

DEC 3, 2013 PH-2

**CITY OF FORT LAUDERDALE  
CITY COMMISSION MEETING DECEMBER 3, 2013**

**AGENDA ITEM 13-1437 PROVIDED BY  
ZONING 7Z-13 LYNN WATERBURY  
CITIZEN OBJECTION**

Objecting Party: Lynn Christine Waterbury  
2132 NE 63 St.  
Ft. Lauderdale, FL 33308

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

Dear City Commissioners:

In opening I respectfully appreciate the opportunity to voice my concerns on this matter. I understand that this objection and document is a bit lengthy but it contains a lot of data and examples that completely support the objections to this project. **Quite simply, this proposed project does not make sense and should not go forward at all in this form.** There is not a single person either in the industry or out that can rationalize this project of putting these two buildings on this site.

I personally am not against car dealerships. I have in fact been employed by new car dealerships my entire 40 year career. I believe they are good employers for the local economy. I also feel that today's modern day new car franchises are far superior to the dealerships in the past especially in the aesthetics for the overall business corridors. There are some gorgeous facilities being built today. This project is not by any means along those lines.

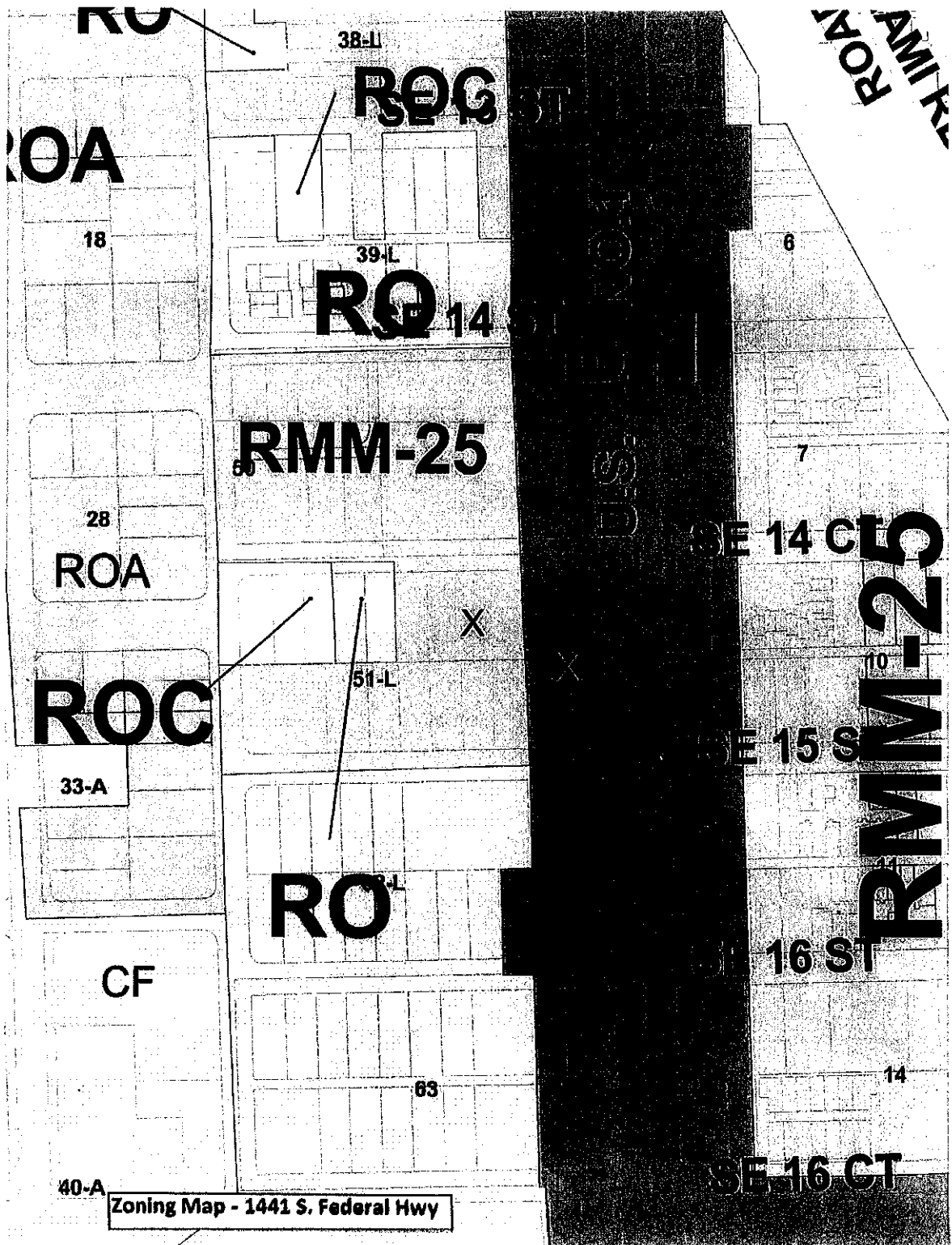
I was asked in the zoning meeting if I was employed by any competitor of Holman in the area. For the purposes of disclosure I am not personally employed or consulting for any dealership in the South Florida area at this time. I also have never been employed by Holman Automotive. In fact in the years of my past being in the City of Ft. Lauderdale dealerships, I have known Holman Automotive to be a quality organization. Therefore this project surprises me.

Here are the following bullet points in this objection.

1. Rezoning to B1 into residential not consistent with existing B1 corridor OR City of Ft Lauderdale redevelopment plans or WAVE plans.
2. Zoning request sign notification issues.
3. What the City of Ft. Lauderdale and residents deserve in this project.
4. What is the applicant's true long term plan for these 2 franchises?
5. Applicants handling of existing properties.
6. Detail breakdown supporting too small for purpose: No other locations this small
7. Traffic patterns and potential impact
8. Existing dealership setbacks.

**B1 CORRIDOR**

Even Holman Automotive's own submittal of a zoning map clearly shows that US is the B1 corridor NOT the side residential streets. I believe this sets a very dangerous precedent. It is also obvious that their use request is out of line with the existing zoning lines.



This is actually Holman's map. Notice the corridor is NOT invading residential. They want to come into the residential by 4 lots almost half way into the block. Now the next person coming along wanting a B1 zoning change will point to this decision.

TOD GUIDELINES  
TOD FRAMEWORK: STATION AREAS

The following TOD framework reinforces the goals and principles of this chapter. The framework aims to create compact areas of moderate to high density development, comprised of a mix of uses that are compatible with transit. They are designed to maximize pedestrian and bicycle activity while increasing 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 Downtown RAC.

**Discourage land uses that are incompatible with transit and walkability.**

Rural land uses are better suited to help shape 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 avoided outside of a TOD Station Area. Instead, mixed uses that contain active first floor uses are encouraged when practical.

Discouraged Non-Transit Supportive Uses	
Residential	<ul style="list-style-type: none"> <li>Low-density single-family residential</li> </ul>
Commercial	<ul style="list-style-type: none"> <li>Automotive-oriented businesses</li> <li>Car washes</li> <li>Gas/service stations</li> <li>Drive-in/drive through services</li> <li>Financial services</li> <li>Strip commercial retail</li> <li>Individual retail stores over 30,000 SF that are not part of a mixed-use development</li> <li>Towing services and storage yards</li> <li>Intentional storage</li> <li>Surface parking lots (except pick-up/drop-off zones) within 200' of a premium transit station</li> </ul>
Industrial	<ul style="list-style-type: none"> <li>Low-density industrial uses (non-brand related)</li> <li>Warehouse/distribution</li> </ul>

design guidelines  
FORT LAUDERDALE, Building a Livable Downtown



Figure 4.201 Example of large format retail store integrated into a transit station development.



Figure 4.202 Active first floor uses are provided within 200 feet of transit.





Figure 4.203 Pedestrian and bicycle friendly office uses located near transit and include walkways and bicycle racks, within 200 feet of transit.

# THE DOWNTOWN LOWDOWN

by Chen Wen  
DDA Executive Director  
Downtown Fort Lauderdale

## It's the End of the Year but Just the Beginning

The message we hear is new green and the crop fall air is full with big "speaking of change, how you noticed our weather patterns change? Last winter was wet and the summer was two hot two days of rain weekly instead of two hot three days." But there's more than just a seasonal change in our city. With two months left to go, 2013 has flown by us Downtown Fort Lauderdale, has seen some truly remarkable events take shape this year. The Wave Streetcar special assessment became law after several years of outreach, 4,000 new residential units were proposed, and the criteria used to weigh in on community gardening, urban design and many other issues. But this is just the beginning.

Right now the downtown population is estimated at 10,000. Think even higher down the line when downtown reaches build-out. The Downtown Master Plan forecasts that the population will be between 72,477 and 94,537 people, more than the current total population of Downtown Miami. Another change in the air is the change in home prices.

