



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

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

DATE: March 3, 2015

TITLE: QUASI-JUDICIAL – SECOND READING OF ORDINANCE – Rezoning
from Heavy Commercial/ Light Industrial (B-3) to Community Facility (CF)
– Broward Addiction Recovery Center - Case Z14007

Recommendation

It is recommended that the City Commission approve an ordinance rezoning a 71,414 square-foot (1.64 acre) portion of a parcel of land, located west of SW 3rd Avenue between SW 27th Street and SW 28th Street, from Heavy Commercial/Light Industrial (B-3) to Community Facility (CF) (see Exhibit 1 for location map).

Background

Pursuant to criteria outlined in Unified Land Development Regulations (ULDR) Section 47-24.4.D, Rezoning, the project was reviewed by the Planning and Zoning Board on December 18, 2014 and was recommended for approval by a vote of 6-1. The applicant's narrative and the Planning and Zoning Board staff report and meeting record are available as Exhibits 2, 3 and 4 respectively. A sketch and legal description is provided as part of the attached ordinance (see Exhibit 5). The applicant intends to develop the property with the Broward Addiction Recovery Center (BARC), which is a social service residential facility (SSRF). The site plan and SSRF use require conditional use approval under 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 Commercial on the City's Future Land Use Map. The proposed zoning district is consistent with the City's Comprehensive Plan in that the Commercial land use designation encourages a mix of uses including community facilities.

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

The character of the surrounding area is currently established with a mixture of community facility, government, industrial and recreation uses. The blocks in the immediate area have a similar zoning designation. The rezoning will create consistent zoning on the entirety of the site since the west portion of the property already contains a CF zoning designation, and will accommodate the type of facilities associated with the CF zoning category. The B-3 zoned portion of the site is the only B-3 zoning designation located within a three block radius.

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.

See criterion #2 above. Also, other government related community facilities and services in the area are located on the city blocks immediately to the north and west of the project site. The CF zoned properties around the project site include other established community/social service facility uses such as the Broward County Health Department, the Juvenile Assessment Center, and Seagull Alternative High School. The proposed rezoning is compatible with the existing development pattern of compatible uses and surrounding zoning districts that exist in the area.

The surrounding properties to the north and west are also zoned CF. The properties to the south and east are zoned Industrial (I), which are also compatible with the intended use of the subject property. The nearest residential properties are located over a quarter-mile to the west. The site's location is in close proximity to the major intersection of State Road 84 and SW 4 Avenue, which provides multiple transportation options to the community and social service facilities in the immediate area.

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 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

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*.

Attachments:

Exhibit 1 – Location Map

Exhibit 2 – Applicant’s Narrative

Exhibit 3 – Planning & Zoning Board Staff Report from December 18, 2014

Exhibit 4 – Planning & Zoning Board Minutes from December 18, 2014

Exhibit 5 – Ordinance

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