




REQUEST: Rezoning from Residential Office (RO) District to Boulevard Business (B-1) District

Case Number	Z17006
Applicant	HS 17th Street, LLC.
General Location	2.56-acre parcel of land between SE 16 th Court and SE 17 th Street, east of SE 4 th Avenue
Property Size	Development Site: 3.17 acres Rezone Parcel: 2.56 acres
Zoning	Rezone Residential Office (RO)
Proposed Zoning	Boulevard Business (B-1)
Existing Use	Restaurant, residential duplex and vacant
Proposed Use	Mixed Use project
Future Land Use Designation	South Regional Activity Center (S-RAC)
Applicable ULDR Sections	Sec. 47-24.4 Rezoning Criteria
Notification Requirements	Sec. 47-27.6 Sign Notice 15 days prior to meeting Sec. 47-27.6 Mail Notice (300 foot radius) 10 days prior to meeting Sec. 47-27.4. Public Participation
Project Planner	Randall Robinson, Planner III 

PROJECT DESCRIPTION:

The applicant is requesting to rezone a 2.56-acre parcel of land located between SE 16th Court and SE 17th Street, east of SE 4th Avenue from Residential Office (RO) District to Boulevard Business (B-1) District to allow for a mixed-use project incorporating a grocery store and 243 residential units. The parcel proposed to be rezoned is part of a larger 3.17 acre site on which an associated mixed-use development is proposed and which is also scheduled on this agenda. The sketch and legal description of the parcel proposed to be rezoned is included as Exhibit 1.

REVIEW CRITERIA:

Pursuant to Unified Land Development Regulations (ULDR) Section 47-24.4.D. Rezoning Criteria, 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 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. This 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, including a hospital, large scale retail developments along Federal Highway,

and single and multi-family residential uses, and commercial 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 of the property, 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 – CF/RO (Hospital)
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 currently apply along Federal Highway and SE 17th Street. The proposed rezoning is compatible with surrounding districts and uses.

Comprehensive Plan Consistency:

The property is designated South Regional Activity Center on the City's Future Land Use Map. The proposed rezoning request is generally consistent with the City's Comprehensive Plan Goals, Objectives and Policies. The B-1 zoning district is consistent with the underlying land use designation, which permits a variety of commercial uses, residential uses, and mixed-use developments. The proposed rezoning will allow for the development site to be unified under the same commercial zoning and developed in accordance with the same zoning standards as apply along Federal Highway and SE 17th Street.

The applicant has provided a narrative response to the criteria, which are attached to the plan sets as part of Exhibit 2. Staff concurs with applicant's assessment.

Public Participation

The Re-zoning request is subject to the public participation requirements established in ULDR Section 47-27.4. According to the applicant, five public participation meetings have been held between November, 2016 and March 2017 in order to offer the Poinciana Park, Harbordale and Lauderdale Harbors neighborhood associations surrounding the property the opportunity to learn about the proposed project.

The applicant's public participation meeting background information and affidavits are provided as Exhibit 3.

STAFF FINDINGS:

Staff recommends the Board approve this request consistent with:

ULDR Section Sec. 47-24.4 Rezoning Criteria

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 7: 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*.

PLANNING & ZONING BOARD REVIEW OPTIONS:

If the Planning and Zoning Board determines that the application meets the criteria as provided in this section, the Planning and Zoning Board shall recommend that the rezoning be approved or recommend a rezoning to a more restrictive zoning district than that requested in the application if necessary to ensure compliance with the criteria for the rezoning and if consented to by the applicant.

If the Planning and Zoning Board determines that the application does not meet the criteria provided for rezoning or if the applicant does not consent to a more restrictive zoning district, the Planning and Zoning Board shall deny the application and an appeal to the City Commission may be filed by the applicant in accordance with Section 47-26.B, Appeals.

EXHIBITS:

1. Sketch & Legal Description
2. Applicant's Narrative
3. Applicant's Public Participation Information

