

REQUEST: Rezoning; from Residential Office (RO), Planned Residential Office (ROC) and Residential Mid Rise Multifamily/Medium High Density District (RMM-25) to Boulevard Business (B-1).

Case Number	Z14003
Applicant	Holman Automotive, Inc. / Rezoning at 1441 S. Federal Highway
General Location	410, 414 and 418 SE 14 th Court and 421, 501, 505 and 509 SE 15 th Street
Proposed Address	1441 S. Federal Highway
Property Size	53,267 square feet (1.22 acres)
Current Zoning	Residential Office (RO), Planned Residential Office (ROC) and Residential Mid Rise Multifamily/Medium High Density District (RMM-25)
Proposed Zoning	Boulevard Business (B-1)
Existing Use	Residential (Multi-family buildings)
Proposed Use	Automotive Sales Center with display
Future Land Use Designation	South Regional Activity Center (SRAC)
Applicable ULDR Sections	Sec. 47-24.4 Rezoning Criteria Sec. 47-25.2 Adequacy Criteria
Project Planner	Yvonne Redding, Planner II

PROJECT DESCRIPTION:

The applicant is requesting to rezone several parcels of land associated with Holman Automotive, Inc., located on S. Federal Highway, between SE 14th Court and SE 15th Street to Boulevard Business (B-1). Please see location map included with the staff report. The legal sketch and description of the area to be rezoned is included in the plan sets. The specific lots associated with the proposed rezoning include:

- Lot 8 and Lot 9 totaling 14,300 square feet of land (0.33 acres). These two lots are currently zoned Residential Office (RO) and are located at 414 – 418 SE 14th Court;
- Lot 10 totaling 7,150 square feet of land (0.16 acres). This lot is currently zoned Planned Residential Office (ROC) and is located at 410 SE 14th Court;
- Lot 18 totaling 7,150 square feet of land (0.16 acres). This lot is currently zoned Residential Mid-Rise Multifamily/Medium-High Density District (RMM-25) and is located at 421 SE 15th Street;
- Lot 19 and Lot 20 totaling 14,300 square feet of land (0.33 acres). This lot is currently zoned RMM-25 and is located at 501 - 505 SE 15th Street; and
- Lot 21 totaling 10,367 square feet of land (0.24 acres). This lot is currently zoned RMM-25 and is located at 509 SE 15th Street.

The applicant is requesting a B-1 zoning category consistent with the previous rezoning request of lots 4, 5, 6, and 7 (case #7Z13) that was approved by the Planning and Zoning Board on October 16, 2013. The applicant has indicated that the property will be developed in the future as an automobile dealership with a multi-story parking garage, including a vehicle display area and other ancillary uses.

The proposed rezone request was first presented to the Planning and Zoning Board on September 17, 2014. The Board deferred the item to allow the applicant time to conduct additional outreach to the neighbors.

REVIEW CRITERIA:

As per Section 47-24.4.D of the City's Unified Land Development Regulations (ULDR), an application for a rezoning shall be reviewed in accordance with the following criteria:

1. The zoning district proposed is consistent with the City's Comprehensive Plan.

The site is currently designated South Regional Activity Center (SRAC) on the City's Future Land Use Map. As it exists today the B-1 zoning frontage along Federal Highway has dimensional limitations to offer significant redevelopment opportunities for expansion. The proposed zoning district is consistent with the City's Comprehensive Plan in that the Regional Activity Center land use designation encourages a mix of uses in a compact, high-intensity, multi-use area, which may include retail, office, cultural, hotel, recreational, entertainment facilities and other uses, while encouraging quality development that gives definition to the urban form. The proposed land use includes a mix of professional office and commercial uses that are consistent with other commercial uses adjacent to Federal Highway, while maintaining the mixed use character, which includes existing residential, office and medical uses to the west and south of the subject site. It is envisioned that the long-term vision for the future of the Federal Highway corridor within the SRAC land use district will be developed in a way that encourages high-quality commercial and retail uses, mixed with supporting office, multifamily and other residential development while allowing transitional opportunities and viable redevelopment options.

2. Substantial changes in the character of development in or near the area under consideration supports the proposed rezoning.

The properties surrounding the applicant's project site include existing commercial development as well as office, medical and residential uses. Properties fronting along Federal highway are zoned B-1, and remaining parcels to the north, south and west include residential-office zoning categories including RO as well as residential uses categorized under the RMM-25 zoning district. The commercial uses directly to the north and south of the proposal extend beyond the existing B-1 zoning category. This request would extend the B-1 zone further to the west than the immediately surrounding properties, similar to the automotive dealership located north of the subject site at 1101 S. Federal Highway.

The context of this portion of the Federal Highway corridor is mixed-use in nature and includes a commercial component fronting on Federal Highway as well as stand-alone office and residential uses expanding towards the internal neighboring streets from the main corridor. The RMM-25 zoned properties adjacent to the subject site include a variety of residential uses, including single-family, duplex, multifamily and residential/office uses. The general nature of the overall area includes a variety of commercial retail uses as well as office and medical uses. The hospital district to the west, which includes a significant number of properties and maintains a large presence in the general area, is likely to propose conceptual plans for future expansion.

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 rezoning would not represent a substantial change to the character of the surrounding area. The surrounding properties to the north, south and across the Federal Highway corridor to the east are zoned Boulevard Business (B-1). To the west the properties are zoned Residential Mid Rise Multi Family/Medium Density District (RMM-25). The context of the area supports the proposed rezoning in that expanding the narrow depth of the subject parcels along the corridor will allow for redevelopment of the property, while remaining compatible with the surrounding uses and character of the area. The site's location is in close proximity to Downtown Fort Lauderdale and encompasses an established commercial corridor that transitions westward into a mix of residential and office uses. Several parcels further to the north of the subject site span a similar commercial zoning depth along Federal Highway. Furthermore, an existing automotive dealership is located a half mile to the north of the subject site.

The applicant has provided a narrative response to the criteria, which is provided in the plan sets. Staff concurs with applicant's assessment.

STAFF FINDINGS:

Staff recommends the Board approve this request as proposed and consistent with:

- ULDR Sec. 47-24.4 Rezoning Criteria
- ULDR Sec. 47-25.2 Adequacy Criteria

PLANNING and ZONING BOARD REVIEW OPTIONS:

If the Planning and Zoning Board determines that the application meets the criteria as provided in this section, the Planning and Zoning Board shall recommend that the rezoning be approved or recommend a rezoning to a more restrictive zoning district than that requested in the application if necessary to ensure compliance with the criteria for the rezoning and if consented to by the applicant.

If the Planning and Zoning Board determines that the application does not meet the criteria provided for rezoning or if the applicant does not consent to a more restrictive zoning district, the Planning and Zoning Board shall deny the application and an appeal to the City Commission may be filed by the applicant in accordance with ULDR Section 47-26B, Appeals.