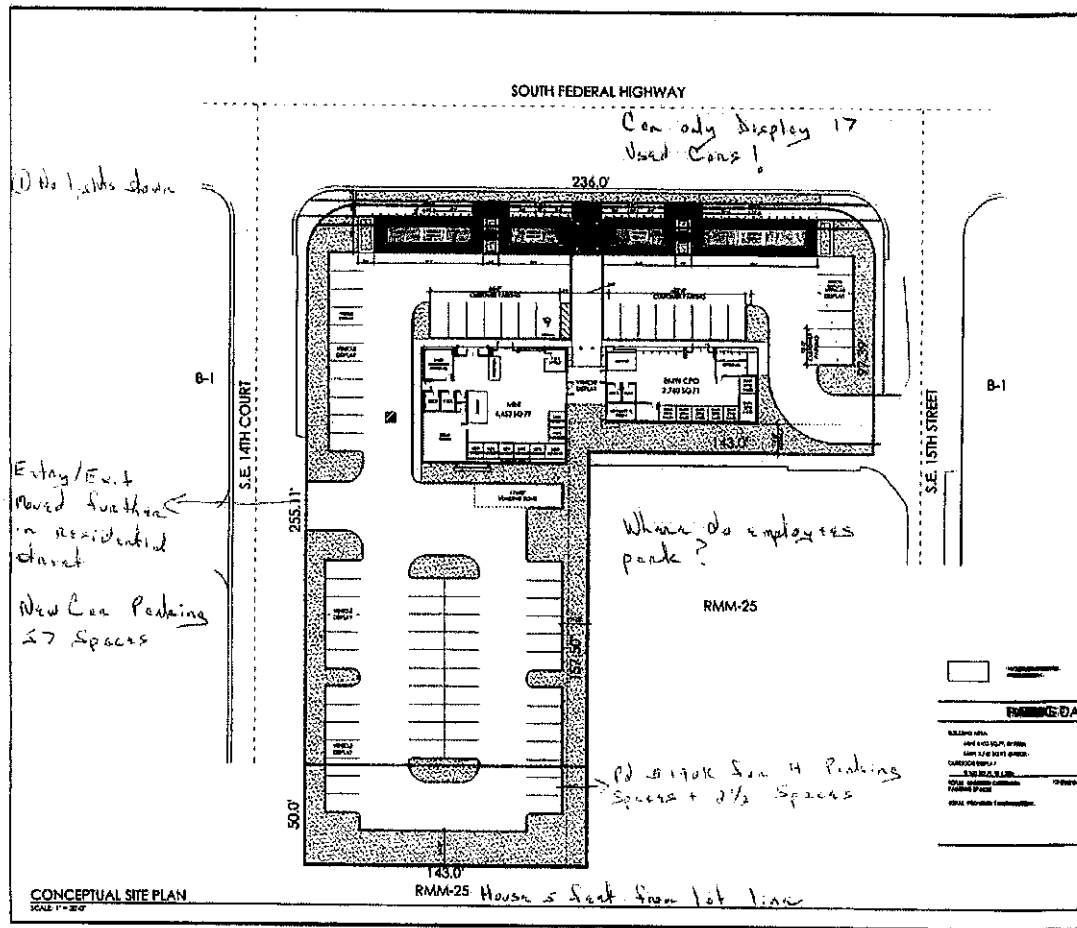
DDA research has shown that home prices have seen a 17% welcome increase from the plummets experienced during the recession. Almost all of the new units from the last home cycle have new ownership and developers are ready to welcome new ones.

Our community is actually creating infrastructure to fuel the our growth before it becomes a major problem. Projects like the Wave Streetcar, All Aboard Florida, and Tri-Rail Coastal Link will catapult downtown to the next level of urbanity. The Wave team recently traveled to Atlanta, Georgia to observe the construction of their 2.7 mile streetcar system. Even as the tracks are being laid into the ground, project managers have retained a 24-hour pedestrian and retail activity where the construction is happening. It was an exciting glimpse into the near future here in Downtown Fort Lauderdale. As the year will soon draw to a close, it's time to take a moment and realize just how far we've come.

DDA

For more information  
email us at: [kate@ddafort.org](mailto:kate@ddafort.org) Or call: 954.463.6574

This is the City vision and planning which clearly states more residential and the first excluded use is automotive. Therefore this project does not tie into the City of Ft. Lauderdale plans.



Holman Plan for New Car Mini and BMW CPO Used

If they paid 190K for 4 parking spots obviously the land is too small. **The used car building is smaller than the one they already have and can only stock display 17 used cars.** Would you spend millions for a building where you could display 17 cars? Then the space for new vehicles of 57 spaces is what they had on their lot across the street on October 19<sup>th</sup>. We can see how crammed in that looks. Plus, where are the employees parking?

They have also moved the entry further into the residential because they could not even turn into the property without the building getting in the way. When I inquired why they did not use US one as the entry point instead of residential, I got the response it wasn't safe to pull in because of the speed on US 1. Well I guess it must not be safe along the whole corridor for every dealership, big box store or restaurant.

By the RMM-25 notes are HOMES. There will be car lot lights shining into back yards and windows of all those residents. The property at 418 SE 14<sup>th</sup> Ct will be **5 feet from the dealership and someone's bed will be 22 feet from a car!!!**

**THIS PLAN MAKES NO SENSE!**

**CAN HOLMAN AUTOMOTIVE ATTEST TO THIS BEING THEIR LONG TERM PERMANENT SOLUTION TO THE CRAMPED SPACE THEY CURRENTLY HAVE WITH BMW AND MINI?**

## ZONING SIGNAGE ISSUES

For the rezoning request and meeting for 7Z13, the notice that was sent for the "General Location of 500 SE 14<sup>th</sup> Ct". The public posted signs were placed on the fence at 1441 S. Federal Hwy., which was not a location of a subject property and on a fence on what should be 500 SE 14<sup>th</sup> Ct. There was no signage on the fence on SE 15<sup>th</sup> street even though residents on that street were within 300 feet of the rezoning request.

Also if you review the rezoning application form the first property listed is actually 420 SE 14<sup>th</sup> Ct. There is NO sign on that property for this rezoning request. Furthermore the general public would have no idea that this parcel would be part of the request because the property still appears to be a residential property and unless someone looked up the property appraiser site they would have no idea based on the notice received in the mail or any posted signage that the property is now owned by Holman Automotive. I find this extremely deceptive.

Furthermore I also find it deceptive to the general public that signs all along the chain link property state No Trespassing on School Property. To add to the lack of transparency the property that Holman purchased from Hope Feine after getting the easement vacated and sticking a huge fence next to her was purchased from her without her knowledge that Holman Automotive was the purchaser. She in fact thought she was selling the property to an attorney for an office.



No Sign SE 15 St



No Sign 420 SE 14 Ct.



School Sign on SE 14 Ct.



Sign 1441 S Federal Hwy.



Sign SE 14 Ct Zoning Violation RMM-25

Planning and Zoning Board

October 1, 2013

Case No. 7Z13

Dear Property Owner:

A public hearing will be held before the Planning and Zoning Board acting as the Local Planning Agency (LPA) on **Wednesday, October 16, 2013, at 6:30 p.m.** in the City Commission Chambers, City Hall, 100 North Andrews Avenue, Fort Lauderdale, FL to determine whether the following application is found to be consistent with the Goals, Objectives and Policies of the Comprehensive Plan.

**Holman Automotive, Inc. / BMW - MINI Automotive Sales Facility** Yvonne Redding 7Z13

**Request: \*\* \* Rezoning Residential Mid Rise Multifamily/Medium High Density District (RMM-25) to Boulevard Business (B-1)**

**Legal Description:** CROISSANT PARK, lot 4 thru 7 according to Plat Book 4 Page 28 of PRBC and together with the west half of vacated alley vacated in official records book 10277, page 786 of PRBC.

**General Location:** 500 SE 14 Court

**Commission District:** 4

Should you desire to support or oppose this request, you may attend the hearing or send your views in writing to the Urban Design and Planning Division, 700 N. W. 19 Avenue, Fort Lauderdale, Florida, 33311.

Sincerely,  
Yvonne Redding, Planner II

If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you desire auxiliary services to assist in viewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk at (954) 828-5002 two (2) days prior to the meeting and arrangements will be made to provide these services for you. A turnkey video system is also available for your use during this meeting.

**Notice the General Location being 500 SE 14 Court**

Page 1: PZB Rezone - Applicant Information Sheet

**INSTRUCTIONS:** The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

**NOTE:** To be filled out by Department

	7213
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**NOTE:** For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

	Holman Automotive, Inc.
	If a signed agent letter is provided, no signature is required on the application by the owner.
	911 N.E. 2nd Avenue, Fort Lauderdale, FL 33304
	bbamonte@holmanauto.com
	954-335-2220
	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

**NOTE:** If **AGENT** is to represent **OWNER**, notarized letter of consent is required

	Steven Wherry, Esq., Greenspoon Marder, P.A.
	100 West Cypress Creek Road, Suite 700, Fort Lauderdale, FL 33309
	steven.wherry@gmllaw.com
	754-200-7017
	Yes

	<b>Rezoning at 420 SE 14th Court and Adjoining Areas</b>
	Extending: 420 SE 14th Ct / 1441 S Federal Hwy <b>to:</b> 1441 S. Federal Hwy
	See Legal Description of Rezoning Subject Properties, attached.
	504215103620 (subject parcel); 504215103610 (subject and adjacent parcel planned as part of overall development)
	Interim vehicle storage and new facility for BMW CPO - Mini Cooper automotive sales dealership - sales of new and used vehicles.
	47-24.4.D.
	\$ 3,000,000 (including land costs)

	South Regional Activity Center
	South Regional Activity Center
	RMM-25
	B-1
	Unoccupied residential (Lot 7); vehicle storage (Lots 4-6)
	n/a
	n/a
	1,277 sq. ft. single family house
	1,277 sq. ft. single family house
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

	None	7,150 sq. ft. (Lot 7); 21,450 sq. ft. (Lots 4-6)
	None	n/a
	None	50' (Lot 7); 150' (Lots 4-6)
	150' maximum	1 Story (Interim Lot 7)
	None	45.5' (Interim Lot 7)
	None	0.18 (Interim Lot 7)
	None	1,277 sq. ft. (Interim Lot 7)
	None	5,873 sq. ft. (Interim Lot 7)
	None	4,630 sq. ft. (Interim Lot 7)
	2	3 (Interim Lot 7)

**NOTE:** State north, south, east or west for each yard.

	0'	30' (Interim Lot 7)
	None (B-1 zoning)	7' (Interim Lot 7)
	10' (Residential RC)	5' (Interim Lot 7)
	18' (RMM-25)	67' (Interim Lot 7)

Updated: 2/22/2013

PZB\_RezoneApp

Notice the rezoning notes 420 SE 14<sup>th</sup> Ct. Also if you pull up folio 504215103620 or 504215103610 you will not find the property address to be 500 SE 14<sup>th</sup> Ct. In fact if you search on the Broward County Property Appraiser site 500 SE 14<sup>th</sup> Ct. will come up as no record. I FIND THIS INTENTIONALLY MISLEADING TO THE GENERAL PUBLIC.

