



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

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

DATE: December 3, 2013

TITLE: QUASI-JUDICIAL – FIRST READING OF ORDINANCE – Rezone from
Residential Mid Rise Multifamily/Medium High Density District (RMM-25)
to Boulevard Business (B-1) – Holman Automotive, Inc. - Case 7Z13

Recommendation

It is recommended that the City Commission adopt an ordinance rezoning a 29,672 square-foot parcel of land, located west of Federal Highway between SE 14th Court and SE 15th Street, from Residential Mid Rise Multifamily/Medium High Density District (RMM-25) to Boulevard Business (B-1).

Background

The property is intended to be used primarily for an automobile dealership and other related ancillary purposes. The applicant proffered several conditions for approval, prohibiting certain uses including bars and night clubs, liquor stores, adult gaming centers, and automotive service centers from potential future development in the context of the surrounding area. In considering the application, the Planning and Zoning Board recommended the acceptance of those conditions and conditioning the approval on a restrictive covenant memorializing the Applicant's proffer. The applicant's restrictive covenant is available as Exhibit 2.

Pursuant to criteria outlined in ULDR Section 47-24.4.D, Rezoning, the project was reviewed by the Planning and Zoning Board (PZB) on October 16, 2013, and was recommended for approval by a vote of 9-0. The application and the record and report of the PZB are available as Exhibits 3, 4 and 5 respectively. The sketch and description is 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 South Regional Activity Center on the City's Future Land Use Map. The proposed zoning district is consistent with the City's Comprehensive Plan in that the Regional Activity Center land use designation encourages a mix of uses in a compact, high-intensity, multi-use area, which may include retail, office, cultural, hotel, recreational, entertainment facilities and other uses, while encouraging mass transit, and quality development that gives definition to the urban form. The land use encourages a mix of professional office and commercial uses, while maintaining the residential character of certain areas. It is envisioned that the Federal Highway district will be developed in a way that encourages high quality commercial and retail uses, mixed with supporting office, multifamily and other residential development.

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

The context of this portion of the Federal Highway corridor is mixed-use in nature and includes a commercial component fronting on Federal Highway as well as stand-alone office and residential uses expanding inward towards the internal neighboring streets from the main corridor. The general nature of the overall area includes a variety of commercial retail uses as well as office and medical uses. The RMM-25 properties adjacent to the proposed rezoning parcels include a variety of residential uses including single family, duplex and multi-family as well as residential office 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 proposed rezoning would not represent a substantial change to the character of the surrounding area. The surrounding properties to the north and across the Federal Highway corridor to the east are zoned Boulevard Business (B-1). To the south and west the properties are zoned Residential Mid Rise Multi Family/Medium Density District (RMM-25). The context of the area supports the proposed rezoning in that expanding the narrow depth of the subject parcels along the corridor will allow for redevelopment of the property, while remaining compatible with the surrounding uses and character of the area. The site's location in close proximity to the City's Downtown, encompasses an established commercial corridor that transitions westward into a mix of residential and office uses. Several parcels further to the north of the site span a similar commercial zoning depth along the Federal highway corridor.

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.

Resource Impact

There is no fiscal impact associated with this action

Attachments:

Exhibit 1 – Location Map

Exhibit 2 – Applicant’s Restrictive Covenant

Exhibit 3 – Applicant’s Narrative

Exhibit 4 – Staff Report from the October 16, 2013 PZB Meeting

Exhibit 5 – Approved Minutes from the October 16, 2013 PZB Meeting

Exhibit 6 – Ordinance

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 2035 Vision Plan: We are Community*.

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