



REQUEST: Rezoning from Residential Single Family and Duplex/Medium Density (RD-15) District to Residential Multifamily Low Rise/Medium Density (RM-15) District

CASE	UDP-Z25001	
APPLICATION TYPE	Rezoning	
APPROVAL LEVEL	Planning and Zoning Board Recommendation, City Commission Approval	
REQUEST	Rezoning from Residential Single Family and Duplex/Medium Density (RD-15) District to Residential Multifamily Low Rise/Medium Density (RM-15) District	
APPLICANT	ECOAR, LLC.	
AGENT	Heidi Davis Knapik, Gunster, Yoakley & Stewart, P.A.	
PROPERTY ADDRESS	1000 SW 26 th Street	
PROPERTY SIZE	217,843 square feet (5 acres)	
ABBREVIATED LEGAL DESCRIPTION	21-50-42 North 5 Ac of Foll Desc: SW1/4 of NE1/4 of NE1/4 of Said Sec 21	
ZONING DISTRICT	Residential Single Family and Duplex/Medium Density (RD-15) District	
PROPOSED ZONING DISTRICT	Residential Multifamily Low Rise/Medium Density (RM-15) District	
LAND USE	Medium Residential	
COMMISSION DISTRICT	4 – Ben Sorensen	
NEIGHBORHOOD ASSOCIATION	Edgewood Civic Association	
APPLICABLE ULDR SECTIONS	ULDR, Section 47-24.4 Rezoning Criteria ULDR, Section 47-25.2 Adequacy Requirements	
NOTIFICATION REQUIREMENTS	ULDR, Section 47-27.4, Public Participation ULDR Section 47-27.5, Mail Notice 10 days prior to meeting ULDR, Section 47-27.6, Sign Notice 15 days prior to meeting	
STATE STATUTE 166.033 EXPIRATION DATE	180-DAY EXPIRATION DATE	EXTENSION DATE
	February 8, 2026	N/A
ACTION REQUIRED	Recommend Approval, Recommend Rezoning to a More Restrictive Zoning District, or Deny the Application	
CASE PLANNER	Tyler Laforme, AICP Urban Planner III	TL 

PROJECT DESCRIPTION:

The applicant, ECOAR, LLC., is proposing to rezone 217,843 square feet of land (5 acres) located at 1000 SW 26th Street from Residential Single Family and Duplex/Medium Density (RD-15) District to Residential Multifamily Low Rise/Medium Density (RM-15) District. The parcel has an underlying land use designation of Medium Residential. The applicant is proposing to develop the parcel with a residential project, which will be reviewed by the Development Review Committee. A Location map is attached as Exhibit 1. The application, applicant's narrative responses, and sketch and legal description of the property proposed to be rezoned are attached as Exhibit 2.

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 proposed rezoning from RD-15 to RM-15 is consistent with the City's Comprehensive Plan in that the underlying future land use designation is Medium Residential and is consistent with the proposed zoning. Please refer to the Comprehensive Plan Consistency section herein 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 site is surrounded by properties zoned Boulevard Business (B-1) to the north, Community Facility/House of Worship and School (CF-HS) to the east, Residential Single Family and Duplex/Medium Density (RD-15) to the south, and Residential Single Family/Low Medium Density (RS-8) to the west. Rezoning this parcel would allow additional building typologies to be developed (as indicated in Table 1 in this report). The RD-15 zoning allows single-family, duplex, and cluster developments (conditional use approval), while the RM-15 zoning district permits these same uses in addition to allowing multifamily and townhouse developments. Both districts permit the same height and density. The proposed rezoning would be generally consistent with the pattern in the surrounding neighborhood and would retain a transition in zoning from the more intense B-1 zoning on the north to RD-15 zoning to the south.

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.

Pursuant to ULDR Section 47-5.2.A.6, parcels designated as RM-15 shall serve as a transition from medium-high and high-density multifamily housing to single family neighborhoods and shall be limited to locations on or within reasonable proximity to arterial or collector streets or generally near community facilities, office or commercial development.

The subject property is located just south of State Road 84 / Marina Mile Boulevard, which is a main arterial street, with commercial development and community facilities. The rezoning is consistent with the character of the area, and the proposed permitted uses offer a transition from the higher intensity uses to the surrounding single-family residential uses. The proposed rezoning would allow more building typologies, specifically multifamily and townhouse development.

A general comparison of permitted uses in each district is provided in Table 1. For a detailed list of uses, refer to ULDR Section 47-5.12, List of Permitted and Conditional uses, Residential Single Family/Duplex/Low Medium Density (RD-15) District, and ULDR Section 47-5.16, List of Permitted and Conditional uses, Residential Low Rise Multifamily/Medium Density (RM-15) District. A general comparison of dimensional requirements for each district is provided in Table 2. For a complete list of dimensional requirements refer to ULDR Section 47-5.32, Table of Dimensional Requirements for the RD-15 District, and ULDR Section 47-5.34, Table of Dimensional Requirements for the RM-15 District. The applicant has submitted project narratives outlining how the rezoning complies with the applicable sections of the ULDR.

Table 1: General Comparison of Zoning District Uses

EXISTING RD-15 ZONING DISTRICT	PROPOSED RM-15 ZONING DISTRICT
Residential Single Family/Duplex/Low Medium Density (RD-15) District	Residential Low Rise Multifamily/Medium Density (RM-15) District
<u>Permitted Uses:</u> Residential Uses • Single Family Dwelling (SFD) • SFD, Attached: Cluster • SFD, Attached: Zero-lot Line • SFD, Attached: Duplex/Two-Family • Community Residence, three residents max. • Community Residence, four to ten residents, with 1000' distance separation. Public Purpose Facilities • Active and Passive Park • Social Service Residential Facility, Level I	<u>Permitted Uses:</u> Residential Uses • Single Family Dwelling (SFD) • SFD, Attached: Cluster • SFD, Attached: Zero-lot Line • SFD, Attached: Duplex/Two-Family • SFD, Attached: Townhouses • Multifamily Dwelling, Coach Home • Multifamily Use • Community Residence, three residents max. • Community Residence, four to ten residents, with 1000' distance separation.