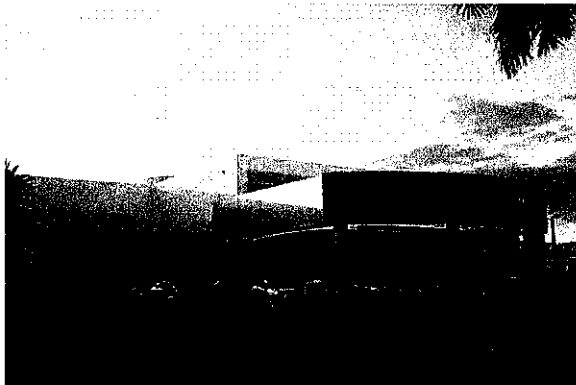
The purpose is also noted as INTERIM vehicle storage and new facility etc. Are the facilities also interim?

## **NEW CAR FACILITIES THE CITY OF FT LAUDERDALE AND RESIDENTS DESERVE**

As the redevelopment of the downtown area has evolved I believe the residents deserve the same quality and new state of the art facilities that are being constructed today, especially in a high line new car dealership shopping experience. The City of Ft. Lauderdale also deserves the same quality of facility that the other BMW/Mini franchises in the county currently enjoy. One of those properties is also owned by Holman so why can't they give the City of Ft. Lauderdale the same quality. Building the proper facility will also generate more tax revenue as evidenced later in the comparable City of Ft. Lauderdale new car dealerships.

The residents also deserve the proper shopping experience which means being able to shop for a vehicle without having to wait for it to be brought to them from an off site location a mile or more away or crossing Federal Highway to compare a new or used vehicle of the same manufacturer. I do not believe you will find that anywhere else in the City of Ft. Lauderdale and this project does nothing to cure an existing problem in that area. How many owners of the Mini or BMW product have purchased their vehicles at the other dealers in the county due to the sheer inconvenience of looking at a nice selection? Quite a few I am sure based on many of my personal conversations. I am sure that number is rather high even though they may service their vehicles in Ft. Lauderdale. We deserve better!

Below are the other BMW Mini franchises in Broward County.



Mini New Dealership Coconut Creek



BMW CPO Used Cars Coconut Creek



This facility with the BMW new franchise is on 14.58 acres taxes paid \$343,708.



Here is Holman's other BMW franchise which is on 13.14 acres at 14800 Sheridan. It is a beautiful facility. I also believe there is not a Mini franchise on this location. The taxes paid on this location were \$234,408.62. Do either of these facilities have sales facilities that have cars crammed in? Both facilities have nice trees and landscaping. Don't the citizens of Ft. Lauderdale deserve better? Doesn't the City of Ft. Lauderdale deserve facilities that look better than the existing BMW facilities? This proposed plan of cramming 2 more buildings on such little space does not do anything to improve the existing situation!



## APPLICANTS LONG TERM PLANS

What is the applicant's true long term plans for the sales facilities at these Mini and BMW new car franchises and the 3 S. Federal Hwy. parcels? This situation of keeping the 2 new buildings, which are far too small, and the current BMW building does not seem similar to any other dealer's facilities in town. I understand they are building a large new service facility on S. Andrews but the splitting of buildings across Federal Hwy from each other does not seem very customer friendly. It would seem to walk across S. Federal Hwy or to get back in your car and have to do U turns on Federal Hwy. to see a new vs used car seems cumbersome.

I am also very surprised the manufacturer would be happy with the unavailability for a customer to see all or most of the available inventory available without it being shuttled to the dealership while the customer waits. This additional location does not address the current problematic situation, it only enhances it.

The main reason for my concern in this situation is that this is only "interim" until Holman Automotive can either purchase additional real estate or use other locations that they are then able to build the proper BMW Mini dealership. We will then have vacant car lot buildings that could wind up being an independent used car lot. What is even worse is that the typical reuse of a dealership building is difficult by the nature of the construction design. That is why when a dealership goes out of business the facility sits vacant until usually another dealer comes along. It takes a lot of capital to redo a car lot facility into another type venue. It is not like a restaurant or retail store that can just move right in.

**CAN HOLMAN AUTOMOTIVE STATE THIS IS THEIR PERMANENT LONG TERM PLAN??**

**I do not want to see another 700 E. Sunrise Blvd!** Look at all the vacant car dealerships in Pompano and how many years have they sat there vacant!

## APPLICANT'S HANDLING OF EXISTING PROPERTY

In the zoning meeting I brought up the issue about Holman Automotive parking vehicles in the portion of property they owned that is currently zoned RMM-25 and is part of this request. I would not think the use of a multi family zoned parcel for parking of business inventory is correct. I was asked if I had reported this issue and I stated I had not yet since I just became aware of the zoning violation. So I researched the situation and they Holman had an **open code violation Case CE13020011** since February 1, 2013 and a current fine balance of \$24,800. I have also personally now reported the situation to code enforcement.

Well I really do not think the City of Ft. Lauderdale would allow me 9 months of non compliance. It is not like they do not have storage areas. They have numerous inventory lots South of Sunrise and Andrews Ave. Furthermore I know I would get fined \$250.00 per day for zoning violations which would be closer to \$67,500 than \$25,000. It is not like it is one car it is 45 cars on October 20, 2013. It is also evident on the arial map of the Broward County Property Appraiser.



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 October 17, 2013 | Advanced Search | Tips

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- SCHEDULE INSPECTIONS
- CHECK PERMIT STATUS
- PERMIT SAMPLE
- BUSINESS TAX
- CODE ENFORCEMENT
- CODE CASE TRACKER
- GIS HOME
- GIS APP GALLERY
- FIRE SAFETY
- ALARM ACCOUNT INFO
- ALARM REGISTRATION
- CONTACT US
- BUILDING SERVICES HOME
- BUILDING SERVICES ALERTS
- ZONING AND DEVELOPMENTS
- LOG OUT



**Code Enforcement Detail**

Case Number	CE13020011	Tenant	
Case Date	02-02-2013	Priority	
Origination	-	Status	O - OPENED
Operator	cahid	Officer	273
Fines Balance	\$24,800.00		
Lien Balance	\$0.00		
Total Balance	\$24,800.00		

**Property On Case**

FOLIO NBR	0215103610	Owner	HOLMAN AUTOMOTIVE INC
Property Address	1441 S FEDERAL HWY	Owner Address	1400 S FEDERAL HWY
City/State/Zip	FORT LAUDERDALE FL 33316	City/State/Zip	FORT LAUDERDALE FL 33316
		Phone	

**Case Description**

TREE REMOVAL AND OPERATING A CAR DEALERSHIP WITHOUT MEETING THE REQUIREMENTS OF SECTION 47-18.3., STORING VEHICLES ON SITE.

