



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#17- 0422

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

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

DATE: May 2, 2017

TITLE: Quasi-Judicial – Ordinance – Rezone Portion of Site from Boulevard Business (B-1), General Business (B-2) and Intense Commercial Business District (B-3 County) to Heavy Commercial/Light Industrial Business District (B-3) – “Riverbend” – Riverbend Broward, LP. – 2201 W. Broward Boulevard – Case Z17001

Recommendation

It is recommended that the City Commission adopt an ordinance rezoning portions of the site located north of West Broward Boulevard, west of Northwest 22nd Avenue, east of Northwest 25th Avenue, and south of the North Fork New River from Boulevard Business (B-1), General Business (B-2) and Intense Commercial Business District (B-3 County) to Heavy Commercial/ Light Industrial Business District (B-3)

Background

Pursuant to criteria outlined in Sections 47-24.4.D Rezoning and 47-25.2 Adequacy Requirements of the Unified Land Development Regulations (ULDR), the rezoning was reviewed by the Planning and Zoning Board (PZB) on March 15, 2017, and recommended for approval by a vote of 8-0. The location map and corresponding narratives are provided as Exhibit 1 and Exhibit 2. The PZB staff report and meeting minutes are attached as Exhibit 3 and Exhibit 4.

The applicant seeks to rezone the site to facilitate its redevelopment as proposed in an associated Site Plan Level III application (Case # R16060) for the development of two buildings consisting of retail, office, self-storage, and warehouse use abutting a navigable waterway submitted by the applicant and conditionally approval by the PZB by a vote of 6-2 on March 15, 2017. The rezoning would designate the entire development site a single zoning category and make portions of the site zoned B-3 under the Broward County Zoning Code (this zoning district is a remainder of the County zoning prior to annexation into the City) subject to the City’s ULDR..

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 proposed development is designated Northwest Regional Activity Center and Commercial on the City of Fort Lauderdale's Future Land Use Plan Map. The proposed B-3 – Heavy Commercial/Light Industrial Business zoning district is consistent with the City's Comprehensive Plan in that the commercial business uses, wholesale and warehouse uses are all permitted in the North West Regional Activity Center and Commercial land use designations. The B-3 zoning district is intended to be located along major transportation arterials which have convenient access to the interstate. The proposed development is located immediately west of Interstate 95 on Broward Boulevard and according to the applicant will be conducting commercial business and warehousing.

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

The character of development in or near the area supports the rezoning. The proposed rezoning of the northern portion of the development site to B-3 will enable the applicant to unify the development site for commercial uses between industrial development to the west and commercial development to the south and east. The proposed rezoning will fit the character of the area because the commercial properties directly surrounding the site are zoned B-1 and B-2, which also allow the retail and self-storage facility uses, respectively. The area to the west of the property is comprised of industrial and manufacturing uses which is more intense than the uses permitted in this zoning category.

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 is located at a significant intersection at Broward Boulevard and SW 24th Avenue. The properties immediately north of the site are zoned Parks (P); Residential Multifamily Mid Rise / Medium High Density (RMM-25); and Residential Multi-Family / Low Rise / Medium Density (RMS-15). The zoning designations east of the site are General Business (B-2) and Boulevard Business (B-1) and directly south of the site is Boulevard Business (B-1). West of the site is Unincorporated Broward County.

The commercial properties directly surrounding the site are zoned B-1, and B-2, permit retail and self-storage facility uses, respectively. The area to the west of the property comprises of industrial and manufacturing uses which is more intense than the uses permitted in this zoning category.

The rezoning request is subject to the public participation requirements established in Sec. 47-27.4 of the ULDR. As indicated by the applicant, a public participation meeting was held on December 5, 2016 in order to offer the neighborhood associations surrounding the property the opportunity to learn about the proposed project.

The public participation meeting summary and affidavit are provided as Exhibit 5. The proof of ownership is attached as Exhibit 6.

The City Commission shall hold a public hearing to consider the application, the record and recommendations forwarded by the Department of Sustainable Development (DSD) 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.

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 6: Be a well-positioned City within the global economic and tourism markets of the South Florida region, leveraging our airports, port and rail connections.
- Objective 2: Facilitate a responsive and proactive business climate.

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

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Applicant's Narrative

Exhibit 3 – PZB Staff Report from March 15, 2017

Exhibit 4 – PZB Meeting Minutes from the March 15, 2017

Exhibit 5 – Public Participation Meeting Summary and Affidavit

Exhibit 6 – Proof of Ownership

Exhibit 7 – Ordinance

Prepared by: Karlanne Grant, Planner II, Sustainable Development

Department Director: Anthony Greg Fajardo, Sustainable Development