

REQUEST: Site Plan Level IV; Rezoning; From Residential Mid Rise Multifamily/Medium Density District (RMM-25) to Exclusive Use – Parking Lot (X-P) with Commercial Flex Allocation, and Parking Reduction for proposed Medical Use.

Case Number	ZR15007
Applicant	WB Devine Investments LLC / Benedetti Medical Office Building
General Location	3025 E Commercial Boulevard
Property Size	24,200 SF (0.55 acres) / Rezoning of 9,500 SF (0.28 acres)
Zoning	Existing: (South Parcel) – Community Business (CB) (North Parcel) - Residential Mid Rise Multifamily / Medium Density District (RMM-25) Proposed: (South Parcel) - Community Business (CB) (North Parcel) - Exclusive Use – Parking Lot (X-P)
Existing Use	(South Parcel) - Restaurant (North Parcel) - Parking Lot
Proposed Use	(South Parcel) - Medical Use (North Parcel) - Parking Lot
Future Land Use Designation	(South Parcel) - Commercial (North Parcel) - Medium-High Residential
Applicable ULDR Sections	47-9.20, X-District Rezoning Criteria 47-24.4, Rezoning Criteria 47-25.2, Adequacy Requirements 47-25.3, Neighborhood Compatibility 47-28, Flexibility Rules
Project Planner	Eric Engmann, Planner II

PROJECT DESCRIPTION:

The applicant proposes to construct a 7,932 square-foot medical office building at 3025 E. Commercial Boulevard. The proposal includes the redevelopment of a surface parking lot, north of and directly across the alley that lies adjacent to the site. The subject north parcel of land, consisting of 9,500 square feet (0.28 acre), is proposed to be rezoned from: Residential Mid Rise Multifamily/Medium Density District (RMM-25) to: Exclusive Use - Parking lot (X-P), to serve the medical use. The application also includes a request for an associated parking reduction to reduce the amount of required on-site parking from 53 to 25 spaces. Metered parking exists directly abutting the property to the south.

PRIOR REVIEWS:

The Development Review Committee (DRC) reviewed the proposal on December 8, 2015. All comments have been addressed.

REVIEW CRITERIA:

As per the City's Unified Land Development Regulations (ULDR) Section 47-24.4.D, 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 parking lot site is designated Medium-High Residential on the City's Future Land Use Map. The X-P district provides the opportunity for certain low intensity commercial uses to be placed within a residential area in a manner compatible with the residential character of the area. The surface parking will accommodate parking for the use and will be buffered with landscaping and pedestrian improvements. The X-P zoning

designation is consistent with the City's Comprehensive Plan in that the proposed rezoning is permitted in this land use category, subject to the allocation of commercial flexibility acreage. The property is located in Flex Zone 40, which has 94.34 of commercial acres available for allocation. The application will require allocation of 0.22 acres of commercial flexibility.

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

Changes in the general area, including improvements to existing businesses along this stretch of Commercial Boulevard support the proposed redevelopment and supporting uses in the area, including associated parking needs. The application requires bringing an existing non-conforming parking lot into conformance with the City's ULDR, providing for a higher level of buffer and landscape treatments. The properties to the east and west of the site are also developed with parking lots. The properties to the north, across NE 51st Street, include a mix of townhouse and multi-family residential uses.

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 site proposed for rezoning is currently a legally non-conforming commercial parking lot. The proposed X-P zoning district is restricted to parking only and serves as a buffer between the existing residential and commercial area. The proposed rezoning request would result in the redevelopment of the existing surface parking lot and no additional uses will be permitted on the property that may impact the character of the surrounding area. The proposed rezoning would not represent a substantial change to the character of the surrounding area. The surrounding properties across the alley to the south are zoned Community Business (CB) and have a Commercial Land Use Designation, consistent with the medical use. The properties to the north, east and west are zoned Residential Mid Rise Multifamily/Medium Density District (RMM-25) and have a Medium-High Land Use designation.

As per ULDR Section 47-9.20.C, an application for a rezoning to an X district shall be reviewed in accordance with the following criteria:

1. The proposed site and use meet the conditions and performance criteria provided in this section.
2. The height, bulk, shadow, mass and design of any structure located on the site is compatible with surrounding properties and is consistent with the goals and objectives for the location of the property as provided in the comprehensive plan.

No associated structures are proposed on the site associated with the proposed application for rezoning to X-P. The revised site plan increases the conformity of the code by including additional landscape and buffer treatments adjacent to the residential use, as well as a new pedestrian access path. In association with the rezoning request for the surface parking lot, a one-story, 7,932 square-foot medical office building is proposed on the CB portion of the development. The proposed building is approximately 22-feet in height, a scale which is generally consistent with other development in the area.

The legal sketch and description of the area to be rezoned is included as part of the plan sets. The applicant has provided narrative responses to all criteria, including Section 47-25.2,

Adequacy Requirements and Section 47-25.3, Neighborhood Compatibility Requirements provided in the plans sets. Staff concurs with applicant's assessment.

Parking, Traffic and Circulation:

Vehicular ingress into the parking lot is provided from Commercial Boulevard across the alley. The lot can also be accessed from the adjacent site on the south. A total of 53 parking spaces are required for the proposed development. However, the applicant is proposing 25 total parking spaces as follows, six (6) spaces are proposed on the south parcel, abutting the new medical building site, and 19 are proposed on the X-P site for a parking reduction of 28 parking spaces. The breakdown is as follows:

As per ULDR Sec. 47-20, Parking Requirements

Medical Use (7,932 square feet) @ 1/150 square feet	=	53
TOTAL		53 parking spaces required
		25 parking spaces provided

To improve pedestrian connectivity in the area, a pedestrian walkway is provided from NE 51st Street to the main entrance of the building. Prior to Final DRC approval, all of the pages will be redesigned to match the parking configuration on the site plan page (A101), which indicates the three spaces that meet the Americans with Disability Act (ADA) requirements. For the parking reduction letter and analysis, please see Exhibit 1.

Public Participation

The rezoning, site plan and parking reduction requests are subject to the public participation requirements established in ULDR Sec.47-27.4. A notice was emailed to the contacts for the Landings Residential Association (location of the property) and the Coral Ridge Country Club Estate, which represents the civic associations within 300 feet of the subject property. The applicant held a Public Participation meeting on January 19, 2016 in Fort Lauderdale. The agent presented the request and provided copies of the area requested for vacation. The applicant's summary, presentation, and letter of support are attached as Exhibit 2.

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

STAFF FINDINGS:

Staff recommends the Board approve this request with condition as stated below, and consistent with:

ULDR Sections:

47-9.20, X-District Rezoning Criteria
47-24.4, Rezoning Criteria
47-25.2, Adequacy Requirements
47-25.3, Neighborhood Compatibility
47-28, Flexibility Rules

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 Neighborhood Enhancement Cylinder of Excellence, specifically advancing:

- Goal 5: Be a community of strong, beautiful, and healthy neighborhoods.
- Objective 2: Enhance the beauty, aesthetics, and environmental quality of neighborhoods.

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

PLANNING & ZONING BOARD REVIEW OPTIONS:

If the Planning and Zoning Board (PZB) determines that the application meets the criteria as provided in this section, the PZB 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 PZB 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 PZB shall deny the application and an appeal to the City Commission may be filed by the applicant in accordance with Section 47-26B, Appeals.

Exhibits

1. Parking Reduction Letter and Analysis
2. Public Participation Report