**Complaint Code(s)**

- 1: LANDSCAPE MAINTENANCE
- 2: ZONING/USE VIOLATION

**Violation Code(s)**

- 1: 47-18.3.B. -- AUTOMOTIVE SALES DEALER
- 2: 47-21.9.G.1. -- LANDSCAPE PLAN REQUIRED

**Inspections/Events Detail**

DATE	TIME	INSPECTION / EVENT TYPE	INSTRUCTIONS / COMMENTS
10-22-2013	03:45 PM	REINSPECTION	
			10/3/13 SM PURDY GRANTED A 112 DAY EXTENSION DWB
10-04-2013	02:21 PM	ORDER OF BOARD SENT	SM 10/03/2013 ORDER SENT VIA CM 10/09/13..DWB CERT:9171999991703233879268 9171999991703233879251
10-03-2013	12:15 PM	MASSEY HEARING SCHEDULED	SM: SCHEDULED 10/03/13 CHP 11 HEARING TO IMPOSE FINES. NOTIFIED OWNER OF HEARING 08/28/2013 VIA CERT AND 1ST CLASS MAIL..DWB  CERT:9171999991703233877257 9171999991703233877202
10-01-2013	03:45 PM	REINSPECTION	WORK IN PROGRESS.
09-27-2013	03:59 PM	REINSPECTION	WORK IN PROGRESS.
09-17-2013	11:16 AM	REINSPECTION	WORK IN PROGRESS.
09-03-2013	02:49 PM	REINSPECTION	HAND DELIVERED TO THE OFFICE MANAGER NOTICE OF CHAPTER 11.
08-30-2013	08:14 AM	REINSPECTION	VIOLATIONS HAVE NOT BEEN COMPLIED.
08-21-2013	11:51 AM	ADD/UPDATE INFORMATION	ERROR

08-21-2013	10:37 AM	ADD/UPDATE INFORMATION	RCVD FINE SHEET FROM INSPCTR. SCHED FOR NEXT AVAIL HEARING TO IMPOSE FINES.DWB
08-16-2013	12:26 PM	REINSPECTION	REINSPECTED AND NEITHER VIOLATION HAS BEEN COMPLIED.TURNED IN FINE STATUS WORK SHEET STARTING 200.00 A DAY FINES ON 47-18.3.B.
08-09-2013	12:59 PM	REINSPECTION	NEITHER VIOLATION HAS BEEN COMPLIED.BLACK TOPPING FOR THE LANDSCAPING AREA HAS BEEN CUT AND REMOVED.THEY HAVE APPLIED FOR SEVERAL ZONING VARIATIONS TO BE IN COMPLIANCE ON THE PARKING VIOILATION.
07-30-2013	07:43 AM	ADD/UPDATE INFORMATION	UPDATED C+ PER FINE SHEET FROM INSPECTOR, FILED? DWB
07-26-2013	01:37 PM	REINSPECTION	REINSPECTED AND FOUND THE BLACKTOP BEING CUT OUT FOR THE NECESSARY LANDSCAPING.
07-19-2013	02:45 PM	REINSPECTION	REINSPECTED PROPERTY AND FOUND THE VIOLATIONS HAVE NOT BEEN COMPLIED.  TALKED WITH STEVEN WHERRY (754-200-7017) ATTORNEY FOR THE OWNER.WE DISCUSSED THE VIOLATIONS AND I MADE HIM AWARE THAT THE FINES FOR 47-21.9.G.1. (LANDSCAPING) STARTS TODAY.
07-09-2013	02:01 PM	REINSPECTION	VIOLATIONS HAVE NOT BEEN COMPLIED.
06-25-2013	02:32 PM	REINSPECTION	WORK IN PROGRESS.
06-11-2013	09:55 AM	REINSPECTION	WORK IN PROGRESS.
05-22-2013	08:37 AM	ADD/UPDATE INFORMATION	AT THE 5/16/13 SM HEARING SM FLYNN GRANTED A STIP AGREE 91 DAYS FOR 47-18.3 B. AND 63 DAYS FOR 47-21.9.G.1 TO CMP AND \$200 A DAY THEREAFTER PER VIOLATION...MA
05-16-2013	03:23 PM	ORDER OF BOARD SENT	SMORDER PRINTED BY ALLMM
05-16-2013	03:18 PM	COMMENT BY OPERATOR	ADDED FINE ON 47-21.9.G.1. START DATE: 07/19/13 FINE AMT: 200.00
05-16-2013	03:18 PM	COMMENT BY OPERATOR	ADDED FINE ON 47-18.3.B. START DATE: 08/16/13 FINE AMT: 200.00
05-16-2013	07:50 AM	HEARING SCHEDULED	05/16/2013 HEARING SCHEDULED CAHID
05-14-2013	12:24 PM	REINSPECTION	VIOLATIONS REMAIN THE SAME.SPOKE WITH THE ATTORNEY AND THEY WILL BE COMING IN TO SIGN A STIPULATED AGREEMENT.  47-21.9.G.1 60 DAYS(LANDSCAPING)  47-18.2.B. 90 DAYS (STORAGE OF VEHICLES)
05-10-2013	01:45 PM	REINSPECTION	VIOLATIONS REMAIN THE SAME.PERMIT 13050730 FOR THE LANDSCAPING HAS AN APPLY DATE OF 5/9/13.
05-03-2013	09:28 AM	REINSPECTION	VIOLATIONS REMAIN THE SAME.NO PERMITS HAVE BEEN PULLED.
04-19-2013	03:44 PM	REINSPECTION	REINSPECTED AND THE VIOLATIONS REMAIN THE SAME.LANDSCAPING TELLS ME THAT THEY HAVE HAD A MEETING WITH THE LANDSCAPING DESIGNER.TALKED WITH THEIR ATTORNEY WHO TOLD ME THEY HAD BOUGHT AN ADJACENT PROPERTY.THEY ARE WOKING TO REZONE

			THIS PROPERTY.
04-05-2013	02:57 PM	REINSPECTION	VIOLATIONS REMAIN THE SAME NO PERMITS HAVE BEEN PULLED.TALKED WITH ATTORNEY HOPE CALLHOUNE WHO TOLD ME THEY ARE WORKING ON PERMIT FOR THE LANDSCAPING AD THEY HAVE PURCHASED THE PROPERTY JUST WEST OF THE PROPERTY.THEY ARE GOING TO APPLY TO REZONE THIS PROPERTY WITH 1441 TO ALLOW THEM TO PARK THE VEHICLES ON THE PROPERTY.WE DISCUSSED A STIPULATED AGREEMENT.
03-29-2013	04:03 PM	REINSPECTION	VIOLATIONS HAVE NOT BEEN ADDRESSED.
03-26-2013	07:50 AM	VIOLATION	SMNOV PRINTED BY CAHID
03-23-2013	08:43 AM	VIOLATION	MAKEVIO RECORDED CHAML
03-20-2013	08:34 AM	REINSPECTION	REINSPECTED AND VEHICLES REMAIN STORED ON THE PROPERTY AND NO PERMIT OR WORK HAS BEEN STARTED FOR THE REQUIRED LANDSCAPING.WILL SCHEDULE FOR SPECIAL MAGISTRATE.
02-15-2013	10:03 AM	REINSPECTION	SPOKE WITH THE ATTORNEY FOR THE PROPERTY HOPE CALHOUN (954-491-1120)THE ATTORNEY FOR THE PROPERTY.THEY HAVE STARTED THE PROCESS FOR THE LANDSCAPING AND FOR THE RELOCATION OF THE VEHICLES.WILL GIVE THEM AN ADDITIONAL 30 DAYS.
02-02-2013	12:25 PM	INSPECTION (INITIAL)	INSPECTED THE PROPERTY AND FOUND THE FOLLOWING: 47-21.9.G.1 THERE IS AN EXISTING VEHICULAR USE AREAS WITHOUT THE REQUIRED LANDSCAPING.  THERE WAS AN EXPIRED PERMIT (11101214) FROM 10/21/11 FOR REMOVING 5 B.OLIVES AND TO REPLACE THEM WITH NEW LANDSCAPING BLACK OLIVES WERE REMOVE AND REQUIRED NEW LANDSCAPING WAS NOT INSTALLED.PERMIT EXPIRED.  47-18.3 THERE IS STORAGE OF NEW BMW VEHICLES ON THIS VACANT PROPERTY ZONED B-1.THE SPECIFIC USE REQUIREMENTS FOR AUTOMOTIVE SALES DEALER REQUIRES A COMPLETELY ENCLOSED BUILDING ON THE LOT,WHICH IS A MINIMUM OF (1200) SQUARE FEET IN GROSS FLOOR AREA.  MAILED OUT INSPECTION REPORET.
02-01-2013	10:20 AM	INITIAL CASE RECORDED	COMPLAINT RECORDED BY CAHID

Now let's go to the **eyesore of 700 E Sunrise Blvd**. It is my understanding from rumors that Holman purchased this property with the intent of putting the BMW dealership we have been discussing on that property. I have heard that they were challenged by their competitor that this location would infringe on their territory. I am by no means privy to the factual information this is just what I hear.

While I truly do feel bad for Holman Automotive, the fact is that the due diligence for purchasing this property for that purpose is not either the City of Ft. Lauderdale or the residents of Ft. Lauderdale's

problem. Now this property sits in disrepair and is not secured properly by any means and sits right next to the City of Ft. Lauderdale's best park, Holiday Park. In this recession many properties sat in varying states of disrepair, but those were foreclosures, REO's etc, not one owned by one of the major new car dealers in town.

Listed below are photos of the 700-900 E Sunrise Blvd property taken on October 19, 2013. This I believe is unacceptable especially next to Holiday Park. The property is not secured properly, there are partial fences down, trash, evidence of homeless using the facility, overgrown brush, open windows, open garage bays. I can imagine there must be a rodent issue with the amount of roof openings and open windows. Below the pictures speak for themselves. What I also find interesting is the lack of code violations but yet there are code violations for banner sign issues on the front of the property.



Homeless Taken Oct 19<sup>th</sup>

Homeless Taken Oct 20<sup>th</sup>

Now to the issue of displaying new BMW's at a location not licensed to sell in violation of Florida Statue 316.1951 (1) "It is unlawful for any person to park a motor vehicle, as described in s.320.01, upon a public street or highway, a public parking lot, or other public property or upon private property where

the public has the right to travel by motor vehicle, for the principal purpose and intent of displaying the motor vehicle thereon for sale, hire, or rental unless the sale, hire, or rental of the motor vehicle is specifically authorized on such property by municipal or county regulation and the person is in compliance with all municipal or county licensing regulation.”

