



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#24-0314

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

FROM: Susan Grant, Acting City Manager

DATE: May 21, 2024

TITLE: Public Hearing – Quasi-Judicial Ordinance Approving a Rezoning from Residential Multifamily Mid Rise/Medium High-Density (RMM-25) District to Uptown Urban Village Northeast (UUV-NE) District – City of Fort Lauderdale – 150 NW 68th Street – Cypress Development, LLC. – Case No. UDP-Z24002 – (**Commission District 1**)

Recommendation

Staff recommends the City Commission consider an ordinance rezoning 1.61 acres of land, located at 150 NW 68th Street from Residential Multifamily Mid Rise/Medium High-Density (RMM-25) District to Uptown Urban Village Northeast (UUV-NE) District.

Background

The City of Fort Lauderdale on behalf of the property owner, Cypress Development, LLC., is requesting to rezone 70,385 square feet (1.61 acres) of land located at 150 NW 68th Street from Residential Multifamily Mid Rise/Medium High-Density (RMM-25) District to Uptown Urban Village Northeast (UUV-NE) District to permit the development of a mixed-use project on the site. A development review application for the mixed-use project has not been submitted at this time. A location map of the subject site proposed to be rezoned is provided as Exhibit 1.

The subject property is located in the City's Uptown Project Area. The Uptown Master Plan and associated amendments to the Unified Land Development Regulations (ULDR) were adopted by the City Commission on November 5, 2019, Ordinance C-19-34. The ULDR amendments established new zoning districts for Uptown in order to implement the Uptown Master Plan. During the adoption, the City Commission requested staff examine potential incentives that would encourage property owners to rezone their property to the applicable new zoning district. A potential incentive was to have city staff process rezoning requests for property owners with their written consent at minimum cost to the property owners, with the exception of legal advertisement costs. Essentially, staff would complete the application requirements and public meeting process. The City Commission directed staff to proceed with this incentive. The property owner's consent forms are attached as Exhibit 2. The application, rezoning criteria narrative, and sketch and legal description of the area proposed to be rezoned is attached as Exhibit 3.

REVIEW CRITERIA:

Pursuant to the City's Unified Land Development Regulations (ULDR) Section 47-24.4.D, Rezoning Criteria, 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 property is currently zoned RMM-25 and has an underlying land use designation of Employment Center which is intended to encourage employment-based development, as well as retail, restaurant, office, service, business and residential uses. The proposed UUV-NE zoning district is consistent with this land use designation. Please refer to the Comprehensive Plan Consistency section within this report for additional information.

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

The development in the surrounding area is characterized mainly by office, hotel, and commercial uses with a lack of residential and mixed-use developments. Rather than adversely impacting the character of development in the area with more intense uses such as industrial manufacturing, the proposed rezoning to UUV-NE will have a positive impact by allowing for mixed-use development that will create a stronger tax base, add residential to the area, and will further the live, work, play environment that the City envisions for the area.

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 UUV-NE zoning district permitted uses are compatible with the surrounding zoning district's permitted uses in such that hotel, and mixed-use developments are permitted in both the existing and proposed zoning, with the addition of residential use permitted in the proposed zoning district as a mixed-use development. The City explicitly adopted the Uptown Master Plan to promote residential and mixed-use for the area. Furthermore, the Uptown Master Plan identifies specific character subareas that residential and mixed-use should be allowed which are more suitable, which is applicable in this request.

In addition to the criteria above, Florida Statute 723.083 outlines requirements regarding government action affecting the removal of mobile home owners, which states no agency of municipal, local, county, or state government shall approve any application for rezoning, or take any other official action, which would result in the removal or relocation of mobile home owners residing in a mobile home park without first determining that adequate mobile home parks or other suitable facilities exist for the relocation of the mobile home owners.

The applicant submitted the Pan American Estates Mobile Home Park Housing Study, prepared by The Urban Group, dated November 18, 2023, which analyzed the availability of mobile home parks or other suitable facilities for the relocation of mobile homeowners. The study established that there are adequate existing housing resources for the relocation of mobile homeowners at Pan American Estates Mobile Home Park, including mobile homes for rent and for sale, and conventional housing for rent or for sale within the Broward County area. In addition, the report indicates that many mobile homeowners meet the eligible criteria for mobile home moving expenses under the provisions of the Florida Mobile Home Relocation Corporation (FMHRC). Based on the information provided in the report staff concurs that there are sufficient existing housing opportunities to provide replacement housing for the mobile home occupants residing in Pan American Estates Mobile Home Park. The housing study is attached as Exhibit 4.

The Planning and Zoning Board (PZB) reviewed the application on February 21, 2024, and recommended approval by a vote of 9-0. The PZB meeting minutes and staff report are attached as Exhibit 5 and Exhibit 6, respectively. In addition, the public sign notice and affidavit for the February 21, 2024, PZB meeting is attached as Exhibit 7.

The City Commission shall consider the application and the record and recommendations forwarded by the Department and Planning and Zoning Board and public comments on the application to determine whether the application meets the criteria for a rezoning. If the City Commission determines that the rezoning meets the criteria for rezoning, the City Commission shall approve the change in zoning as requested in the application, or approve a change to a more restrictive zoning district than that requested in the application if necessary to meet the criteria provided for rezoning and if consented to by the applicant. If the City Commission determines that the proposed rezoning does not meet the criteria in, or if the applicant does not consent to a more restrictive zoning district, the City Commission shall deny the application.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a *2024 Commission Priority*, advancing the Housing Accessibility initiative.

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- Housing
- Goal 2: Enable housing options for all income levels
- Objective: Increase the availability of affordable housing

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

This item supports the *Advance Fort Lauderdale 2040 Comprehensive Plan* specifically advancing:

- The Neighborhood Enhancement Focus Area
- The Future Land Use Element
- Goal 2: The City shall encourage sustainable, smart growth which designates areas for future growth, promotes connectivity, social equity, preservation of neighborhood character and compatible uses.
- The Urban Design Element
- Goal 1: Promote high-quality and sustainable building design elements which complement the public realm.

Related CAM

24-0313

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Property Owner Consent Form

Exhibit 3 – Application, Rezoning Criteria Narrative, and Sketch & Legal Description

Exhibit 4 – Housing Study, The Urban Group, November 18, 2023

Exhibit 5 – February 21, 2024, PZB Meeting Minutes

Exhibit 6 – February 21, 2024, PZB Staff Report

Exhibit 7 – PZB Public Sign Notice and Affidavit

Exhibit 8 – Ordinance

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