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

Case Number	Z15003
Applicant	Maximo Investments #00 Inc.
General Location	Northwest Corner of S. Federal Highway and Davie Boulevard
Proposed Address	1199 South Federal Highway
Property Size	Rezoning an 8,116 square foot (0.19 acres) portion of a 23,540 square foot (0.54 acre) parcel
Current Zoning	Portion to be Rezoned: Residential Office (RO) Remainder of Site: Boulevard Business (B-1)
Proposed Zoning	Boulevard Business (B-1)
Existing Use	Automotive Service Station (Gas Station and Convenience Store)
Proposed Use	Automotive Service Station (Gas Station and Convenience Store)
Future Land Use Designation	South Regional Activity Center (SRAC)
Applicable ULDR Sections	Sec. 47-24.4 Rezoning Criteria Sec. 47-25.2 Adequacy Criteria
Project Planner	Eric Engmann, Planner II

PROJECT DESCRIPTION:

The applicant is requesting to rezone an 8,116 square foot (0.19 acre) portion of a 23,540 square foot (0.54 acre) parcel located on the northwest corner of the intersection of South Federal Highway and Davie Boulevard. The request would rezone the western one-third of the site from Residential Office (RO) to Boulevard Business (B-1). The eastern two-thirds of the property is already zoned Boulevard Business (B-1). The location map is included with the staff report and the legal sketch and description of the area to be rezoned is included in the plan sets.

The applicant is requesting the rezoning in order to redevelop the entire parcel. The applicant has submitted an associated site plan (Case #A15010) as part of the Site Plan Level I (administrative review) process that would allow construction of a new automotive service station use. The Residential Office (RO) zoning does not allow for any active automotive service station components within the western portion of the site.

REVIEW CRITERIA:

As per Section 47-24.4.D of the City's Unified Land Development Regulations (ULDR), 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 SRAC 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. 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. The proposed zoning district is consistent with the vision of the area, with the commercial land use pattern along Federal Highway, and with the mixed-use land use pattern along Davie Boulevard.

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

There have been several recent plans to either redevelop or renovate the existing buildings along this portion of Davie Boulevard and South Federal Highway. The redevelopment of this site can be seen as a continuation of the renovation and redevelopment activities in the immediate area. Several of the other redeveloped properties have also required rezoning applications to create large enough sites to accommodate the proposed uses. The properties surrounding the applicant's parcel include existing commercial development as well as office, medical and residential uses. The context of this portion of the South Federal Highway and Davie Boulevard corridor is mixed-use in nature and includes commercial and office components fronting South Federal Highway and Davie Boulevard, as well as stand-alone office and residential uses extending towards the internal neighboring streets from the main corridors.

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 allow for the renovation of an established use on the property with an improved site layout and design as shown on the associated site plan (Case #A15010). Properties in the immediate area include a mixture of uses permitted within the Boulevard Business (B-1), Community Business (CB) and Residential Office (RO) zoning districts. The boundaries of these commercial zoning districts generally fluctuate in depth in order to accommodate specific uses.

The context of the area supports the proposed rezoning since the property abuts an office building to the west and an office use and retail shopping center to the north, across a 15 foot city alley. The site's location at the intersection of two major roadways on an established commercial corridor further justifies the site as a specific location suitable for the proposed Boulevard Business (B-1) zoning district.

Public Participation

The rezoning request is subject to the public participation requirements established in ULDR Sec.47-27.4. On May 5, 2015, notices were emailed to the four civic associations within 300 feet of the subject property, including the Downtown Fort Lauderdale (where the site is located), Harbordale, Poinciana Park and Rio Vista neighborhood associations. The applicant held a Public Participation meeting on May 19, 2015 at the agent's office in Fort Lauderdale. The agent presented the request and provided copies of the associated site plan. The applicant states in the summary that the residents were very pleased with the project, which is the same sentiment that has been expressed from neighbors to City staff. The concerns raised by the civic association members focused on the site plan itself and not the rezoning. These comments include replacing the proposed plaza at the corner of Davie Boulevard and South Federal Highway with landscaping, providing additional canopy trees and incorporating a bike rack into the design. These comments are similar to the comments raised by staff as part of the administrative review process.

The information and affidavits provided meet the Public Participation requirements for a rezoning application.

STAFF FINDINGS:

Staff recommends the Board approve this request as proposed and consistent with:

ULDR Sec. 47-24.4 Rezoning Criteria
ULDR Sec. 47-25.2 Adequacy Criteria

The applicant has provided a narrative response to the criteria, which is provided in the plan sets. Staff concurs with applicant's assessment and finds that the application meets the requirements.

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.

- Objective 2: Facilitate a responsive and proactive business climate.

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

PLANNING and 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 ULDR Section 47-26B, Appeals.