On October 20, 2013 there were 19 vehicles lined up as a display line with the new car window stickers intact and another vehicle with a sold sign. I will not insert all 19 vehicles, the photos are available. I am sure Honda would not appreciate this in full view of their displayed inventory. This could be no “accident since their excess inventory fenced lots are across the street!

After contacting the Department of Motor Vehicle inspectors, these vehicles have now been removed from display.



## **SUBJECT PROPERTY AND ASSOCIATED HOLMAN PROPERTIES**

### **LAUDERDALE BMW 1400 S. Federal Hwy. Ft. Lauderdale, FL**

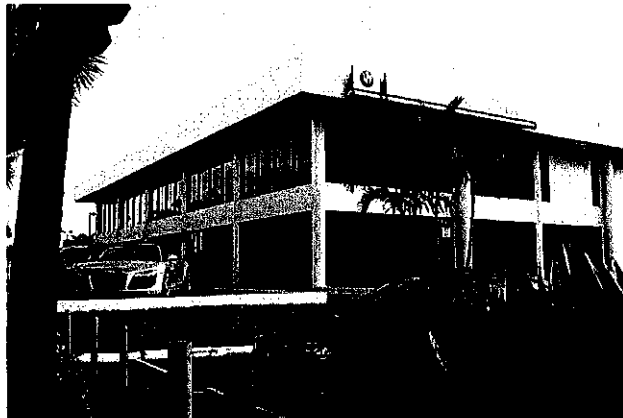
New & Used Car Building  
Folio 504214031260  
Assessed Value 1,675,670  
Taxes 2012 38,851.37

Total Land 49,781 Sq Ft 1.142 Acres  
Building 12,496. NOTE:1<sup>st</sup> Floor footprint 7,854.

October 20<sup>th</sup> Sunday AM before open observations

There were 62 vehicles parked properly for display. There were 9 vehicles doubled up and boxed in at rear of building.

THERE WERE ONLY 8 open parking spaces for employees and customers.





**LAUDERDALE MINI  
1440 S FEDERAL HWY.  
FT. LAUDERDALE, FL**

New Car Building  
Folio 504214031750, 504214031740  
Assessed Value 716,195.  
Taxes 2012 14,888.

Total Land 20,250. Sq Ft .4648 Acres  
Building 2,882.

**COMMENT: This building was the prior BMW Used Car Building – The new one they are proposing is even smaller at 2,760. sq ft.**

October 20<sup>th</sup> Sunday AM before open observations.

Total inventory of vehicles was 58 and 21 of those were doubled up. There was a new vehicle in a handicap spot as well as vehicles blocking the entrance to the building on the south side. Vehicle stuffed in tight. Only 8 spots were available on the lot.



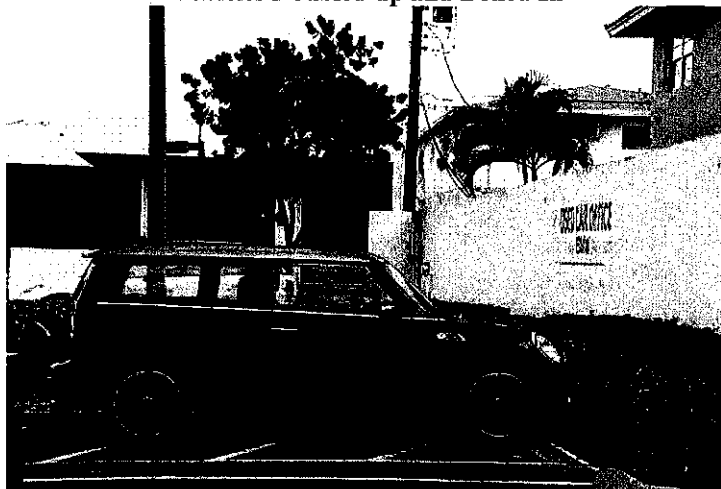
**Lauderdale Mini Front Line  
NOTE: Incorrect Signage!!!  
This is Mini New Car  
Not BMW Used**



**Vehicles Doubled up and Boxed In**



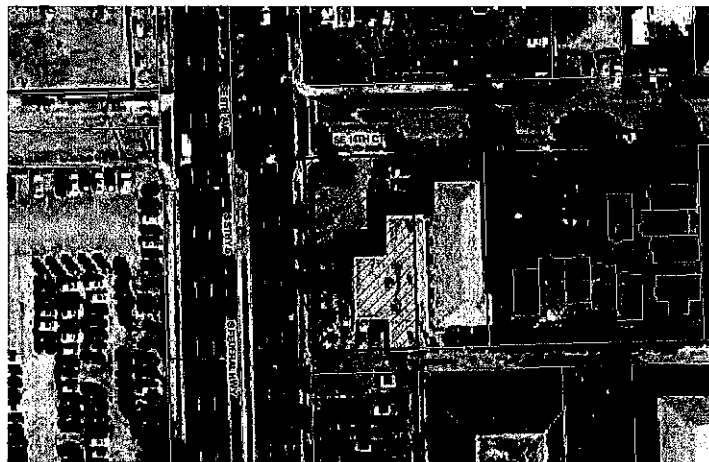
**Vehicles Doubled up and Boxed In**



**Vehicle Parking in Handicap**



**Vehicles Blocking Building Access**



**Lauderdale Mini New Car Building**



**Lauderdale Mini Inv Lot**

**LAUDERDALE INFINITI (Holman)  
900 E. SUNRISE BLVD.  
FT. LAUDERDALE, FL**

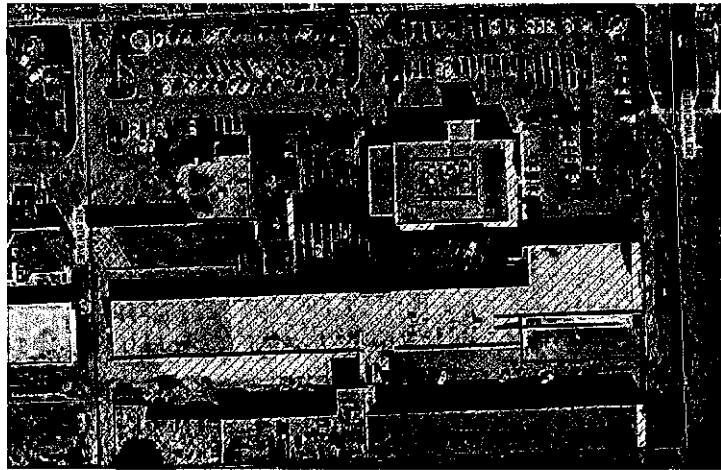
New Car and Possible Used Building  
Folio 504202300010  
Assessed Value 9,662,810.  
Taxes 2012 217,685.54

Total Land 284,202 Sq Ft 6.52 Acres  
Building 119,995.

**Comment: In order to be overly fair I am assuming 50% of land is used for Sales. That is more than fair based on the fact that sales vehicles are spread onto another parcel but to account for service and parts. Also in regards to building I am only using 1 building and using only assumptions that they are NOT using any other buildings for used cars. I also am not using any side overhangs that may be used for service.**

**Land 3.26 Acres  
Building Sales Only 15,328.**



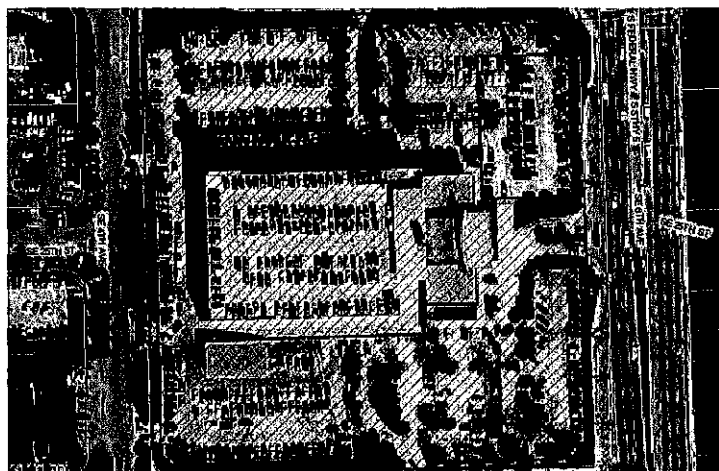


**MERCEDES OF FT LAUDERDALE  
2411 S. FEDERAL HWY  
FT LAUDERDALE, FL**

Folio 504222500010  
Assessed Value 13,074,210  
Taxes 2012 279,235.17

Total Land 286,645 Sq Ft 6.58 Acres  
Building 73,402

**Comment: New and Used Sales building usage approximately 10,814.**

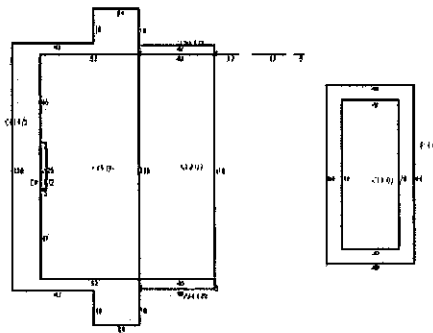
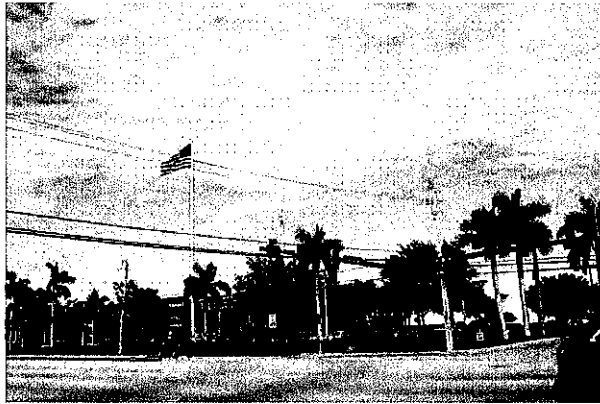


**AUTONATION CHEVROLET FT LAUDERDALE  
1300 N. FEDERAL HWY.  
FT LAUDERDALE, FL**

New Car and Used Building  
Folio 494236290010  
Assessed Value 10,305,100.  
Taxes 2012 218,929.75

Total Land 383,734 Sq Ft 8.80 Acres  
Building 67,527.

