



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#25-1013

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

FROM: Rickelle Williams, City Manager

DATE: November 18, 2025

TITLE: Public Hearing - Quasi-Judicial Ordinance Approving a Rezoning from
Residential Single Family and Duplex/Medium Density (RD-15) District to
Residential Multifamily Low Rise/Medium Density (RM-15) District - Case
No. UDP-Z25001 - 1000 SW 26 Street - (**Commission District 4**)

Recommendation

Staff recommends the City Commission consider an ordinance rezoning 217,843 square feet, approximately five (5) acres, of land located at 1000 SW 26 Street, from Residential Single Family and Duplex/Medium Density (RD-15) District to Residential Multifamily Low Rise/Medium Density (RM-15) District.

Background

The applicant is proposing to rezone the property to develop a residential townhouse project on the proposed site. The property is currently undeveloped and includes significant tree and shrub cover. A portion of the subject property is listed as Environmentally Sensitive Land, Site #77, on the Broward County's Natural Resource Map, per the Broward County Land Use Plan. Site #77 is privately owned and not managed for preservation. The applicant will need to obtain an Environmental Resource Permit from Broward County, which may identify required mitigation or restoration measures with future development.

The underlying land use designation is Medium Residential and is consistent with the proposed rezoning. A location map of the parcel proposed to be rezoned is included as Exhibit 1. The application, applicant's responses to criteria and sketch and legal description are provided as Exhibit 2.

On September 17, 2025, the Planning and Zoning Board (PZB), acting as the local planning agency, reviewed the application and recommended approval (7-1) of the rezoning. A comparison of the permitted uses in each zoning district is included in Table 1. The PZB Staff Report is attached as Exhibit 3. The PZB meeting minutes are attached as Exhibit 4.

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 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 at a density no greater than 15 units per acre, which 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 (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 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 (RD-15) District, and ULDR Section 47-5.16, List of Permitted and Conditional uses, Residential Low Rise Multifamily/Medium Density (RM-15) District.

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 Child Day Care Facilities • Family Daycare Home Urban Agriculture	<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. 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

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.

Table 2: General Comparison of Dimensional Standards

	EXISTING RD-15 ZONING DISTRICT Residential Single Family/Duplex/Low Medium Density (RD-15) District	PROPOSED RM-15 ZONING 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 feet when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 feet 25 feet for "multifamily dwelling" use 20 feet when abutting a waterway
MINIMUM SIDE YARD SETBACK	5 feet, up to 22 feet in height 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	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. 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

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, consistent with the proposed rezoning.

In addition, a portion of the subject property is listed as Environmentally Sensitive Land, Site #77, on the Broward County's Natural Resource Map, per the Broward County Land Use Plan. Site #77 is privately owned but not managed for preservation. If required, the applicant will need to process an application with the Broward County Planning Council to remove the designation, as well as obtain an Environmental Resource Permit from Broward County, which will identify any required mitigation or restoration measures. Future development applications, such as a proposed site plan or plat, will need to

address potential solutions for the loss of tree canopy and 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 three hundred (300) feet of the property. On August 14, 2025, the applicant conducted a public participation meeting prior to the PZB meeting to provide an opportunity for comments from the public. In addition, there is a mail notification requirement to property owners within three hundred (300) feet of the property, which was completed and mailed on August 28, 2025. Two (2) signs were posted on the property along the two (2) street frontages for notice of the PZB meeting. The Public Participation Meeting Summary, Mail notice, Public Notice Sign, and Affidavits are attached as Exhibit 5.

The City Commission shall consider the application, the record, and recommendations forwarded by the Department and the Planning and Zoning Board and hear 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, 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, 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, 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 supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- Business Growth and Support Focus Area, Goal 6: Build a diverse and attractive economy.

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

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.
- Goal 3: Promote the advancement of great neighborhoods throughout the implementation of the Goals, Objectives and Policies of this plan in compliance with the Broward County Land Use Plan and State Regulations.

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Application, Applicant's Narratives and Sketch and Legal Description

Exhibit 3 – September 17, 2025, PZB Staff Report

Exhibit 4 – September 17, 2025, PZB Meeting Minutes

Exhibit 5 – Public Participation Summary, Notices, and Affidavits

Exhibit 6 – Business Impact Estimate

Exhibit 7 – Ordinance

Prepared by: Tyler Laforme, AICP, Urban Planner III, Development Services Department

Department Director: Anthony Greg Fajardo, Development Services Department