



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

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

DATE: December 2, 2014

TITLE: QUASI-JUDICIAL – FIRST READING OF ORDINANCE – Rezone from
Residential Office (RO), Planned Residential Office (ROC) and Residential
Mid Rise Multifamily/Medium High Density District (RMM-25) to Boulevard
Business (B-1) – Holman Automotive, Inc. - Case Z14003

Recommendation

It is recommended that the City Commission introduce an ordinance rezoning a 53,267 square-foot parcel of land, located west of Federal Highway between SE 14th Court and SE 15th Street, from Residential Office (RO), Planned Residential Office (ROC) and Residential Mid Rise Multifamily/Medium High Density District (RMM-25) to Boulevard Business (B-1).

Background

Pursuant to criteria outlined in ULDR Section 47-24.4.D, Rezoning, the project was reviewed by the Planning and Zoning Board (PZB) on September 17, 2014 and deferred to October 15, 2014, and was recommended for approval by a vote of 8-1. The application and report and the record of the PZB are available as Exhibits 2, 3 and 4 respectively. The sketch and description is provided as part of the attached ordinance. The applicant intends to redevelop the property in the future as an automobile dealership with a multi-story parking garage, including a vehicle display area and other ancillary uses. Accordingly a future site plan will require a separate review process.

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 (SRAC) 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 quality development that gives definition to the urban form. The proposed land use includes a mix of professional office and commercial uses that are consistent with other commercial uses adjacent to Federal Highway, while maintaining the mixed use character, which includes existing residential, office and medical uses to the west and south of the subject site. It is envisioned that the long-term vision for the future of the Federal Highway corridor within the SRAC land use district will be developed in a way that encourages high-quality commercial and retail uses, mixed with supporting office, multifamily and other residential development while allowing transitional opportunities and viable redevelopment options. As it exists today, the B-1 zoning frontage along Federal Highway is quite narrow and limits redevelopment opportunities.

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

The properties surrounding the applicant's project site include existing commercial development as well as office, medical and residential uses. Properties fronting along Federal highway are zoned B-1, and remaining parcels to the north, south and west include residential-office zoning categories including RO as well as residential uses categorized under the RMM-25 zoning district. The commercial uses directly to the north and south of the proposal extend beyond the existing B-1 zoning category. This request would extend the B-1 zone further to the west than the immediately surrounding properties, similar to the automotive dealership located north of the subject site at 1101 S. Federal Highway.

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 towards the internal neighboring streets from the main corridor. The RMM-25 zoned properties adjacent to the subject site include a variety of residential uses, including single-family, duplex, multi-family and residential/office uses. The general nature of the overall area includes a variety of commercial retail uses as well as office and medical uses. The hospital district to the west, which includes a significant number of properties and maintains a large presence in the general area, is likely to propose conceptual plans for future expansion.

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, south and across the Federal Highway corridor to the east are zoned Boulevard Business (B-1). To the west the properties are zoned Planned Residential Office (ROC) and 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 is in close proximity to Downtown Fort Lauderdale and encompasses an established commercial corridor that transitions westward into a mix of residential and office uses. Several parcels further to the north of the subject site span a similar commercial zoning depth along Federal Highway. Furthermore, an existing automotive dealership is located a half mile to the north of the subject 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 for rezoning.

Resource Impact

There is no fiscal impact associated with this action

Attachments:

Exhibit 1 – Location Map

Exhibit 2 – Applicant's Narrative

Exhibit 3 – PZB Staff Report October 15, 2014

Exhibit 4 – PZB Minutes from September 17, 2014 and October 15, 2014

Exhibit 5 – 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*.

Prepared by: Yvonne Redding, Planner II

Department Director: Greg Brewton, Sustainable Development