



**CITY OF FORT LAUDERDALE  
City Commission Agenda Memo  
REGULAR MEETING**

**#20-0506**

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

**FROM:** Chris Lagerbloom, ICMA-CM, City Manager

**DATE:** August 18, 2020

**TITLE:** Public Hearing for a Quasi-Judicial Ordinance Approving a Rezoning from Residential Multifamily Mid-Rise / Medium-High Density District (RMM-25) to Planned Development District (PDD) with Associated Site Plan Approval for 39 Multifamily Residential Units – Towers Retirement Home, Incorporated – Case No. PDD19002 – **(Commission District 4)**

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**Recommendation**

It is recommended the City Commission consider an ordinance rezoning 0.73 acres of land legally described as Lots 1, 2, 3 and 4, Block 8, Beverly Heights, Plat Book 1, Page 30, of Public Records of Broward County, Florida, from Residential Multifamily Mid Rise/Medium High Density District (RMM-25) to Planned Development District (PDD) and approving a site plan for 39 multifamily residential units.

**Background**

The applicant, Towers Retirement Home, Incorporated, is proposing to redevelop the existing Towers Retirement Home into a residential multifamily project. The subject property is located at 824 NE 2<sup>nd</sup> Street and currently zoned RMM-25 with an underlying land use of Medium High Residential. The proposed project will contain a total of 39 residential units, which is the same number of units that exists on the site currently. A location map is attached as Exhibit 1.

The applicant is requesting to rezone the property from RMM-25 to a PDD and approval of a Site Plan Level IV development permit which together with the design narrative become the specific zoning regulations for the property rezoned consistent with Unified Land Development Code (ULDR), Section 47-37A.6, Application Requirements. The sketch and legal description of the area to be rezoned is attached as Exhibit 2. The application, project narratives, and PDD site plan are attached as Exhibit 3.

On November 17, 2015, the City Commission designated the property as a Historic Landmark. The current request was presented to the Historic Preservation Board (HPB) on February 3, 2020. The HPB approved three Certificates of Appropriateness, which included the complete demolition of the two-story accessory structure on the site, major alteration to rehabilitate the historic landmark, and the new construction of a four-story multifamily residential structure in the southwest corner of the parcel in the same location

as the existing two story accessory structure. The February 3, 2020 HPB meeting minutes are attached as Exhibit 4.

The Planning and Zoning Board (PZB) reviewed the application on June 17, 2020, and recommended approval by a vote of 8-0 subject to conditions. The June 17, 2020 PZB staff report, attached as Exhibit 5, includes a detailed analysis of the project, rezoning criteria, and conditions of approval. The June 17, 2020 PZB meeting minutes are attached as Exhibit 6.

Pursuant to City's ULDR, Section 47-37A.10, Review Process, no PDD rezoning application shall be approved except by the affirmative vote of a super majority of four (4) members of the City Commission.

Pursuant to the City's ULDR, Section 47-37A.10, Review Process, the City Commission shall hold a public hearing to consider the application and the record and recommendations forwarded by the department and the planning and zoning board and shall hear public comment on the PDD rezoning application and if it is determined that the rezoning meets the criteria of the ULDR may approve the application by the affirmative vote of a super majority of four (4) members of the City Commission.

### **Resource Impact**

There is no fiscal impact associated with this action.

### **Strategic Connections**

This item supports the Press Play Fort Lauderdale Strategic Plan 2024, included within the Neighborhood Enhancement Cylinder of Excellence, specifically advancing:

- The Neighborhood Enhancement Focus Area.
- Goal 4: Build a thriving and inclusive community of neighborhoods.
- Objective: Ensure a range of affordable housing options.

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

### **Attachments**

Exhibit 1 – Location Map

Exhibit 2 – Sketch and Legal Description of the Area to be Rezoned

Exhibit 3 – Application, Project Narratives, and PDD Site Plan

Exhibit 4 – February 3, 2020 HPB Meeting Minutes

Exhibit 5 – June 17, 2020 PZB Staff Report

Exhibit 6 – June 17, 2020 PZB Meeting Minutes

Exhibit 7 – Ordinance

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08/18/2020

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