



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

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

**DATE:** July 2, 2013

**TITLE:** QUASI-JUDICIAL – FIRST READING OF ORDINANCE – Rezoning from  
Residential Low Rise Multifamily/Medium Density District (RM-15) to  
Exclusive Use – Parking Lot (X-P) with Commercial Flex Allocation – Case  
7ZR12

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**Recommendation**

It is recommended that the City Commission approve an ordinance rezoning a 6,175 square-foot parcel of land from Residential Low Rise Multifamily/Medium Density District (RM-15) to Exclusive Use – Parking Lot (X-P) to construct a new parking lot for the proposed expansion of the Boat Owners Warehouse retail store located at 2307 SW 3<sup>rd</sup> Avenue through allocation of commercial flex acreage, and approving the associated site plan.

**Background**

The parcel of land to be rezoned to X-P is located on the northwest corner of SW 3 Avenue at the intersection of the 16-foot alley that runs from SW 3 Avenue to SW 23 Street. The new parking lot will serve as additional parking associated with the proposed 2,492 square-foot expansion to the existing 7,120 square-foot retail store. A location map of the proposed rezoning is provided as Exhibit 1. Site Plan is provided as Exhibit 2. Sketch and Description of the parcel to be rezoned is attached to the ordinance.

Pursuant to criteria outlined in ULDR Sections 47-24.4.D, Rezoning, 47-9.20, X-District Rezoning Criteria, 47-28, Flexibility rules, 47-23.9, Interdistrict Corridor Requirements, 47-25.3, Neighborhood Compatibility and 47-25.2, Adequacy Requirements, the project was reviewed by the Planning and Zoning Board (PZB) on April 17, 2013, and was recommended for approval by a vote of 9-0. The application including site plan, project narratives, report to the PZB and the record are available as Exhibits 2, 3, 4 and 5 respectively.

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 parking lot site is designated Medium Residential on the City's Future Land Use Map. The X-P zoning designation is consistent with the City's Comprehensive Plan in that the proposed parking which will serve a commercial use is permitted in this land use category, subject to the allocation of commercial flexibility acreage. The property is located in Flex Zone 56, which has 38.57 commercial acres available for allocation, and .141 acre are requested as part of this application.

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

The surrounding properties to the east, west and north are zoned Residential Low Rise Multifamily/Medium Density District (RM-15). The properties to the south, on the north side of State Road 84 are zoned Boulevard Business (B-1) and have a Commercial Land Use designation. The rezoning to the X-P District provides an opportunity to maintain the viability of a low-intensity commercial use with associated surface parking in close proximity to a residential area in a manner that is compatible with the residential character of the area.

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.

This site is currently vacant. The proposed X-P zoning district is intended to be restricted to parking only and serves as a buffer between the existing residential and commercial area. The proposed rezoning would not represent a substantial change to the character of the surrounding area.

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.

The applicant has provided a narrative addressing ULDR section 47-9.20.C to assist the Commission in its determination.

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 being proposed on the site being rezoned to X-P. On the B-1 portion, the applicant is proposing a one-story 18-foot addition to the existing 20-foot high building. As part of the site plan improvements, a pedestrian walkway is proposed from the existing sidewalk along State Road 84 to the main entrance of the building, and new 5-foot sidewalks, including the installation of shade trees are proposed along State Road 84 and SW 3<sup>rd</sup> Avenue to improve the pedestrian experience around the perimeter of the site.

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.

**Resource Impact**

There is no fiscal impact associated with this action

Attachments:

Exhibit 1 – Location Map

Exhibit 2 – Site Plan

Exhibit 3 – Applicant's Narratives

Exhibit 4 – April 17, 2013 PZB Staff Report

Exhibit 5 – April 17, 2013 PZB Approved Minutes

Exhibit 6 – Ordinance

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