



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

FROM: Lee R. Feldman, ICMA-CM, City Manager

DATE: August 22, 2017

TITLE: Quasi-Judicial – Ordinance – Rezone of 2.02 Acres from Mobile Home Park (MHP) to Residential Multifamily Mid Rise/Medium High Density District (RMM-25) - “Mini Lofts” – Mini Lofts, LLC. – 475 SW 27th Avenue – Case Z17002

Recommendation

It is recommended that the City Commission adopt an ordinance rezoning the site located on the northwest corner of SW 27th Avenue and SW 4th Place from Mobile Home Park (MHP) to Residential Multifamily Mid Rise/Medium High Density District (RMM-25).

Background

Pursuant to criteria outlined in the Section 47-24.4.D, *Rezoning* of the Unified Land Development Regulations (ULDR), the rezoning was reviewed by the Planning and Zoning Board (PZB) on March 15, 2017, and recommended for approval by a vote of 6-2. The location map and corresponding narratives are provided as Exhibit 1 and Exhibit 2, respectively. The PZB staff report and draft meeting minutes are attached as Exhibit 3 and Exhibit 4, respectively.

The applicant is requesting to rezone a 2.02-acre parcel of land located at 475 SW 27th Avenue from Mobile Home Park (MHP) to Residential Multifamily Mid Rise/Medium High Density District (RMM-25) to allow for a multifamily residential development.

Per the ULDR requirements, the following criteria have been reviewed as part of the rezoning application:

1. The zoning district proposed is consistent with the City's Comprehensive Plan;

The proposed zoning district, RMM-25, is consistent with the City's Comprehensive Plan in that the land use is Medium-High which allows up to 25 dwelling units per acre. In addition, the land use of the surrounding properties is designated Medium-High and Commercial to the north, south and east and Low-

Medium to the west. Therefore, the rezoning is compatible with the surrounding land use designation.

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

There have been no significant changes in the character of development in or near the area, and the proposed rezoning would not represent a change to the character of the neighborhood. The proposed use is consistent with the neighboring zoning districts.

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 surrounding properties are zoned RS-8, RMM-25, B-2 and MHP. Existing adjacent uses are as follows; existing single family and multifamily residential units located to the north, south and west, with an existing mobile home park located to the east across SW 27th Avenue. The proposed rezoning does not introduce a new use into this neighborhood, as the existing zoning to the north and south allows for multifamily residential developments. The applicant has provided a narrative response to the criteria, which is attached to the plan sets in Exhibit 1. Staff concurs with applicant's assessment of the rezoning criteria.

Comprehensive Plan Consistency

Staff has determined that the proposed rezoning is generally consistent with the City's Comprehensive Plan Goals, Objectives and Policies, including the Future Land Use Element, Goal 1, Objective 1.19, Neighborhood Compatibility, which states that future development shall be compatible with present neighborhood density and with Neighborhood Plans as a means to preserve the City's neighborhoods.

The City's Future Land Use Element and Map indicate that the site is located in the Medium-High Residential twenty five 25 dwelling units per acre land use designation. This designation permits a range of residential dwelling types up to the permitted density and other residential supportive uses such as parks, schools, community facilities, limited retail uses, and Special Residential Facilities. The proposed rezoning is consistent with the Medium-High Residential twenty five (25) dwelling units per acre land use designation as outlined in the Comprehensive Plan.

Public Participation

The rezoning request is subject to the public participation requirements established in Section 47-27.4 of the ULDR. The applicant has provided supporting documentation indicating that a public participation meeting was held on February 14, 2017 providing the neighborhood associations the opportunity to learn about the proposed project. The public participation meeting summary and affidavit are provided as Exhibit 5. The proof of ownership is attached as Exhibit 6.

The City Commission shall hold a public hearing to consider the application, the record and recommendations forwarded by the Department of Sustainable Development (DSD) and the PZB, as well as public comment received at the March PZB meeting. The records and recommendations are available upon request.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the Neighborhood Enhancement Cylinder of Excellence, specifically advancing:

- Goal 6: Be an inclusive community made up of distinct, complementary, and diverse neighborhoods.
- Objective 2: Ensure a range of housing options for current and future neighbors.

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

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Applicant’s Narrative

Exhibit 3 – PZB Staff Report from March 15, 2017

Exhibit 4 – PZB Meeting Minutes from the March 15, 2017

Exhibit 5 – Public Participation Meeting Summary and Affidavit

Exhibit 6 – Proof of Ownership

Exhibit 7 – Ordinance

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