



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#15-1001

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

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

DATE: September 16, 2015

TITLE: Quasi-Judicial –Ordinance Amending the Official Zoning Map – Maximo Investments #00 Inc., 1199 South Federal Highway - Case Number Z15003

Recommendation

It is recommended that the City Commission adopt an ordinance rezoning 8,116 square feet (0.19 acres) of land, located on the northwest corner of South Federal Highway and Davie Boulevard, from Residential Office (RO) to Boulevard Business (B-1).

Background

The applicant is requesting the rezoning in order to redevelop the entire parcel. The request would rezone the western one-third of the site from RO to B-1. The eastern two-thirds of the property is already zoned B-1. The RO zoning does not allow for any active automotive service station components within the western portion of the site. The applicant has submitted an associated site plan (Case #A15010) as part of the Site Plan Level I (administrative review) process to allow construction of a new automotive service station use on the property.

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 July 15, 2015, and recommended for approval by a vote of 5-0. The location map and corresponding applicant's narratives are provided as Exhibit 1 and Exhibit 2, respectively. The staff report and meeting minutes are attached as Exhibit 3 and Exhibit 4.

Per the ULDR requirements, the following criteria have been reviewed as part of the rezoning application:

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. The long-term vision for the future of the Federal Highway corridor within the SRAC land use district is to promote development 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 will continue the pattern of 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 existing 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 B-1 zoning district.

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 City staff as part of the administrative review process. The information and affidavits provided meet the Public Participation requirements for a rezoning application.

The City Commission shall hold a public hearing to consider the application, the record and recommendations forwarded by the Department of Sustainable Development and the PZB, as well as the public's comments when determining whether the rezoning request meets the criteria for rezoning. The records and recommendations are available upon request.

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 Vision Plan 2035: We Are Prosperous*.

Resource Impact

There is no fiscal impact associated with this action.

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Applicant's Narrative

Exhibit 3 – PZB Staff Report from July 15, 2015

Exhibit 4 – PZB Meeting Minutes from July 15, 2015

Exhibit 5 – Ordinance

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