**Comment: Land kept as same since garage is over service and parts with inventory parking. New car sales building is 15,576. Used car building is 4,324. for a total of 19,900. for just sales departments.**



**New and Used Sales Buildings**

**BAYVIEW CADILLAC  
1240 N FEDERAL HWY  
FT LAUDERDALE, FL**

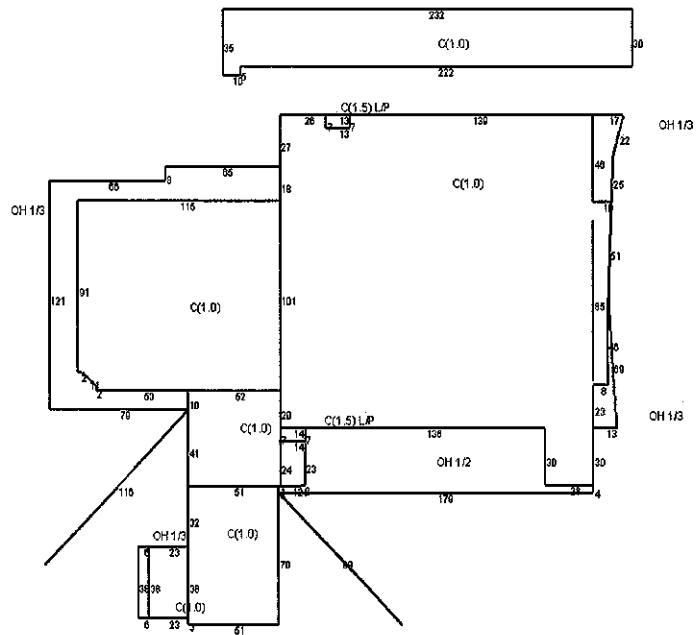
New Car & Used Car  
Folio 494236000250  
Assessed Value 11,347,340..  
Taxes 2012 244,085.20

Total Land 253,708 Sq Ft **5.824 Acres**  
Building 188,540.

**Comment: New and Used Sales is using a minimum of 14,314. of building space per sketches. Not attaching garage sketch – it represents 115,659 of the building footage.**







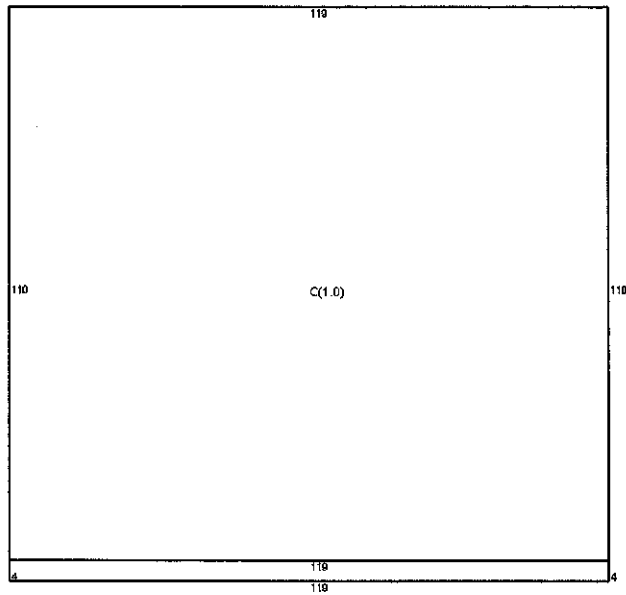
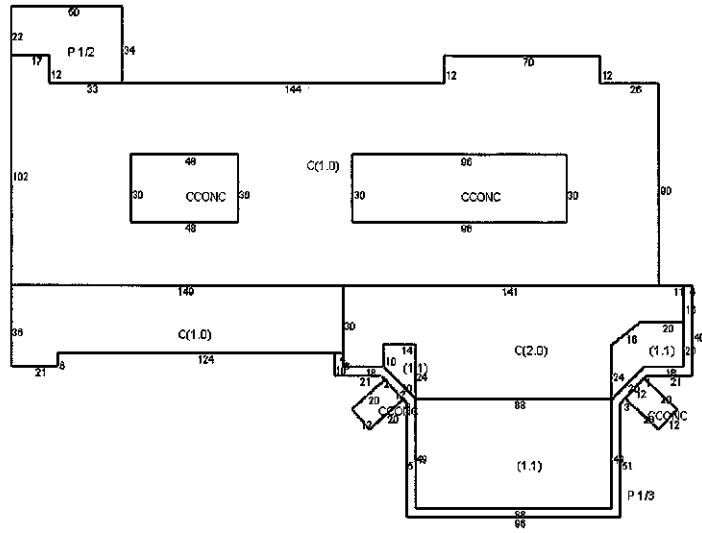
**AUTONATION FORD  
1333 N FEDERAL HWY.  
FT. LAUDERDALE, FL**

Folio 4942 36 00 0180, 494236000120  
Assessed Value 12,632,500.  
Taxes 2012 270,308.31

Total Land 391,953 Sq Ft 8.99 Acres  
Building 91,655

**Comment: New and Used Sales Building Use would be 26,651. There is a service and part department but this does not include another sizeable parcel off Federal Hwy that would increase land footage.**





**AUTONATION FT. LAUDERDALE NISSAN  
1051 S FEDERAL HWY.  
FT. LAUDERDALE, FL**

**Total Land 94,771 Sq Ft 2.175 Acres  
Total Sales Building Sq Ft 9,759. Sq Ft**

New Car Building  
Folio 504215020030  
Assessed Value 2,581,630.  
Taxes 2012 65,499.29

Total Land 36,936 Sq Ft .8479 Acres  
Building 68,349.

COMMENT: This property has a service and parts department so an assumption of only the sale department building footage is noted on the sketch. The new car sales is assumed to be **8,852.00** sq ft.

COMMENT: The land square footage is smaller due to the fact there is a sizable garage on the property.



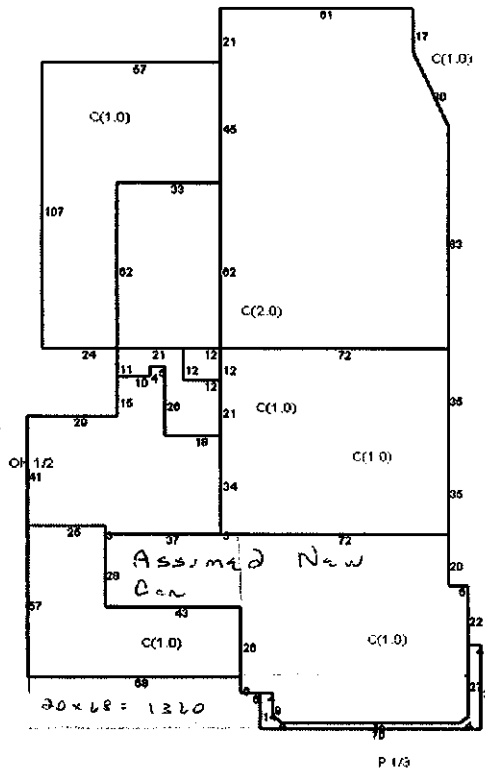
BCPA Sketch : 504215020030  
 Building 1 of 2 Next

Code	Description	Long Description
P 1/3 #1	Porch	Porch
C(1.0) PARTS # 2	First Floor	First Floor
C(2.0) PARTS # 2	Two Floors	Two Floors
OH 1/2 COVERED DROP OFF SERVICE #2	Overhang 1/2	Overhang 1/2

Attention Ft. Lauderdale Nissan.

lowest possible position designated for New Car Sales

8,852.00  
 907.00 Used Cons  
 9,759.00



Total = 10,212.00  
 less 1,360.00  
 als = 8,852.00 Area

Details :

Page : 1  
 File : 0215-02-0030.xml  
 Subject information :

Area Summary :

Code	Description	Area	Perimeter	Adj. Area	Adj. Perim	Factor	Stories	Level
P 1/3	Porch	317.00	224.49	104.61	224.49	0.33	1.00	1.00
C(1.0)	First Floor	595.00	140.00	595.00	140.00	1.00	1.00	1.00
C(1.0)	First Floor	8,875.00	391.08	8,875.00	391.08	1.00	1.00	1.00
C(2.0)	Two Floors	2,046.00	190.00	4,092.00	190.00	2.00	1.00	1.00
C(1.0)	First Floor	5,040.00	284.00	5,040.00	284.00	1.00	1.00	1.00
C(1.0)	First Floor	2,543.00	250.00	2,543.00	250.00	1.00	1.00	1.00
C(1.0)	First Floor	6,139.00	370.49	6,139.00	370.49	1.00	1.00	1.00
C(1.0)	First Floor	4,053.00	328.00	4,053.00	328.00	1.00	1.00	1.00



**Notice no residential behind garage**

Used Building

Folio 504215010310,504215010300,504215010320,504215010330,505215010341

Assessed Value 1,198,330

Taxes 2012 24,687.97

Total Land 57,835 Sq Ft 1.32 Acres

Building 1175.





