



TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Lee R. Feldman, ICMA-CM, City Manager

DATE: April 7, 2015

TITLE: Quasi-Judicial – Ordinance - Rezoning from Residential Mid Rise
Multifamily/Medium Density District (RMM-25) to Exclusive Use – Parking
Lot (X-P) with Commercial Flex Allocation
- Preston Holding’s Land Trust - Case ZR14002

Recommendation

It is recommended that the City Commission adopt an ordinance rezoning 8,250 square feet of land, located one block north of Las Olas Boulevard at the southwest corner of the intersection of S.E. 10th Terrace and S.E. 2nd Court to X-Exclusive Use Parking Lot (X-P) through allocation of commercial flex acreage, and approving the associated site plan for a surface parking lot.

Background

Per Section 47-9.1, Unified Land Development Regulations of the City of Fort Lauderdale, the intent of the Exclusive Use District “is to protect the character of existing residential neighborhoods adjacent to commercial areas while supporting the viability of the commercial areas.” The applicant has indicated that the property will be developed as a surface parking lot with potential for public parking that would be available for visitors patronizing Las Olas Boulevard businesses. Associated site improvements include perimeter landscape treatments with shade trees. The design and placement of pay stations will be coordinated between applicant and the City prior to permit submittal. No structure is planned for this site at this time.

Pursuant to criteria outlined in Unified Land Development Regulations (ULDR) Sections 47-24.4.D, Rezoning, 47-9.20, X-District Rezoning Criteria, 47-28, Flexibility rules, and 47-25.2, Adequacy Requirements, the rezoning was reviewed by the Planning and Zoning Board (PZB) on January 20, 2015, and recommended for approval by a vote of 8-0. The associated plans and corresponding project narratives are provided as Exhibits 1 and Exhibit 2 respectively. The staff report and draft meeting minutes are attached as Exhibits 3 and Exhibit 4 respectively.

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 designated Medium High Residential (25 dwelling units per acre) on the City's Future Land Use Map. The proposed use is permitted in this designation subject to utilizing commercial flex acreage. The property is located in Flex Zone 49 which has 25.6 acres of commercial flex acreage available. The applicant is requesting an allocation of 0.19 commercial flex acres for this site.

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 an existing parking lot, commercial development, and residential uses. The property to the west is also zoned X-Exclusive Use Parking Lot (X-P) and provides general parking for the area. This rezoning would expand the X-Exclusive Use Parking Lot (X-P) District and allow additional parking to support businesses along Las Olas Boulevard. The properties to the south of the proposed parking lot have commercial uses and face Las Olas Boulevard. Properties to the north, northeast and west are multifamily residential and vacant multifamily residential properties.

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 property immediately adjacent to the west is zoned X-Exclusive Use (X-P). The properties to the south are zoned B-1 Boulevard Business. The surrounding properties to the north and west are zoned Residential Mid Rise Multi Family/Medium Density District (RMM-25). The context of the area supports the proposed rezoning in that parking will be complementary to Las Olas Boulevard businesses and compatible with existing residential uses.

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

As per ULDR Section 47-9.20.C, an application for a rezoning to an X district shall be reviewed in accordance with the following criteria:

1. The proposed site and use meet the conditions and performance criteria provided in this section.

2. The height, bulk, shadow, mass and design of any structure located on the site is compatible with surrounding properties and is consistent with the goals and objectives for the location of the property as provided in the comprehensive plan.

There are no structures proposed on the site. Vehicular ingress into the parking lot is provided from S.E. 2nd Court. Egress is allowed onto the alleyway to the south behind Las Olas Boulevard businesses.

The City Commission shall hold a public hearing to consider the application and recommendations forwarded by the Planning and Zoning Board (“PZB”) when determining whether the rezoning request meets the criteria for rezoning. The DRC record and recommendations are available upon request.

CONDITION OF APPROVAL:

Should the City Commission approve the rezoning, the following condition is proposed:

1. The design and placement of pay stations will be coordinated between applicant and the City prior to permit submittal.

Strategic Connections

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the Business Development Cylinder of Excellence, specifically advancing:

- Goal 7: Be a well-positioned City within the global economic and tourism markets of the South Florida region, leveraging our airports, ports and rail connection.
- Objective 2: Facilitate a responsive and proactive business climate.

This item advances the *Fast Forward Fort Lauderdale Vision Plan 2035: We Are Prosperous*.

Resource Impact:

There is no fiscal impact associated with this action

Attachments:

Exhibit 1 – Site Plan

Exhibit 2 – Applicant’s Narrative

Exhibit 3 – PZB Staff Report from January 20, 2015

Exhibit 4 – PZB Meeting Minutes from the January 20, 2015

Exhibit 5 – Ordinance

Prepared by: Lorraine Tappen, Planner III

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