



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#15-0824

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

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

DATE: September 1, 2015

TITLE: Quasi-Judicial –Ordinance Rezoning from Planned Residential Office (ROC) and Residential Mid Rise Multifamily/Medium High Density District (RMM-25) to Boulevard Business (B-1) (Northeast Corner of Southeast 15 Street and Southeast 4 Avenue) – Holman Automotive, Inc. - Case Z15002

Recommendation

It is recommended that the City Commission adopt an ordinance rezoning 51,211 square feet of land located on the northeast corner of Southeast 15 Street and Southeast 4 Avenue, from Planned Residential Office (ROC) and Residential Mid Rise Multifamily/Medium High Density District (RMM-25) to Boulevard Business (B-1).

Background

The applicant, Holman Automotive Inc., has indicated that the property will be developed as an automotive sales facility for new and certified pre-owned vehicles. The applicant is requesting that the site be rezoned to B-1, consistent with previous rezoning applications approved by the City Commission on December 17, 2013, and December 17, 2014.

Pursuant to criteria outlined in the Unified Land Development Regulations (ULDR) Sections 47-24.4.D, Rezoning, and 47-25.2, Adequacy Requirements, the rezoning was reviewed by the Planning and Zoning Board (PZB) on May 20, 2015, and recommended for approval by a vote of 7-1. The location map and corresponding project narratives are provided as Exhibit 1 and Exhibit 2 respectively. The staff report and meeting minutes are attached as Exhibit 3 and Exhibit 4 respectively.

As per Section 47-24.4.D of the City's 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 Southeast 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 City Commission shall hold a public hearing to consider the application, the record and recommendations forwarded by the department and the PZB, and the public comments when determining whether the rezoning request meets the criteria for rezoning. The records and recommendations are available to the public upon request.

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 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, ports and rail connection.
- Objective 2: Facilitate a responsive and proactive business climate.

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

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Applicant's Narrative

Exhibit 3 – PZB Staff Report from May 20, 2015

Exhibit 4 – PZB Meeting Minutes from the May 20, 2015

Exhibit 5 – Ordinance

Prepared by: Thomas Lodge, Planner II, Department of Sustainable Development

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