



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

FROM: Greg Chavarria, City Manager

DATE: June 6, 2023

TITLE: Second Reading – Quasi-Judicial Ordinance Approving a Rezoning from Residential Single Family/Medium Density (RDs-15) District to Residential Multifamily Low Rise/Medium Density (RM-15) District – Central City CRA NW Quadrant – City of Fort Lauderdale – Case No. UDP-Z22017 – **(Commission District 2)**

Recommendation

Staff recommends the City Commission consider an application for the rezoning of 41.4 acres of land from Residential Single Family/Medium Density (RDs-15) District to Residential Multifamily Low Rise/Medium Density (RM-15) District, for the area identified as the Central City CRA North-West Quadrant, bound by Powerline Road\NW 9th Avenue to the west, NW 16th Street to the north, NW 7th Avenue to the east, and NW 13th Street to the south.

Planning and Zoning Board Recommendation

On March 15, 2023, the Planning and Zoning Board recommended (8-0) a more restrictive zoning from RDs-15 to RM-15 for the area from the centerline of Powerline Road to midblock between NW 8th Avenue and NW 7th Terrace and to Residential Single Family Duplex/Medium Density District (RD-15) for the remainder of the area to NW 7th Avenue.

Background

The City is seeking to rezone the Central City Community Redevelopment Area (CRA) north-west quadrant based upon the Central City Community Redevelopment Area Plan and public outreach. The Application, Location Map, and Sketch and Legal Description are attached as Exhibit 1.

The City is undertaking this change in zoning as part of a larger initiative tied to the redevelopment program for the Central City CRA. This is the first step of an anticipated three step effort to amend the zoning code to create development opportunities in this target area. The Central City Redevelopment Plan identified that the residential areas within the CRA need more flexible zoning for additional redevelopment options and that some deteriorated, multifamily housing in the community should be targeted for redevelopment. The existing area is currently comprised of detached single-family dwellings as well as uses that are non-conforming within the current district such as duplex

and four-unit residential uses. Because the current RDs-15 zoning does not permit duplex, townhouse, or multifamily housing, the change in zoning to RM-15 will expand opportunities for property owners to redevelop residential properties that become conforming once the change in zoning takes place.

An extensive amount of public outreach has been done for the project. At least six public meetings were organized by Central City CRA and Development Services Department staffs allowing residents, CRA Board members, and the general public opportunities to learn about the proposed changes. Detailed information about the public outreach and participation is provided at the end of this memorandum.

In order to provide the greatest number of options for redevelopment in the area, City staff recommends that the entire area be rezoned from Residential Single Family/Medium Density (RDs-15) District to Residential Multifamily Low Rise/Medium Density (RM-15) District. At their March 15, 2023 meeting, the Planning and Zoning Board (PZB) recommended approval (8-0) to a more restrictive zoning of the area from the centerline of Powerline Road to the east side of NW 8th Avenue from Residential Single Family/Medium Density (RDs-15) District to Residential Multifamily Low Rise/Medium Density (RM-15) District and rezoning the portion of the area from the west side of NW 7th Terrace to the centerline of NW 7th Avenue from RDs-15 District to RD-15 District.

The item was initially reviewed by the Planning and Zoning Board (PZB) on November 16, 2022 and the item was deferred to January 18, 2023, and deferred again to April 19, 2023 in order to provide more time to respond to questions and concerns posed by the Board and to obtain additional community feedback. A presentation was made to the PZB on February 15, 2023, during “For the Good of the City” portion of the meeting, on next steps and staff made a request to present the new proposal at the March meeting. The Planning and Zoning Board voted (9-0) to schedule the rezoning on the March 15, 2023 PZB meeting. The March 15, 2023 staff report, minutes, and staff presentation are attached as Exhibits 2 and 3. The PZB minutes from the November 16, 2022, January 18, 2023, and February 15, 2023 PZB meetings are attached as Exhibit 4, Exhibit 5, and Exhibit 6, respectively. The City Commission approved (3-2) the rezoning on first reading at their meeting on May 17, 2023 approving staff’s recommendation to rezone the entire area to RM-15.

