



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

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

**DATE:** January 22, 2014

**TITLE:** QUASI-JUDICIAL – SECOND READING OF ORDINANCE – Rezone from  
Residential Mid Rise Multifamily/Medium High Density District (RMM-25),  
Mobile Home Park (MHP), General Business (B-2) and Community  
Business (CB) to Boulevard Business (B-1) – Case 4Z13

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**Recommendation**

It is recommended that the City Commission adopt an ordinance rezoning six separate parcels, totaling 1,088,786 square feet (24.99 acres) of land, located south of W. Broward Boulevard between SW 27 Avenue and SW 24 Avenue, from Residential Mid Rise Multifamily/Medium High Density District (RMM-25), Mobile Home Park (MHP), General Business (B-2) and Community Business (CB) to Boulevard Business (B-1).

**Background**

The applicant proposes to rezone the site in order to develop a new commercial shopping center. A location map is provided as Exhibit 1 that displays all land associated with the rezoning request including one city owned lot currently zoned MHP (Mobile Home Park). This lot is part of a land swap between the City and the developer. The associated shopping center site plan was reviewed by the Development Review Committee (DRC) on October 22, 2013. As part of a separate but associated request, the applicant has also submitted an application to amend the Future Land Use Map of the City of Fort Lauderdale and Broward County, to change the land use on the subject site from Medium-High Residential to Commercial. The City Commission reviewed the land use amendment on first reading at the January 8, 2013 meeting and approved the item by a vote of 4-0. The second reading of the land use amendment was approved on December 17, 2013 by a vote of 5-0. The associated plat application is also scheduled on this agenda.

Pursuant to criteria outlined in ULDR Section 47-24.4.D, Rezoning, the rezoning was reviewed by the Planning and Zoning Board (PZB) on August 21, 2013, and recommended for approval by a vote of 9-0. The application and the record and report of the PZB are available as Exhibits 2, 3 and 4 respectively. The sketch and description

are provided as part of the attached ordinance.

Pursuant to criteria outlined in ULDR Section 47-24.4.D, Rezoning, 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 Medium-High Residential on the City's Future Land Use Map. The applicant is currently in the process of amending the Future Land Use Maps of the City of Fort Lauderdale and Broward County from Medium-High Residential to Commercial. Once the land use amendment is approved, the proposed rezoning will be consistent with the City's Comprehensive Plan.

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

The surrounding properties to the south are zoned Residential Single Family/Low Medium Density District (RS-8), Mobile Home Park (MHP) and Community Business (CB). The properties to the east across SW 24<sup>th</sup> Avenue are zoned Residential Single Family/Low Medium Density District (RS-8) and Boulevard Business (B-1). The properties to the west across SW 27<sup>th</sup> Avenue are zoned Boulevard Business (B-1) and General Business (B-2), and the properties across W. Broward Boulevard to the north are zoned Broward County Intense Commercial Business District (B-3), Broward County General Manufacturing and Industrial District (M-2), and Broward County Community Facilities (CF). As per the applicant's submittal information, over the past few decades the site has included used car lots, strip retail and a mobile home park. Approximately 23.8 acres of the site is currently vacant, 3.5 acres are used for residential uses and 1 acre currently serves commercial uses. The parcels to be rezoned will accommodate a proposed 185,992 square-foot retail store and other future commercial development with associated parking. The site is located in close proximity to a Tri-Rail station and Interstate 95, allowing for easy access to the site and opportunity for a connection to mass transit.

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. A majority of parcels along W. Broward Boulevard are currently zoned and used for business uses including retail and office. The corridor serves as an established, commercial area, with supporting residential uses located in close proximity within nearby blocks north and south of the main boulevard. The rezoning will enable the applicant to develop the commercial shopping center and associated parking, while serving the local and regional community.

The rezoning will allow for the reuse of a vacant property, and introduce new commercial uses available to the neighborhood where they did not exist in the past. The use will promote walkability from the surrounding residential neighborhoods.

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

### **Conditions**

1. Pursuant to State Statute Section 163.3184(12) Concurrent Zoning, the rezoning is contingent upon the associated Comprehensive Plan Amendment transmitted to be approved and effective.

### **Resource Impact**

There is no fiscal impact associated with this action

### **Strategic Connections**

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

- **Goal 6:** Be an inclusive community made up of distinct, complementary and diverse neighborhoods.

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

Related CAM: #13-1521

### Attachments

Exhibit 1 – Location Map

Exhibit 2 – Applicant’s Narrative

Exhibit 3 – Staff Report from the August 21, 2013 PZB Meeting

Exhibit 4 – Approved Minutes from the August 21, 2013 PZB Meeting

Exhibit 5 – Ordinance

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