



**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 retail Use.

<b>Case Number</b>	ZR16002	
<b>Applicant</b>	825 Sunrise LLC	
<b>General Location</b>	825 E. Sunrise Blvd.	
<b>Property Size</b>	28,280 square feet (.6492 acres)	
<b>Existing Zoning</b>	Boulevard Business (B-1), Residential Mid Rise Multifamily/Medium Density (RMM-25)	
<b>Proposed Zoning</b>	B-1, Exclusive Use – Parking Lot (X-P)	
<b>Existing Use</b>	Vacant land	
<b>Proposed Use</b>	Retail storefronts, 8,902 square feet total	
<b>Future Land Use Designation</b>	Commercial	
<b>Applicable ULDR Sections</b>	47-9.20, X-District Rezoning Criteria 47-24.4, Rezoning Criteria 47-28, Flexibility Rules 47-20.3 Parking Reduction 47-25.2 Adequacy Requirements 47-25.3 Neighborhood Compatibility	
	<b>Required</b>	<b>Proposed</b>
<b>Lot Density</b>	N/A	N/A
<b>Lot Size</b>	N/A	28,280 square feet (.6492 acres)
<b>Lot Width</b>	N/A	135 feet
<b>Building Height</b>	150 feet	22 feet
<b>Structure Length</b>	N/A	121 feet – 6 inches
<b>Floor Area</b>	N/A	.3 Floor Area Ratio
<b>Landscape Area</b>	2,173 square feet	5,122 square feet
<b>Parking</b>	35 spaces	31 spaces on property + 4 on-street spaces
	<b>Required</b>	<b>Proposed</b>
<b>Setbacks/Yards</b>		
Front (S)	10 feet	14 feet
Side (E)	5 feet	5 feet
Side (W)	7 feet – 6 inches	7 feet – 6 inches
Rear (N)	12 feet	12 feet
<b>Notification Requirements</b>	Sec. 47-27.6 Sign Notice 15 days prior to meeting Sec. 47-27.6 Mail Notice (300 foot radius) 10 days prior to meeting Sec. 47-27.4. Public Participation	
<b>Project Planner</b>	Randall Robinson, Planner III	

**PROJECT DESCRIPTION:**

The applicant proposes to construct an 8,902 square-foot retail building at 825 E. Sunrise Boulevard. The northern portion of the parcel 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 retail use. The application also includes a request for an associated parking reduction to reduce the amount of required on-site parking from 35 to 31 spaces. 4 on-street parking spaces will be provided on NE 9<sup>th</sup> Avenue.

**PRIOR REVIEWS:**

The Development Review Committee (DRC) reviewed the proposal on May 24, 2016. All comments have been addressed. The DRC record is available on file with the Department of Sustainable Development.

**REVIEW CRITERIA:**

As per 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 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 46, which has 57.9 of commercial acres available for allocation. The application will require allocation of 0.309 acres of commercial flexibility.

2. The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration;

Changes in the general area, including improvements to existing businesses along this stretch of Sunrise Boulevard support the proposed redevelopment and supporting uses in the area, including associated parking needs. The properties to the east and west of the site are also developed with parking lots. The properties to the north include a mix of single-family, duplex, 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 vacant land. The proposed rezoning request would result in the redevelopment of the vacant land into a parking area to serve the retail use and no additional uses will be permitted on the property that may impact the character of the surrounding area. A 12 foot wide landscaped buffer will screen the parking area from the residential properties to the north. The proposed rezoning would not represent a substantial change to the character of the surrounding area. The properties to the east, west and south are zoned Boulevard Business (B-1) and have a Commercial Land Use Designation, consistent with the retail use. The properties to the north are zoned Residential Mid Rise Multifamily/Medium Density District (RMM-25) and have a Medium-High Land Use designation.

The surrounding properties to the north have a Land Use designation of Medium-High residential and a zoning classification of Residential Mid Rise Multifamily/Medium Density (RMM-25). The properties to the east, west and south have a Land Use designation of Commercial and zoning classification of Boulevard Business (B-1). The applicant has provided a narrative response to the criteria, attached to the plan sets. Staff concurs with applicant's assessment.

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 structures are proposed on the site associated with the proposed application for rezoning to X-P. In association with the rezoning request for the surface parking lot, a one-story, 8,902 square-foot retail building is proposed on the B-1 portion of the development. The proposed building is 22-feet in height, a scale which is 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 attached to the plans sets. Staff concurs with applicant's assessment.

**Parking, Traffic and Circulation:**

Vehicular ingress into the parking lot is provided from NE 9<sup>th</sup> Avenue. A total of 35 parking spaces are required for the proposed development. However, the applicant is proposing 31 total parking spaces. 23 spaces are proposed on the X-P section of the parcel and 8 spaces are proposed on the B-1 section, for a parking reduction of 4 parking spaces. The breakdown is as follows:

As per ULDR Sec. 47-20, Parking Requirements

Retail Use (8,902 square feet) @ 1/250 square feet	=	35
<b>TOTAL</b>		<b>35 parking spaces required</b>
		<b>31 parking spaces provided</b>

The Parking Reduction study by Kimley-Horn, dated March 21, 2016, concluded the following: the supply of 31 on-street spaces plus the construction of 4 public parking spaces adjacent to the site in the right-of-way of NE 9<sup>th</sup> Avenue is anticipated to satisfy the parking supply needs for this site. The documentation contained in the study demonstrates that it is appropriate to implement an alternate rate from City code parking requirements based upon site-specific unique conditions in accordance with section 47-20.3.5(b) of the City's Unified Land Development Code. Based upon multimodal transit, pedestrian and bicycle features and amenities, single-occupant vehicular trips to and from the site are anticipated to be reduced. With the addition of the four spaces being constructed by the applicant adjacent to the site, a total inventory of 20 standard and 1 ADA-accessible parking spaces will be provided within 700 feet of the site. The neighborhood-serving nature of the anticipated retail uses at the site are not anticipated to generate parking demands at the higher-end range of the parking demand scale for retail uses. Furthermore, ITE Parking Generation handbook demonstrates that a supply of 27 spaces is anticipated to meet the design demand for the site, including a 10% buffer. In addition, as this anticipated to be neighborhood serving retail, bicycle parking is provided for nearby residents.

To improve pedestrian connectivity in the area, a new sidewalk lined with 4 parallel parking spaces will be provided along the eastern border of the site, northward from the existing sidewalk on Sunrise Blvd. For the complete parking reduction 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 Lake Ridge Civic Association and the Victoria Park Civic Association, which represents the civic associations within 300 feet of the subject property. The applicant held a Public Participation meeting on June 2, 2016, in Fort Lauderdale. The agent presented the request and provided copies of the area requested for vacation. A letter of support, indicating the date of the presentation, is 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  
47-20.3 Parking Reduction  
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 Analysis
2. Public Participation Report

**Comprehensive Plan Consistency:**

The site is designated Commercial on the City's Future Land Use Map. The proposed rezoning is consistent with the City's Comprehensive Plan in that the proposed parking use is permitted in this land use category.