



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#17-1074

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

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

DATE: September 6, 2017

TITLE: Quasi-Judicial –Ordinance – Rezoning from Residential Office (RO) to
Boulevard Business (B-1) – 501 Seventeen – HS 17th Street, LLC – 501 SE
17th Street – Case Z17006

Recommendation

It is recommended that the City Commission adopt an ordinance rezoning 111,766 square feet of land located on the southeast corner of SE 4th Avenue and SE 16th Court, from RO to B-1.

Background

The applicant proposes to construct an eight-story mixed use building on a block currently zoned B-1 and RO. The block is bounded by S. Federal Highway on the east, SE 17th Street on the south, SE 4th Avenue on the west and SE 16th Court on the north. The applicant is proposing to rezone the RO portion of the site to B-1 so the entire parcel is zoned B-1, which permits mixed use projects. A location map is included as Exhibit 1. The site plan of the area to be rezoned is included as Exhibit 2. The application and applicant's narratives are included as Exhibit 3 and 4.

The Development Review Committee (DRC) reviewed the rezoning application on December 13, 2016 and all comments have been addressed. The application was reviewed by the Planning and Zoning Board (PZB) on June 21, 2017, and was recommended for approval by a vote of 7-0. The staff report and minutes from the PZB meeting are included as Exhibits 5 and 6.

Per the Unified Land Development Regulations (ULDR) requirements, the following criteria have been reviewed as part of the rezoning application:

- 1) The zoning district proposed is consistent with the City's Comprehensive Plan;

The development site is split between the B-1 and RO zoning districts. The Applicant is proposing to rezone the west portion of the development site from RO to B-1 to be consistent with the zoning classification of the east portion of the

development site. The B-1 zoning district is consistent with the underlying land use designation of South Regional Activity Center ("SRAC"), which permits commercial uses, residential uses, and mixed-use developments, among others. The underlying land use is intended to facilitate mixed-use development, encourage mass transit, reduce the need for automobile travel, provide incentives for quality development, and give definition to the urban form. Mixed-use developments are expressly contemplated in the SRAC land use guidelines and are an allowed use in the B-1 zoning district.

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

The character of development in or near the area supports the rezoning. The area is characterized by a diverse mixture of uses such as retail, service, community facility, and residential uses. Specifically, the area includes a hospital and large scale retail developments along Federal Highway to the east, community facility uses to the west, single and multi-family residential uses to the north, and residential/office uses to the south. The proposed zoning is consistent with the general pattern of development along the Federal Highway corridor.

- 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 rezoning of the property to B-1 is generally compatible with the mix of uses surrounding the subject property. The area is characterized by commercial uses along Federal Highway and the SE 17th Street corridor, community facility uses to the west, single and multi-family residential uses to the north, and residential/office uses to the south of the property. The parcel to be rezoned is surrounded by the following zoning districts:

North - B-1 and RO South - B-1 and RO
West - Community Facilities (CF)/RO East - B-1

The proposed rezoning to B-1 would permit the development site to be unified under commercial zoning and developed in accordance with the same zoning standards as they currently apply along Federal Highway and SE 17th Street. The proposed rezoning is compatible with surrounding districts and uses.

The rezoning request is subject to the public participation requirements established in Sec. 47-27.4 of the ULDR. As indicated by the applicant, public participation meetings were held on November 22, 2016, January 4th, January 11th, March 7th and March 8th of 2017 in order to offer the neighborhood associations surrounding the property the opportunity to learn about the proposed project.

The City Commission shall hold a public hearing to consider whether the application request meets the criteria for rezoning. As part of the review, the City Commission will consider the record and recommendations forwarded by the Department of Sustainable Development (DSD), the PZB, as well as the public's comments made in relation to the rezoning. The records and recommendations are available upon request.

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 Business Development Cylinder of Excellence, specifically advancing:

- Goal 6: Be a well-positioned City within the global economic and tourism markets of the South Florida region, leveraging our airports, port and rail connections.
- Objective 2: Facilitate a responsive and proactive business climate.

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

Related CAM

#17-1098

Attachments

Exhibit 1 - Location Map

Exhibit 2 - Site Plan and Sketch & Legal

Exhibit 3 - Application

Exhibit 4 - Applicant's Narratives

Exhibit 5 - May 17 Staff Report heard at June 21, 2017 PZB Meeting

Exhibit 6 - (draft) Minutes from the June 21, 2017 PZB Meeting

Exhibit 7 - Ordinance

Prepared by: Randall Robinson, Planner III, Sustainable Development

Department Director: Anthony Fajardo, Sustainable Development