Review Criteria:

Pursuant to Section 47-24.4.D of the City’s Unified Land Development Regulations (ULDR), 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.*

Rezoning the property to RD-15 and RM-15 is consistent with the Medium Residential land use and applicable goals, objectives, and policies of the City’s Comprehensive Plan. Please refer to the Comprehensive Plan Consistency section of 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 proposed rezoning of the subject area to RD-15 and RM-15 will not adversely impact the character of development in or near the area under consideration. The property is surrounded by single family residential uses and parcels zoned Residential Single Family/Low Medium Density (RS-8) District, as well as Parks, Recreation and Open Space (P) District across Powerline Road to the west. There are single family and multifamily properties zoned RDs-15 to the north and east and properties zoned Residential Single Family/Duplex/Low Medium Density (RD-15) District to the south. The Thurgood Marshall Elementary School zoned Community Facility (CF) District is located to the south of the subject area. The Central City Redevelopment Plan recommended changes in the existing zoning to attract private developers and incentivize redevelopment. The current RDs-15 zoning does not permit duplex, townhouse, or multifamily housing and the change in zoning to RD-15 and RM-15 will expand opportunities for property owners to redevelop residential properties. 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.

- 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 intent of the RD-15 zoning district is to permit various types of single-family development that is designed in a manner that is compatible and complementary to the surrounding area. The intent of the RM-15 zoning district is to provide 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. With the arterial Powerline Road to the west, collector NW 13th Street to the south, the area to be rezoned will provide a transition from these roadways as well as Thurgood Marshall Elementary School to the residential development to the north, south, and east. The Central City Redevelopment Plan identified that the residential areas within the CRA need more flexible zoning for additional redevelopment options and that some deteriorated, multifamily housing in the community should be targeted for redevelopment.

Refer to Table 1 below for a comparison of permitted uses in each district. 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, ULDR Section 47-5.13. - List of Permitted and Conditional Uses, Residential Single Family/Medium Density (RDs-15) District, and ULDR Section 47-5.16 - List of Permitted and Conditional Uses, Residential Multifamily Low Rise/Medium Density (RM-15) District.

Table 1: Comparison of Zoning District Uses

<i>Existing Zoning District</i>	<i>Proposed Zoning District</i>	<i>Proposed Zoning District</i>
RDs-15 Residential Single Family/Medium Density District	RD-15 Residential Single Family Duplex/Medium Density District	RM-15 Residential Multifamily Low Rise/Medium Density District
Permitted Uses	Permitted Uses	Permitted Uses
Single Family Dwelling	Single Family Dwelling	Single Family Dwelling
Existing Dwelling Units	Single Family Dwelling, Attached, Duplex	Single Family Dwelling, Attached, Duplex
	Single Family Dwelling, Attached, Cluster (PZB Review Required) Single Family Dwelling, Zero Lot Line (PZB Review Required)	Single Family Dwelling, Attached, Cluster (PZB Review Required) Single Family Dwelling, Zero Lot Line (PZB Review Required)
		Single Family Dwelling, Attached, Townhouse
		Multifamily
Community Residence (Max 3 Residents)	Community Residence (Max 3 Residents)	Community Residence (Max 3 Residents)
Family Community Residence (4 to 10 Residents)	Family Community Residence (4 to 10 Residents)	Family Community Residence (4 to 10 Residents)
Public Purpose Facilities	Public Purpose Facilities	Public Purpose Facilities
Day Care Facilities	Day Care Facilities	Day Care Facilities
Accessory Uses, Buildings and Structures	Accessory Uses, Buildings and Structures	Accessory Uses, Buildings and Structures
Urban Agriculture	Urban Agriculture	Urban Agriculture
Conditional Uses	Conditional Uses	Conditional Uses
Family Community Residence (10+ residents)	Family Community Residence (10+ residents)	Bed and Breakfast
Transitional Community Residence (4+ residents)	Transitional Community Residence (4+ residents)	Mixed-Use Development (13 th Street only in this area)
Community Residence		House of Worship
		School
		Social Service Facility, Level II

Reference Table 2 below for a general comparison of dimensional requirements for each district. For a complete list of dimensional requirements reference ULDR Section 47-5.32. - Table of Dimensional Requirements for the RD-15 and RDs-15 Districts and ULDR Section 47-5.34. - Table of Dimensional Requirements for the RM-15 District.

Table 2: Comparison of Dimensional Requirements

Requirements	Existing Zoning District	Proposed Zoning District	Proposed Zoning District
	RDs-15	RD-15	RM-15
Maximum building	35'	35'	35'
Minimum front yard (ft.):	25'	25'	25'
Minimum side yard (ft.):	5'	5'	5'
Minimum rear yard (ft.):	15'	15'	15'/20' for townhouses
Corner yard(ft.)	No Less than 10'	No Less than 10'	No Less than 10'
Minimum Lot Width (ft.)	50'	50'	50'
Minimum Lot Size (Square Feet)	6,000 Single Family/Duplex	6,000 Single Family/Duplex	5,000 Single Family/Duplex 7,500Townhouses/Multifamily

