

**REQUEST:** Rezoning; from Planned Residential Office (ROC) and Residential Mid Rise Multifamily/Medium High Density District (RMM-25) to Boulevard Business (B-1).

<b>Case Number</b>	Z15002
<b>Applicant</b>	Holman Automotive, Inc.
<b>General Location</b>	Northeast corner of SE 15 Street and SE 4 Avenue
<b>Proposed Address</b>	417 SE 15 Street
<b>Property Size</b>	51,211 square feet (1.17 acres)
<b>Current Zoning</b>	Planned Residential Office (ROC) and Residential Mid Rise Multifamily/Medium High Density District (RMM-25)
<b>Proposed Zoning</b>	Boulevard Business (B-1)
<b>Existing Use</b>	Single-Family Residential and Assembly Hall
<b>Proposed Use</b>	Automotive Sales
<b>Future Land Use Designation</b>	South Regional Activity Center (SRAC)
<b>Applicable ULDR Sections</b>	Sec. 47-24.4 Rezoning Criteria Sec. 47-25.2 Adequacy Criteria
<b>Project Planner</b>	Thomas Lodge, Planner II

**PROJECT DESCRIPTION:**

The applicant is requesting to rezone 51,211 square feet (1.17 Acres) of land associated with Holman Automotive, Inc., located on the northeast corner of SE 15 Street and SE 4 Avenue, from Planned Residential Office (ROC) and Residential Mid Rise Multifamily/Medium High Density District (RMM-25) to Boulevard Business (B-1). The specific lots associated with the proposed rezoning include lots 11-17. The location map is included with the staff report. The legal sketch and description of the area to be rezoned is included in the plan sets.

The applicant is requesting a B-1 zoning category consistent with the previous rezoning requests approved by the Planning and Zoning Board on October 16, 2013, and October 15, 2014. The applicant has indicated that the property will be developed in the future as an automobile dealership, including vehicle display.

**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 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 use includes 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.

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. This request would extend the B-1 zone further to the west than the immediate surrounding properties.

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 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 maintains a large presence in the general area, which 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 parcels to the east on this block have previously been rezoned to Boulevard Business (B-1). Properties to the north and south are zoned Residential Mid Rise Multi Family/Medium Density District (RMM-25) and Residential Office (RO) respectively. The properties across SE 4 Avenue to the west are zoned Limited Residential Office District (ROA). The context of the area supports the proposed rezoning in that expanding the 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. Furthermore, an existing automotive dealership is located a half mile to the north of the subject site.

The applicant has provided a narrative response to the criteria, which is provided in the plan sets. Staff concurs with applicant's assessment.

#### **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

#### **STRATEGIC CONNECTIONS**

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the following:

**Business Development Cylinder of Excellence**, specifically advancing:

- **Goal 7:** Be a well-positioned City within the global economic and tourism markets of the SouthFlorida 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.