

DEC 3, 2013 PH-2
PROVIDED BY
LYNN WATERBURY

**CITY OF FORT LAUDERDALE
CITY COMMISSION MEETING
DECEMBER 3, 2013
AGENDA ITEM 13-1437
ZONING 7Z-13
CITIZEN OBJECTION**

Objecting Party: Lynn Christine Waterbury

Applicant: Holman Automotive, Inc.
911 S.E. 2nd Ave.
Ft. Lauderdale, FL 33304

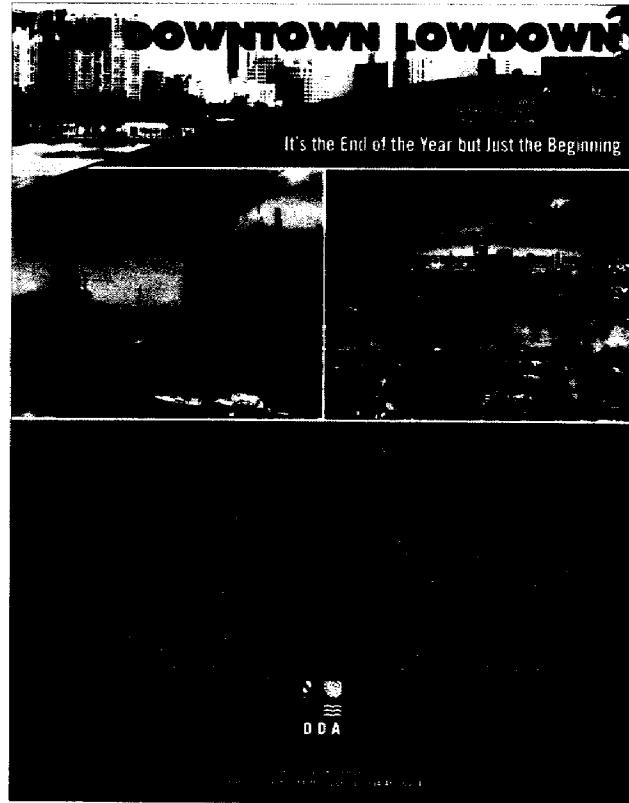
Report Sent to Commissioners

- I have presented the City Commissioners with a detailed package of my reasons and facts for not allowing this rezoning. I will provide anyone else a copy if requested. Listed is what is covered. I have provided a copy for the public records.
-
-
-
-
-
- Rezoning to B1 into residential not consistent with existing B1 corridor
- Improper zoning request sign notification issues.
- What the City of Ft. Lauderdale and residents deserve in this project.
- What is the applicant's true long term plan for these 2 franchises.
- Applicants handling of existing properties.
- Detail breakdown supporting too small for purpose: No other locations this small
- Traffic patterns and potential impact
- Existing dealership setbacks.
-

CITY OF FT LAUDERDALE VISION FOR LOWDOWN

- Master Plan Forecast more residents than Downtown Miami
- October 2013 TOD Frameworks 1st item listed for discouraged uses is Automotive oriented business.
- Downtown hospital districts like downtown Miami do not have car dealerships in them.

DDA Flyer on Lowdown



TOD Framework

4 design guidelines

TOD FRAMEWORK STATION AREAS

The following TOD Framework reinforces the goals and priorities of this chapter. The framework aims to create compact, areas of moderate to high density development, consistent of a mix of uses that are compatible with transit. They are designed to maximize pedestrian and bicycle activity, while promoting access to transit. The framework also aims to enhance station areas with sustainable architecture and community design. The TOD Framework begins with **station area guidelines**, which focus on the macro level and can be applied to all premium transit stations in the Escondido RA.

Discourage land uses that are incompatible with transit and walkability

Some land uses are better suited to help station development in a manner that is complementary to TOD than others. Land uses that are typically less dense and have to rely solely on automobile access for their patronage should be sited outside of a (C) Station Area. Higher transit uses that contain active land uses are encouraged when practical.

Discouraged Non-Transit Supportive Uses	
Residential	<ul style="list-style-type: none"> Low-density, single family residential Automotive oriented businesses <ul style="list-style-type: none"> Car washes Auto service stores Drive through through services Funeral services Straw companies, etc. Individual retail spaces over 15,000 SF that are not part of a mixed use development Towing services and storage yards Large outdoor storage Surface parking lots except pick up/drop off zones within 200' of a premium transit station
Commercial	<ul style="list-style-type: none"> Low density industrial uses, including: <ul style="list-style-type: none"> warehouses warehouse distribution



Figure 4.21: Station Area that has a mix of residential and commercial development.



Figure 4.22: Station Area that has a mix of residential and commercial development.