Child Day Care Facilities Family Daycare Home Urban Agriculture	- Multifamily Dwelling Public Purpose Facilities - Active and Passive Park - Social Service Residential Facility, Level I Child Day Care Facilities - Family Daycare Home - Urban Agriculture
Accessory Uses, Buildings and Structures	Accessory Uses, Buildings and Structures
<u>Conditional uses:</u> Residential Uses: - Family Community Residence, less than 1000' distance separation. - Transitional Community Residence, more than 4 residents/Family Community Residence, more than 10 residents/Community Residence, no license or certification available.	<u>Conditional Uses:</u> Residential Uses: - Family Community Residence, less than 1000' distance separation. - Transitional Community Residence, more than 4 residents/Family Community Residence, more than 10 residents/Community Residence, no license or certification available. Lodging - Bed and Breakfast Dwelling Mixed Use Development Public Purpose Facilities - House of Worship - School - Social Service Facility, Level II

Table 2: General Comparison of Dimensional Standards

	EXISTING RD-15 ZONING DISTRICT	PROPOSED RM-15 ZONING DISTRICT
	Residential Single Family/Duplex/Low Medium Density (RD-15) District	Residential Low Rise Multifamily/Medium Density (RM-15) District
MAXIMUM BUILDING HEIGHT	35 feet	35 feet
FLOOR AREA RATIO (FAR)	N/A	N/A
MINIMUM FRONT SETBACK	25 feet, (15 feet for "Cluster" Use)	25 feet, (15 feet for "Cluster" Use)
MINIMUM CORNER YARD SETBACK	25% of lot width but not less than 10 ft. nor greater than 25 feet	25% of lot width but not less than 10 ft. nor greater than 25 feet
	25 feet when abutting a waterway	25 feet for "multifamily dwelling" use 20 feet when abutting a waterway
MINIMUM SIDE YARD SETBACK	5 feet, up to 22 feet in height	5 feet, up to 22 feet in height 10 feet, up to 22 feet in height for "bed and breakfast" use
	Where a building exceeds 22 feet in height, that portion of the building above 22 feet in height shall be set back an additional one foot per one foot of additional height. 25 feet when abutting a waterway	Where a building exceeds 22 feet in height, that portion of the building above 22 feet in height shall be set back an additional one foot per one foot of additional height. 10 feet for "multifamily dwelling" use 20 feet when abutting a waterway
MINIMUM REAR SETBACK	15 Feet 25 Feet when abutting a waterway	15 Feet - Single family dwelling (SFD) - SFD, Attached: Duplex/Two family - SFD, Attached: Zero-lot line - SFD, Attached: Cluster

		20 Feet when abutting a waterway 20 feet • Townhouse use, • Multifamily Dwelling use • Bed and Breakfast use
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COMPREHENSIVE PLAN CONSISTENCY:

The City's Future Land Use Map indicates this property has a future land use designation of Medium Residential. The Medium designation is intended to allow development or redevelopment of residential housing at a low/medium density not exceeding 15 units per acre.

A portion of the subject property is designated as Environmentally Sensitive Land, Site #77, as depicted on Broward County's Natural Resource Map, per the Broward County Land Use Plan. Site #77 is privately owned but not managed for preservation. The applicant will need to process an application with the Broward County Planning Council to remove the designation, if required, as well as obtain an Environmental Resource Permit from Broward County, which will evaluate any required mitigation or restoration measures. Future development applications, such as a proposed site plan, will need to address potential solutions for loss of tree canopy or other environmental impacts as determined by Broward County.

PUBLIC PARTICIPATION

The proposed rezoning request is subject to the public participation requirements established in the ULDR, Section 47-27.4. This section states that public outreach should include any city-recognized civic association within 300 feet of the property. The applicant conducted a public participation meeting on August 14, 2025, to provide an opportunity for comments from the public. In addition, there is a mail notification requirement to property owners within 300 feet of the property, which was completed and mailed on August 28, 2025.

This request is subject to public sign notification requirements established in ULDR, Section 47-27.4 to notify of the public hearing. Two signs were posted on the property fronting the two street frontages for notice of the Planning and Zoning meeting. The public participation meeting summary and affidavit are attached as Exhibit 3, the mail notice and list of addresses is attached as Exhibit 4 and the public sign notice and affidavit are attached as Exhibit 5.

PLANNING & ZONING BOARD REVIEW OPTIONS:

The Planning and Zoning Board shall consider the application and make a determination based on the criteria in ULDR Section 47-24.4, Rezoning Criteria.

If the Planning and Zoning Board determines the application meets criteria as provided in this section, the Planning and Zoning Board 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 criteria for the rezoning and if consented to by applicant.

If the Planning and Zoning Board 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 Planning and Zoning Board shall deny the application and an appeal to the City Commission may be filed by the applicant in accordance with ULDR Section 47-26.B, Appeals.

The applicant has submitted project narratives outlining how the rezoning complies with the applicable sections of the ULDR, attached as Exhibit 2, to assist the Board in determining if the proposal meets the criteria.

EXHIBITS:

1. Location Map
2. Application, Applicant's Narrative Responses, and Sketch and Legal
3. Public Participation Meeting Summary and Affidavit,
4. Mail notice and Address List
5. Public Sign Notice and Affidavit