**Notice Walls and Huge Landscaping**



**Notice huge ally between lot and homes**



## ADDITIONAL DEALERSHIPS

There are additional dealerships that I could continue listing and could provide if requested. The results will still be the same. A new car dealership and used car lot on less than 1.5 acres is not found.

## TRAFFIC PATTERNS & POTENTIAL IMPACT

I am aware that Holman Automotive has stated that there are set drive patterns to be followed by their employees but they cannot be policemen. Well I can tell you for sure that that is not being adhered to currently on the area of the subject property OR by their existing locations at 1400 and 1440 S. Federal Hwy. I went on the east side of Federal Hwy to deliver a letter on October 19, 2013 and both going into the east side of Federal and Davie Blvd/Miami Road and coming back out 2 hours later I spotted their vehicles being demonstrated with customers and being driven by porters. I only got photos of 2 of them but there were 2 others in the same timeframe around 2 that went by before I could pull off and get a photo.



Oct 19 11:51 AM



Same car, pull off road switch driver-Miami Rd



Different car see tag 2 hours later also on Miami Rd.

They are using Davie Blvd and Miami Road to come around and come into their dealerships from the residential side on a continual basis. They are also currently in the area of the subject property which has been stated to me by my tenants. They are also offloading vehicles right in the street on SE 14<sup>th</sup> Ct now. If they are doing this know before getting the zoning change I am quite sure they will continue to do so as evidenced by their activity on the East side of Federal Hwy.



IF this project goes forward I would hope that someone would insist that the entry and exit come from Federal Hwy. in front of the dealership rather than the residential streets like almost all the dealerships except for AutoNation Nissan which is also an old facility.

For an example of a navigation program for any way out of the existing proposed dealership, I have used a printing of Mapquest. Even if Holman Automotive was controlling their employees, any customer going either north of Federal Hwy., west towards Plantation, northwest to Holman Collision center or Wilton Manors would get results for exiting the dealership to out making a left on 14<sup>th</sup> Ct., right by my properties to SE 4<sup>th</sup> Ave. to Davie Blvd. and onward. The only other alternative is to be doing a U turn on Federal Hwy. which isn't the safest alternative either.

MOST important of all, by Holman's own proposed plan they intend to use Andrews Ave as their main traffic pattern. What about the TOD plans of not wanting automotive business traffic?  
IRONIC, isn't it!



mapquest

Trip to:  
**900 N Andrews Ave**  
Ft Lauderdale, FL 33311  
2.47 miles / 7 minutes

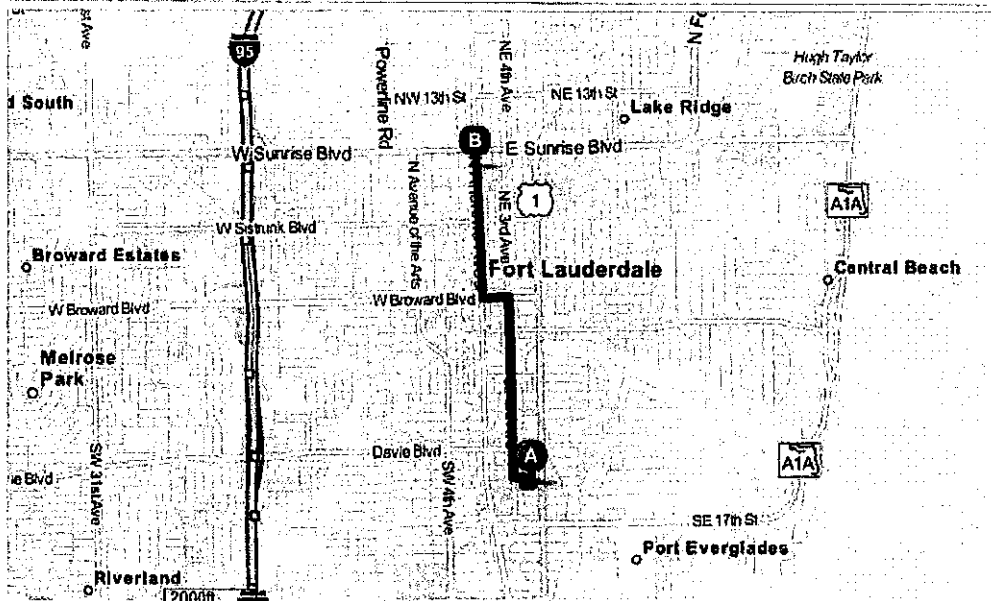
Notes

Ton Holman Collision Shop or towards Wilton Manors

**A** 500 SE 14th Ct, Ft Lauderdale, FL 33316

- 1. Start out going west on SE 14th Ct toward SE 4th Ave. [Map](#) 0.06 Mi  
0.06 Mi Total
- 2. Turn right onto SE 4th Ave. [Map](#) 0.06 Mi  
0.1 Mi Total
- 3. Take the 1st left onto SE 14th St. [Map](#)  
*If you reach SE 13th St you've gone a little too far* 0.06 Mi  
0.2 Mi Total
- 4. Take the 1st right onto SE 3rd Ave. [Map](#)  
*If you reach Ham Forman's Way you've gone a little too far* 1.2 Mi  
1.4 Mi Total
- 5. Turn left onto E Broward Blvd / SR-842 W. [Map](#) 0.2 Mi  
1.6 Mi Total  
*E Broward Blvd is just past SE 1st St  
First Baptist Church of Fort Lauderdale is on the corner  
If you are on NE 3rd Ave and reach NE 1st St you've gone a little too far*
- 6. Take the 1st right onto N Andrews Ave. [Map](#) 0.9 Mi  
2.5 Mi Total  
*Wells Fargo Bank is on the right  
If you are on W Broward Blvd and reach NW 1st Ave you've gone a little too far*
- 7. 900 N ANDREWS AVE is on the right. [Map](#)  
*Your destination is 0.1 miles past NE 8th St  
If you reach E Sunrise Blvd you've gone about 0.1 miles too far*

**B** 900 N Andrews Ave, Ft Lauderdale, FL 33311



Going through residential streets to SE 3<sup>rd</sup> by hospital corridor.





Trip to:  
**200 N Federal Hwy**  
 Ft Lauderdale, FL 33301-1118  
 1.60 miles / 4 minutes

Notes

From Mini Dealership anywhere North on Federal Hwy.

**A** 500 SE 14th Ct, Ft Lauderdale, FL 33316

- 1. Start out going west on SE 14th Ct toward SE 4th Ave. [Map](#) 0.06 MI  
0.06 Mi Total
- ➔ 2. Turn right onto SE 4th Ave. [Map](#) 0.3 MI  
0.3 Mi Total
- ➔  3. Turn right onto E Davie Blvd / SE 12th St / SR-736. [Map](#) 0.1 MI  
0.4 Mi Total
- ➔  4. Take the 1st left onto S Federal Hwy / SE 6th Ave / US-1 N / SR-5 N. Continue to follow S Federal Hwy / US-1 N / SR-5 N. [Map](#) 1.2 MI  
1.6 Mi Total
- 5. 200 N FEDERAL HWY is on the right. [Map](#)

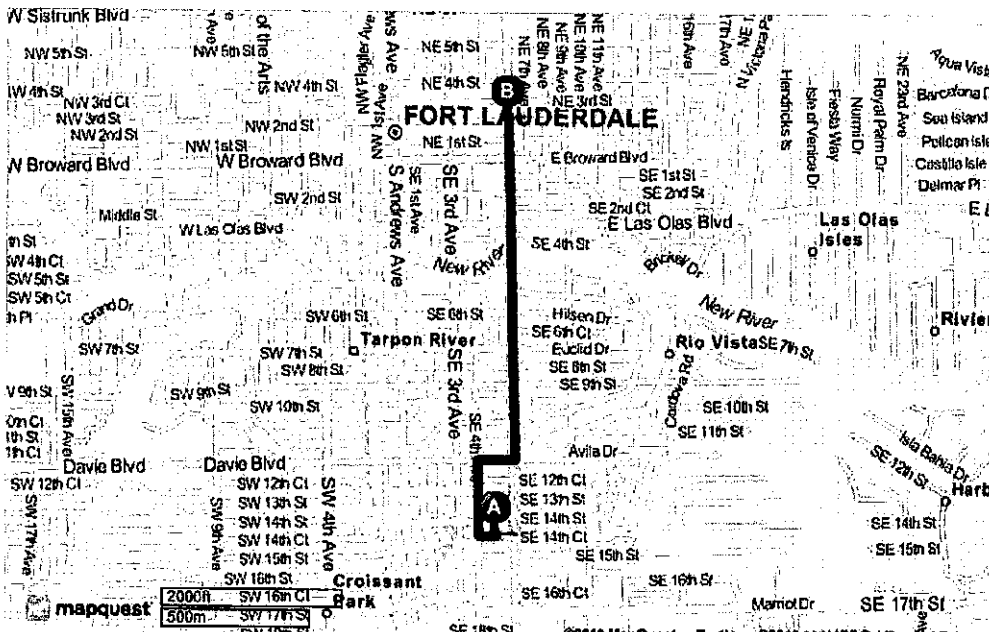
**B** 200 N Federal Hwy, Ft Lauderdale, FL 33301-1118