Figure 4.23: Station Area that has a mix of residential and commercial development.

- First I ask anyone here if they would like to have a car dealership **22 feet** from their bed. Can you imagine? That is what will happen to anyone residing at 418 SE 14th Ct. and also on SE 15th St.
- Can you imagine having a car dealership lot lights lighting up your backyard and windows to all hours of the night and a possible paging system ? This severely affects properties on SE 14th Ct and SE 15th St.
- This would also affect any future use of the RMM-25 for new multi family use.

REZONING SIGNAGE

- Holman Automotive has not been transparent on the rezoning request.
- The subject property is signed as school property still and the rezoning request was for an address not on file with County Appraiser Office.
- There was no signage on SE 15th St and there was no signage at 420 SE 14th Ct, which is the listed property address on the zoning request.
-

PARCEL TOO SMALL

- There is not 1 single person either in the automotive field or out that has seen the drawing that feels this makes sense. The standard remark is the parcel is too small for it's intended purpose.
- Where will you find a new car franchise AND a used car building and lots on less than 1.5 acres?
- Plus the used car building is smaller than the one they had across the street!
- A used car lot with only 17 spaces for inventory – **MAKES NO SENSE!**
- A new car lot with only 57 spaces!
- Where do the employees park?

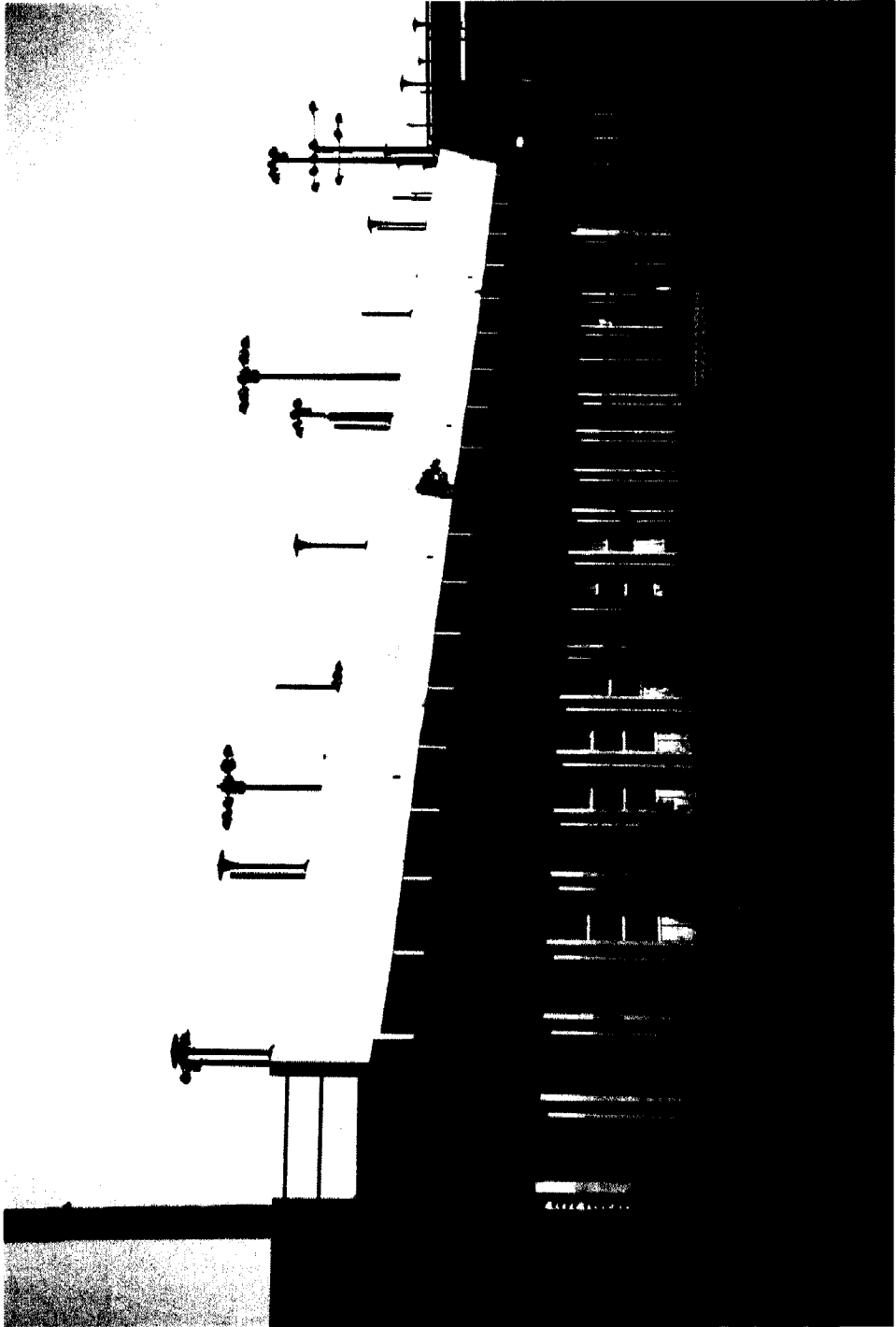
HOLMAN'S LONG TERM PLAN

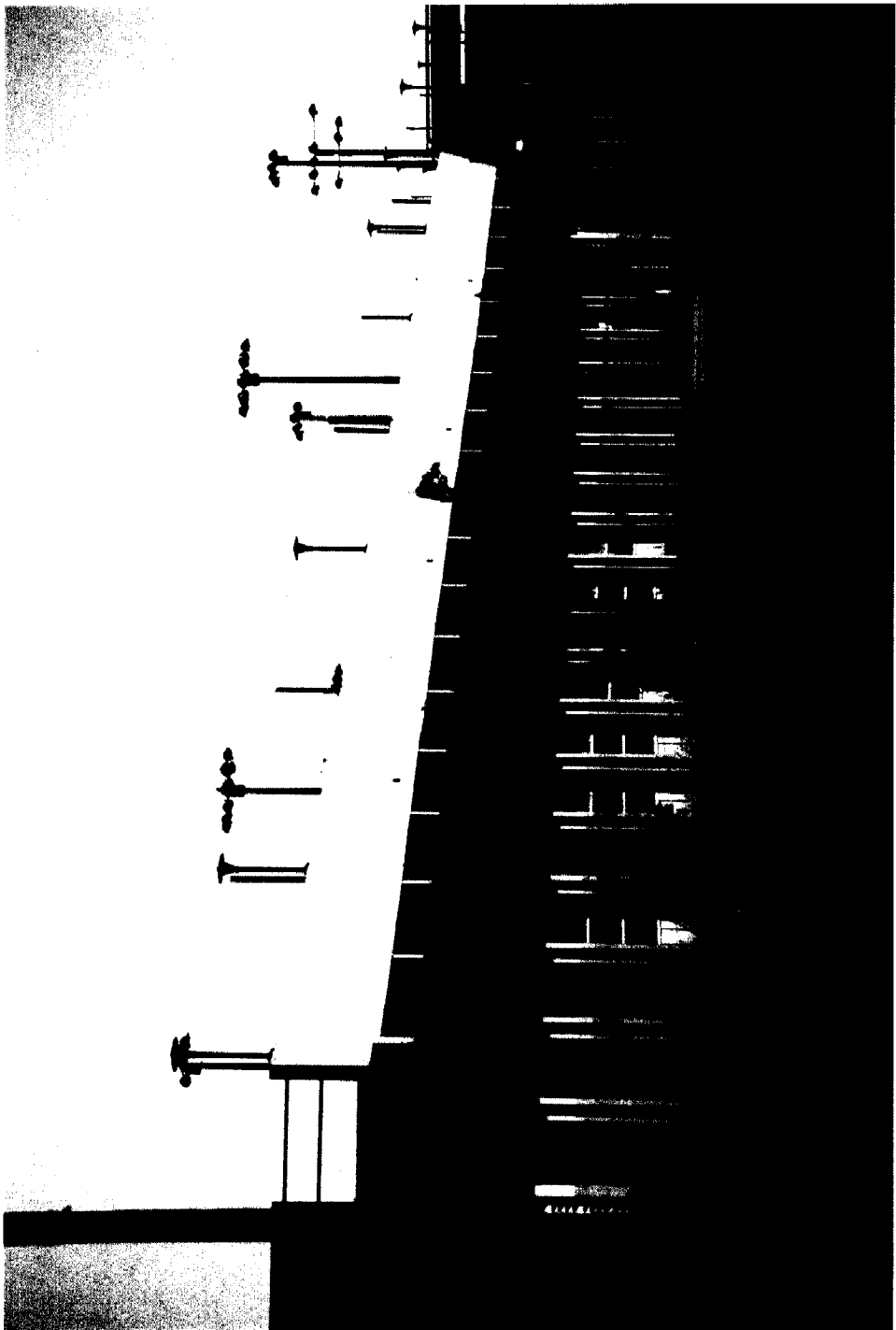
- Can Holman Automotive attest that this project in it's EXISTING form is their permanent plan for BMW New, Mini New and BMW Used?
- Can Holman state that after getting this request that they will not follow with further expansion into the subject block?
- Can Holman state that they will not move these franchises to a larger parcel if one should become available?
- What will happen with these buildings then?
- What will the change to B1 then bring to this rezoned parcel.

