposes to rezone portions of the Overall Site presently zoned RMM-25 (the "Property") to the City of Fort Lauderdale's (the "City") B-1 zoning district ("B-1"). As outlined herein, the rezoning application satisfies all of the requirements of Unified Land Development Regulation ("ULDR") Section 47-24.4.D.

**1. THE ZONING DISTRICT PROPOSED IS CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN.**

The proposed B-1 zoning district is in compliance with the City's Comprehensive Plan. The Property has a South Regional Activity Center land use designation. Such a designation encourages a variety of uses. Further, given existing development near the Property, the proposed use by the Applicant would complement the area. Furthermore, the proposed B-1 zoning is intended to provide for the location of commercial business establishments dependent upon high visibility and accessibility to major trafficways, in a manner which maintains and improves the character of the major arterials of the City. If approved, this rezoning request will result in the Property being developed as an automobile dealership. The proposed development is in line with the B-1 rezoning intent and purposes in that the proposed development will protect the character of existing residential neighborhoods adjacent to the Property while supporting the viability of the Property and promoting business in the City. Being that the Property is located near a major trafficway (Federal Highway), the zoning is appropriate to allow for an automobile dealership which maintains and improves the character of the City while at the same time limiting any potential detrimental effect on abutting residential neighborhoods. The proposed development of the Property is consistent with the existing land use as it does not interfere with the goal of fostering an eclectic atmosphere for the area.

**2. SUBSTANTIAL CHANGES IN THE CHARACTER OF DEVELOPMENT IN OR NEAR THE AREA UNDER CONSIDERATION SUPPORTS THE PROPOSED REZONING.**

The Applicant proposes to redevelop the Property in order to develop an automobile dealership on the Property. The rezoning contemplated herein will permit the cohesive development of the Property in a manner that will allow for the creation of a project that will enhance the useful enjoyment of the surrounding neighborhood and bring business to the City within a mixed use area.

3. **THE CHARACTER OF THE AREA PROPOSED IS SUITABLE FOR THE USES PERMITTED IN THE PROPOSED ZONING DISTRICT AND IS COMPATIBLE WITH SURROUNDING DISTRICTS AND USES.**

The proposed B-1 zoning is compatible with surrounding zoning districts and uses. The Property is located adjacent to a B-1 zoning district along Federal Highway. The surrounding zoning districts support the rezoning contemplated herein in that this rezoning will permit the development of the automobile dealership in complete harmony with the surrounding zoning districts and existing uses. The proposed development is in line with the B-1 rezoning intent and purposes in that the proposed development will protect the character of existing residential neighborhoods adjacent to the Property while supporting the viability of the Property and promoting business in the City. The zoning is appropriate to allow for an automobile dealership which improves the character of the City while at the same time limits any potential detrimental effect on abutting residential neighborhoods. Considering the property was underutilized prior to this redevelopment plan, the proposed rezoning will allow for needed redevelopment on the Property.