



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

FROM: Lee Feldman, ICMA-CM, City Manager

DATE: January 8, 2013

TITLE: Ordinance – Rezoning 610 NW 9th Avenue from Industrial (I) to
Community Business (CB) – Case 1-Z-12

Recommendation

It is recommended that the City Commission adopt an ordinance rezoning the property located at 610 NW 9th Avenue from Industrial (I) to Community Business (CB).

Background

The applicant is requesting to rezone a 13,500 square foot parcel of land located on the east side of NW 9th Avenue from Industrial (I) to Community Business (CB) to permit a house of worship on the subject property.

Pursuant to criteria outlined in ULDR Section 47-24.4.D, Rezoning, the project was reviewed by the Planning and Zoning Board (PZB) on May 16, 2012, and approved by a vote of 6-0. The application and the record and report of the PZB are available as Exhibits 2, 3 and 4. The sketch and legal description are provided for in 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 zoning district proposed is CB - Community Business District, a business zoning district intended to meet the shopping and service needs of the community with commercial businesses that will have limited impact on the surrounding residential neighborhoods. The site is designated Northwest Regional Activity Center on the City's Future Land Use Map. This land use category permits a maximum of 13,500,000 square feet of Commercial Uses. CB - Community Business District is consistent with the City's Comprehensive Plan in that the proposed rezoning of the 13,500 square foot parcel will not

exceed the maximum commercial use square foot permitted with this land use category.

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

The surrounding properties have a land use designation of Northwest Regional Activity Center. Properties to the south are zoned Community Business (CB), properties to the north and east are zoned Industrial (I), and the properties across NW 9th Avenue are zoned Residential Mid Rise Multifamily / Medium High Density District (RMM-25) as well as properties to the west which are zoned Residential Single Family Duplex/Medium Density District (RD-15) with a Medium Residential Land Use Designation. The Sistrunk Boulevard Corridor is mostly zoned Community Business with the majority of the properties being used as retail and office. The proposed rezoning furthers the goals set forth in the Northwest-Progresso-Flagler Heights Area Community Redevelopment Plan in that deepening the Community Business (CB) zoning along Sistrunk Boulevard can improve the commercial viability along the corridor and helps to set the stage for future improvements. The plan identified the need to increase the depth of the lots and rezoning of certain properties to encourage mixed-use development along the Sistrunk Boulevard Corridor. Recently, a number of the properties in the area have been redeveloped with the addition of the Northwest Gardens Housing Project, as well as the streetscape redesign of Sistrunk Boulevard, which has transformed the corridor into a more walkable urban neighborhood environment, with supporting community-serving 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 previous uses on the site included restaurant and retail. Retail is currently located across 9th Avenue to the west and south of the site. The current Industrial zoned sites to the north of the property include multifamily residential uses. The Community Business zone is a less intense zone than Industrial and permits uses that are more suitable to supporting community-serving uses and ones similar to existing along the Sistrunk Boulevard 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

Attachment(s)

Exhibit 1 – Location Map

Exhibit 2 – Applicant’s Narrative

Exhibit 3 – Staff Report from the May 16, 2012 PZB Meeting

Exhibit 4 – Approved Minutes from the May 16, 2012 PZB Meeting

Exhibit 5 - Ordinance

Prepared by: Thomas Lodge, Planner II

Department Director: Greg Brewton, Sustainable Development