<http://www.mapquest.com/print?a=app.core.f302c867f94f537c6665770c>

10/30/2013

Total Travel Estimate: 1.60 miles - about 4 minutes

**BOOK TRAVEL** with mapquest (877) 577-5766



**AGAIN** going through a residential street to go anywhere north on Federal



Trip to:  
**1500 W Broward Blvd**  
 Fort Lauderdale, FL 33312-1544  
 3.18 miles / 8 minutes

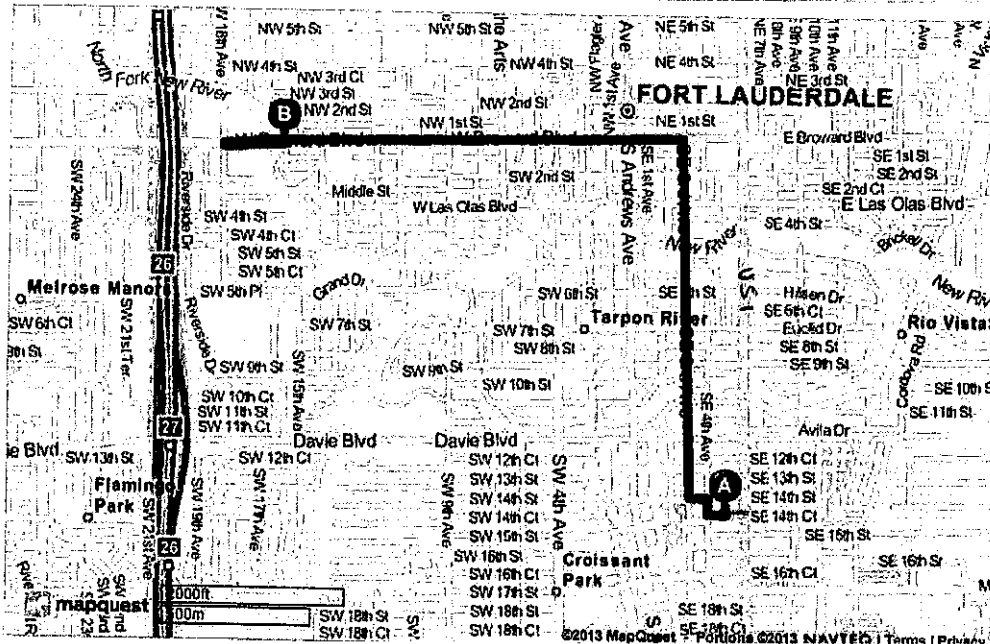
Notes

To anywhere west Ft. Lauderdale towards Plantation

**A** 500 SE 14th Ct, Ft Lauderdale, FL 33316

- 1. Start out going west on SE 14th Ct toward SE 4th Ave. [Map](#) 0.06 Mi  
0.06 Mi Total
- ➔ 2. Turn right onto SE 4th Ave. [Map](#) 0.06 Mi  
0.1 Mi Total
- ↶ 3. Take the 1st left onto SE 14th St. [Map](#) 0.06 Mi  
0.2 Mi Total  
*If you reach SE 13th St you've gone a little too far*
- ➔ 4. Take the 1st right onto SE 3rd Ave. [Map](#) 1.2 Mi  
1.4 Mi Total  
*If you reach Ham Forman's Way you've gone a little too far*
- ↶ 5. Turn left onto E Broward Blvd / SR-842 W. [Map](#) 1.6 Mi  
3.0 Mi Total  
*E Broward Blvd is just past SE 1st St  
First Baptist Church of Fort Lauderdale is on the corner  
If you are on NE 3rd Ave and reach NE 1st St you've gone a little too far*
- ↶ 6. Make a U-turn onto W Broward Blvd / SR-842 E. [Map](#) 0.2 Mi  
3.2 Mi Total
- 7. 1500 W BROWARD BLVD is on the right. [Map](#)  
*If you reach NW 15th Ave you've gone a little too far*

**B** 1500 W Broward Blvd, Fort Lauderdale, FL 33312-1544



**AGAIN** going through residential and SE 3<sup>rd</sup> Hospital Corridor anywhere northwest




Trip to:  
**1400 S Federal Hwy**  
 Fort Lauderdale, FL 33316-2620  
 0.63 miles / 1 minute



Notes

From Mini Dealership to BMW Dealership  
 View SE 17<sup>th</sup> Causeway



**A** 500 SE 14th Ct, Ft Lauderdale, FL 33316

- 
 1. Start out going east on SE 14th Ct toward S Federal Hwy / SE 6th Ave / US-1 S / SR-5 S. [Map](#) 0.06 Mi  
0.06 Mi Total


---

- 

 2. Turn right onto S Federal Hwy / SE 6th Ave / US-1 S / SR-5 S. [Map](#) 0.2 Mi  
0.3 Mi Total

---

- 

 3. Make a U-turn at SE 17th St onto S Federal Hwy / US-1 N / SR-5 N / SE 6th Ave. [Map](#) 0.3 Mi  
0.6 Mi Total

---

- 
 4. 1400 S FEDERAL HWY is on the right. [Map](#)  
 Your destination is just past SE 14th Ct  
 If you reach SE 14th St you've gone a little too far

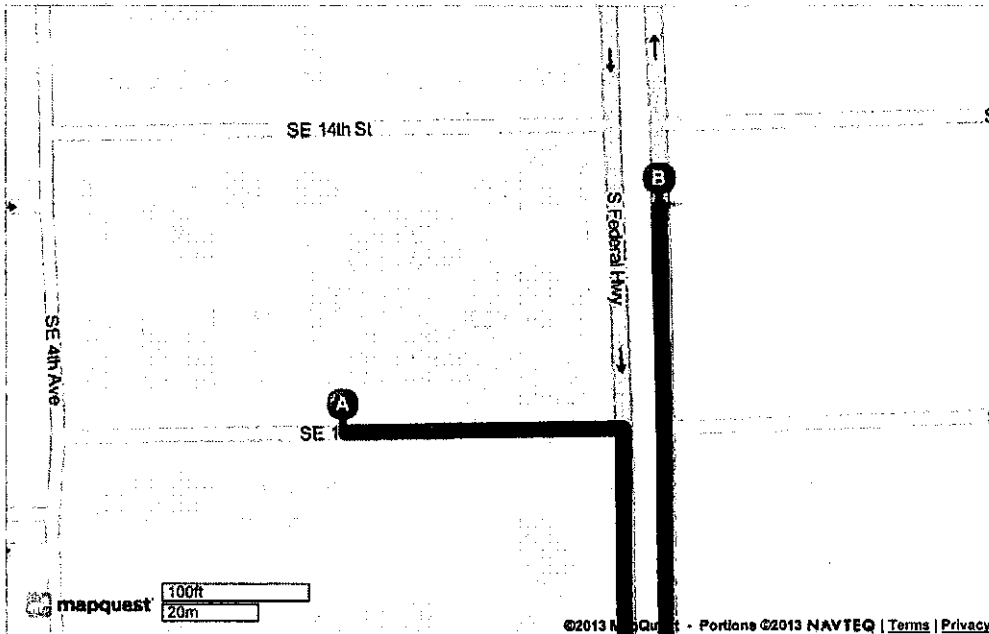
**B** 1400 S Federal Hwy, Fort Lauderdale, FL 33316-2620

<http://www.mapquest.com/print?a=app.core.f302c867f94f537c6665770c>

10/30/2013

Total Travel Estimate: 0.63 miles - about 1 minute

**BOOK TRAVEL** with mapquest (877) 577-5766



**ONLY other option increasing U turns on Federal Hwy and 17<sup>th</sup> St Causeway**

## **EXISTING DEALERSHIP SETBACKS**

I cannot find any **new** constructed dealerships that allow so little setback. **Can you imagine your bed being 22 feet from a dealership parked inventory unit?** The only place that comes close is the Nissan used cars on Federal Hwy. where townhouses were built AFTER the car lot and there is extensive high landscaping and walls. Those houses were designed to be next to that lot and it was their choice to build them there.

Every other location IF they are close, which many are not, have either a road, an alley or a lot separating the locations. I will not list every photo but many can be seen from the prior photos in the package.

We are talking about having voice paging, huge overhead lot lights burning late into the night, and traffic in this neighborhood with no separation. This is also not a compatible neighborhood use either.

## **FUTURE NEIGHBORHOOD USE**

I am fully aware that this neighborhood will change in the future. I always thought that most of it would go more towards medical with the Hospital owning numerous properties in the area creating world class medical facilities. We also have had many properties go to nice townhomes as well.

I do feel that THIS car dealership does not fit into these plans because of the safety issues to hospital patrons or residents. **But, if you are going to do it, DO IT RIGHT.** Make the car dealership a state of the art facility that the City of Ft. Lauderdale can be proud of, and have it be the same customer experience for the residents that the other BMW/Mini buyers enjoy in the rest of the county.