Comprehensive Plan Consistency

The property is designated Medium Residential on the City's Future Land Use Map which permits up to 15 dwelling units per acre. The proposed rezoning to RM-15 complies with the future land use designation. Furthermore, the proposed rezoning is consistent with the City's Comprehensive Plan applicable goals, objectives, and policies, specifically Future Land Use Element Goal 2, Objective 2.4, which encourages revitalization of redevelopment areas. The change in zoning also implements Policy FLU 2.4.4 regarding implementing the Central City Community Redevelopment Area Plan's vision of a vibrant community with a successful mix of residential and commercial uses. The rezoning to RM-15 will help support the diversification of housing types and incentivize new residential development.

Public Participation:

The application is subject to the public participation requirements established under ULDR Section 47-24.1. F.14. Mail notifications were sent to property owners within 300 feet of the subject property. The first public participation meeting was held on October 11, 2022, to offer the neighborhood and surrounding properties the opportunity to learn about the proposed rezoning. Fifteen people attended the public participation meeting. Attendees asked questions and most were generally supportive of the rezoning. Staff also presented the rezoning to the Central City Alliance on February 27, 2023 and the South Middle River Civic Association on November 15, 2022 and February 28, 2023.

A second public participation meeting was held on March 1, 2023 which had 22 attendees. Prior to the meeting, staff mailed notices in English, Spanish and Haitian / Creole to property owners within the area to be rezoned and within 300 feet of the area advising of the public participation meeting and the planned public hearing of the Planning and Zoning Board on March 15, 2023. The notice was also emailed to the presidents of the South Middle River Civic Association, Middle River Terrace Neighborhood Association, Lake Ridge Civic Association and the Central City Alliance. Hard copies of the mail notices were hand delivered to the President of the Lauderdale Manors Neighborhood Association. Door notices were also delivered by hand by CRA staff to residences within the proposed

area and members of the South Middle River Civic Association also handed out copies of the mail notice to residents in the proposed area.

Participants stated during the March 1, 2023 public participation meeting that they would like to see blighted buildings on NW 8th Avenue improve. They also had several questions about how property owners and residents within the area to be rezoned may be affected. The participants' questions and staff responses are noted in the March 15, 2023 presentation to the Planning and Zoning Board attached as Exhibit 3.

In addition to the October 1, 2022 and March 1, 2023 public participation meetings, a total of 13 public participation meetings were held between 2018 and 2022, discussing the rezoning of the Central City Redevelopment Area. The Central City Redevelopment Advisory Board (CCRAB) reviewed potential rezoning of the Central City area during nine meetings, including five special meetings. At their regular meeting on October 10, 2022, the CCRAB recommended approval of the proposed rezoning application. Minutes from the October 10, 2022 meeting are attached as Exhibit 7.

This request is also subject to sign notification requirements established in ULDR, Section 47-27.4. The applicant posted eight signs along the right-of-ways in the subject area and has met the requirements of this section. Public comments received via email from January 2023 to March 2023 are attached as Exhibit 8. The public participation meeting summary, presentation materials, and affidavits are attached as Exhibit 9.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a *2022 Commission Priority*, advancing the Smart Growth initiative.

This item supports the *Press Play Fort Lauderdale Strategic Plan 2024*, specifically advancing:

- Business Development Focus Area.
- Goal 5: Build an attractive global and local economic community marketplace.
- Objective: Create a responsive and proactive business climate to attract emerging industries

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

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

- The Business Development Focus Area
- The Economic Development Element
- Goal 1: Enhance the economic competitiveness of Fort Lauderdale through policies that encourage retention and recruitment of business and industry which

provide living-wage employment and increased training and competitiveness of the local workforce.

Attachments

Exhibit 1 – Application, Location Map, and Sketch and Legal Description

Exhibit 2 – March 15, 2023 Planning and Zoning Board Staff Report

Exhibit 3 – March 15, 2023 Planning and Zoning Board Meeting Minutes and Presentation

Exhibit 4 – November 16, 2022, Planning and Zoning Board Meeting Minutes

Exhibit 5 – January 18, 2023 Planning and Zoning Board Meeting Minutes

Exhibit 6 – February 15, 2023 Planning and Zoning Board Meeting Minutes

Exhibit 7 – October 10, 2022 Central City Community Redevelopment Advisory Board Meeting Minutes

Exhibit 8 – Public Comments Received Via Email January-March 2023

Exhibit 9 – Public Participation Meeting Summaries, Presentations, and Affidavits

Exhibit 10 – Ordinance

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