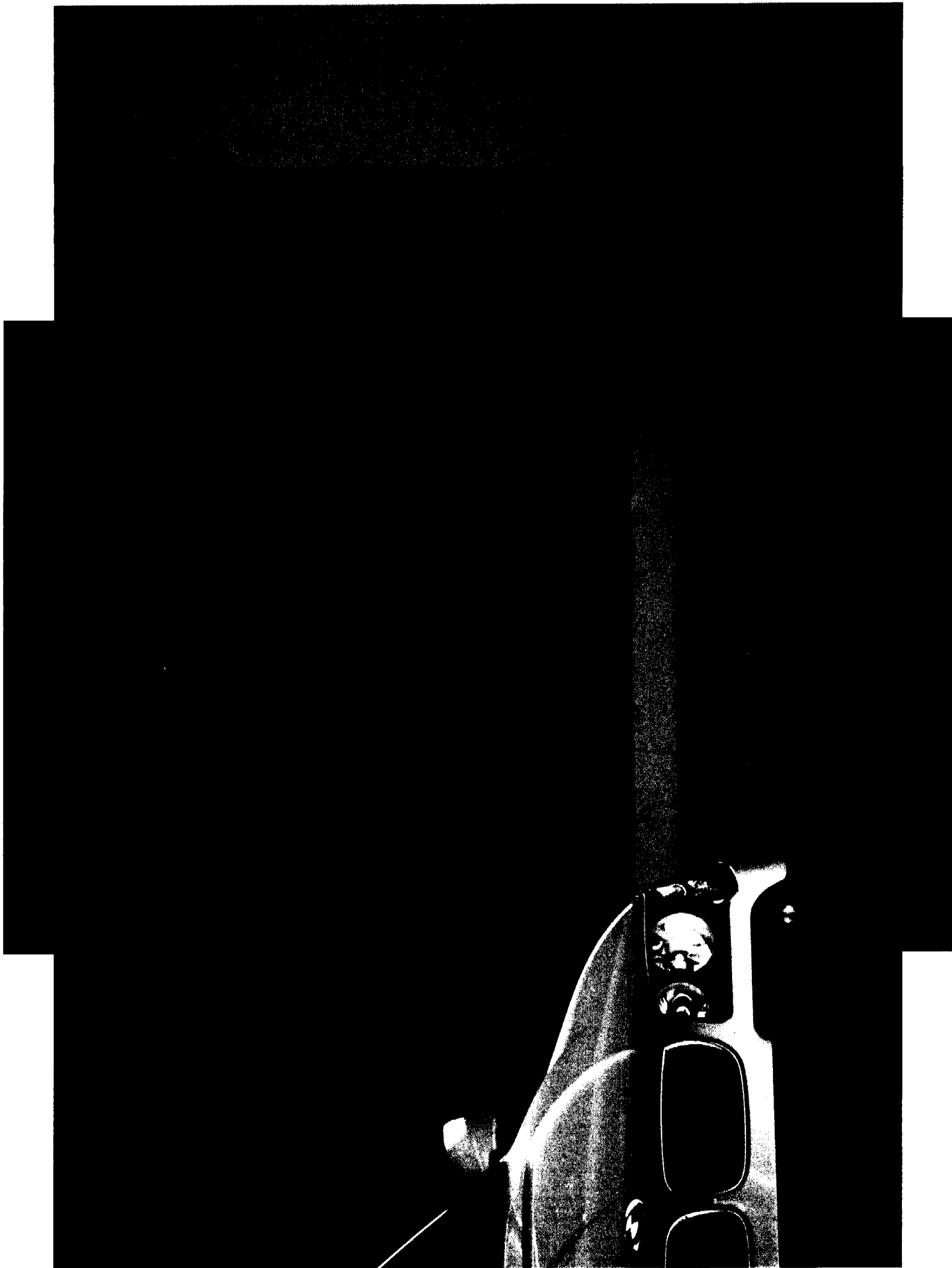
Holman handling of existing properties

- During the zoning meeting Mr. Weary, attorney for Holman automotive when asked by Mr. Ferber if automotive use was already existent, “At present, there is limited vehicle storage on the property. I ask how can it be limited when cars are parked in all the available paved space on the RMM25 and have been for at least 2 years.
- When 700 E. Sunrise Blvd. did not meet current needs the property has sat vacant next to Holiday Park our nicest Park in the city.
- Pictures speak for themselves









Look at existing dealerships

- All I ask is that everyone compare this project with the other dealerships in the city.
- We have some beautiful facilities that are situated with the proper size and this plan in it's existing form does not give the City of Ft. Lauderdale residents the facilities we deserve.
- Thank you for your time and consideration.