



**CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING**

#22-0742

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

FROM: Greg Chavarria, City Manager

DATE: September 6, 2022

TITLE: Public Hearing – Quasi-Judicial Ordinance Rezoning 0.87 Acres from
Broward County Commercial Warehouse District (C-1) to Community
Business (CB) District – SCC Property Holdings and Management, LLC. –
2525 NW 19th Street – Case No. UDP-Z22002 – **(Commission District 3)**

Recommendation

Staff recommends the City Commission consider an ordinance rezoning 0.87 acres of land from Broward County Commercial Warehouse District (C-1) to City of Fort Lauderdale Community Business (CB) District in order to construct a retail development on the site.

Background

The applicant, SCC Property Holdings and Management, LLC., is requesting to rezone 0.87 acres (38,171 square feet) of land located at 2525 NW 19th Street from Broward County C-1 zoning district to the City's CB zoning district to permit the development of a 7,500 square-foot retail building on the site. The associated site plan for a *Dollar General* store (Case #UDP-S22006) was reviewed and approved on the August 17, 2022, Planning and Zoning Board (PZB) agenda.

The rezoning application and applicant's narrative responses to criteria are attached as Exhibit 1. The location map and sketch and legal description of the parcels proposed to be rezoned are attached as Exhibit 2. The PZB reviewed the application on July 20, 2022, and recommended approval by a vote of 5-0. The PZB staff report and meeting minutes are attached as Exhibit 3 and Exhibit 4, respectively.

The City Commission shall consider the application, the record and recommendations forwarded by the Development Services Department (Department) and Planning and Zoning Board and hear public comments on the application to determine whether the application meets the criteria for a rezoning.

Review Criteria

Pursuant to the City's Unified Land Development Regulations (ULDR) Section 47-24.4.D, Rezoning Criteria, 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 property's future land use designation is Commercial. The proposed rezoning from C-1 to CB is consistent with the City's Comprehensive Plan Goals, Objectives and Policies, including the Future Land Use Element, Policy FLU 1.1.5 which states that the City shall employ its comprehensive plan, zoning ordinances and land development codes to establish differing intensities of commerce development compatible with adjacent and surrounding land uses, including but not limited to lands designated Commercial, Employment Center, Office Park and Industrial.

2. *The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration.*

This rezoning will not adversely impact the character of development in or near the area. The pattern of development in this area is classified by low-intensity commercial uses and medium-intensity industrial uses. The current C-1 zoning district is intended for repair and maintenance services, wholesale, storage and warehouse uses, and sales or rental of large or heavy machinery and equipment. Rezoning the Property to CB will lessen the intensity of development on the property and will be more consistent with the pattern of development in the area and the existing residential uses to the north of the property. In addition, proposed non-residential development on the site will be subject to the requirements of ULDR Section 47-25.3, Neighborhood Compatibility criteria to ensure adequate buffering of nonresidential uses adjacent to residential uses.

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 property is located immediately to the south of a residential area, which is zoned County Duplex and Attached One-family Dwelling District (RD-10). The RD-10 district allows for residential uses including single family, duplex and attached one-family dwellings. By rezoning the property to CB, the property will be more compatible and consistent with surrounding districts and uses.

A general comparison of permitted uses in the current and proposed zoning district is provided in Table 1. A comparison of current and proposed dimensional standards for each district is provided in Table 2.

Table 1: General Comparison of Zoning District Uses

Existing Zoning District	Proposed Zoning District
Commercial Warehouse District C-1 (County Zoning)	Community Business District (CB)
<u>Permitted Uses:</u> Automobile repair Bar, lounge, restaurant, fast food, full service Commercial vehicle storage Fuel and gas storage and distribution Funeral homes and mortuary Offices (medical, dental, professional, etc.) Marine sales, repair and dockage Pet boarding kennels Retail Lodging Service/Office facilities Accessory Uses, Buildings and Structures	<u>Permitted Uses:</u> Commercial recreation Food and beverage sales and services Mixed use development Public purpose use Retail sales Service/Office facilities Accessory Uses, Buildings, and Structures
<u>Limitations of uses:</u> Home offices Outdoor event permits Holiday wayside stands Off-site parking Yard sales Pain management Outdoor grilling accessory to fast food, full services, or take-out restaurant	<u>Conditional Uses:</u> Communication towers, structures, and stations Child daycare Medical cannabis dispensing House of worship Social service residential facilities Helistop

Table 2: Comparison of Dimensional Standards

	Existing Zoning District	Proposed Zoning District
	Commercial Warehouse District C-1 (County Zoning)	Community Business District (CB)
Building Height	No building or structure located within one hundred (100) feet of any plot zoned for detached one-family dwellings, two-family dwellings or townhouses shall be constructed to a height exceeding two stories.	150 feet
Building Length	n/a	n/a
Floor Area Ratio (FAR)	n/a	n/a
Front Setback	No building or structure shall be erected or maintained within twenty-five (25) feet of the intersection of two streets, nor within fifteen (15) feet of the intersection of any driveway and street, except as permitted in subsection (7) following.	Primary Streets: 5 feet (minimum) Corner Street: 5 feet (minimum)
Rear Setback	N/A	0 feet 15 feet if contiguous to residential
Side Setback	No building or structure shall be erected or maintained within twenty-five (25) feet of the intersection of two streets, nor within fifteen (15) feet of the intersection of any driveway and street, except as permitted in subsection (7) following.	0 feet 10 feet if contiguous to residential
Lot Size	N/A	n/a
Landscape Area	Open space: 1 tree/2,000 square feet of lot area. 10 shrubs/2,000 square feet of lot area Foundation planting: 20% of building frontage facing widest right-of-way	20% of vehicle use area

Comprehensive Plan Consistency

The property's future land use designation is Commercial. The proposed rezoning is consistent with the City's Comprehensive Plan Goals, Objectives and Policies, including the Future Land Use Element, Policy FLU 1.1.5 which states that the city shall employ its comprehensive plan (land use plan), zoning ordinances and land development codes to establish differing intensities of commerce development compatible with adjacent and surrounding land uses, including but not limited to lands designated Commercial, Employment Center, Office Park and Industrial.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a *2022 Commission Priority*, advancing the safety initiative.

This item supports the *Press Play Fort Lauderdale 2024* Strategic Plan, specifically advancing:

- Public Safety
- Goal 6: Build a Safe and Well-Prepared Community.
- Objective: Prevent and Solve Crime in All Neighborhoods

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

This item supports the *Advance Fort Lauderdale 2040 Comprehensive Plan* specifically advancing:

- The Public Safety Focus Area
- The Coastal Management, Community Health and Safety Element
- Goal 4: The City shall coordinate with related partners and agencies (at city, local, county, regional, state, and federal levels) to plan for disaster and emergency management, further the resiliency of coastal area, and ensure city-wide community health and public safety.

Attachments

Exhibit 1 – Application and Applicant's Narrative Responses to Criteria

Exhibit 2 – Location Map and Sketch and Legal Description

Exhibit 3 – July 20, 2022 PZB Staff Report

Exhibit 4 – July 20, 2022 PZB Meeting Minutes

Exhibit 5 – Ordinance

Prepared by: Yvonne Redding, Urban Planner III, Development Services Department

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