



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

FROM: Greg Chavarria, City Manager

DATE: December 20, 2022

TITLE: Second Reading– Quasi-Judicial Ordinance Rezoning from Community
Facility (CF) District to Residential Multifamily Low Rise/Medium Density
(RM-15) District – 1700 N Andrews, LLC – Case No. UDP-Z22014 –
(Commission District 2)

Recommendation

Staff recommends the City Commission consider an application to rezone 0.77 acres of land from Community Facility (CF) District to Residential Multifamily Low Rise/Medium Density (RM-15) District.

Background

The applicant is seeking to rezone the east portion of 1700 North Andrews Avenue from Community Facility (CF) District to Residential Low Rise Multifamily/Medium Density (RM-15) District. The site is located east of North Andrews Avenue, south of NE 17th Court, and north of NE 16th Place in the South Middle River neighborhood. The entire site is 1.19 acres. The applicant is seeking to rezone the easternmost 0.77 acres from CF to RM-15 and the remaining westernmost 0.42 acres from CF to Community Business (CB) District, which is requested under an associated rezoning application (Case No. UDP-Z22015) also scheduled on this agenda. The site is currently vacant, and the applicant proposes to construct 11 townhouses on the portion of the property to be rezoned RM-15 and a commercial building on the portion of the site to be rezoned CB. Surrounding uses consist of townhouses and single-family homes to the east and south, and commercial businesses to the north and east along the North Andrews Corridor.

On September 21, 2022, the Planning and Zoning Board recommend approval of the rezoning by a vote of 9 to 0. The application, zoning and future land use map, and sketch and legal description are attached as Exhibit 1. The applicant's narrative responses to criteria and a conceptual site plan are attached as Exhibit 2. The September 21, 2022, Planning and Zoning Board Staff Report and Meeting Minutes are attached as Exhibit 3 and Exhibit 4, respectively.

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 RM-15 is consistent with the underlying future land use of Medium Residential. The proposed rezoning is consistent with the City's Comprehensive Plan applicable goals, objectives, and policies, specifically Future Land Use Element Goal 1, Objective FLU 1.1, Policy FLU1.1.1.9, which ensures the use and densities of the requested zoning district are compliant with the standards of the underlying Future Land Use designation.

Reference below section, titled Comprehensive Plan Consistency, 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.*

It is not anticipated that the rezoning will have any adverse impacts on the character of development in the area. The proposed rezoning expands the existing RM-15 zoning district that currently exists to the north and east of the site. Rezoning from CF to RM-15 decreases the intensity of future development and creates a transition area between existing residential uses to the east, south, and north of the site from existing and proposed commercial uses on North Andrews Avenue.

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 character of the area is suitable for the uses permitted in the proposed zoning district. The proposed RM-15 zoning is the same zoning designation as properties to the north and east of the site, which contain single-family and townhouse uses. To the south and southeast of the site, there are single family uses zoned Residential Single Family / Medium (RDs-15) Density District.

Refer to Table 1 for a comparison of permitted uses for the property's existing and proposed zoning districts. For a detailed list of uses, refer to ULDR Section 47-8.10. - List of permitted and conditional uses, CF District and ULDR Section 47-5.16. - List of permitted and conditional uses, RM-15 District.

Table 1: Comparison of Zoning District Uses

<i>Existing Zoning District</i>	<i>Proposed Zoning District</i>
Community Facility (CF)	Residential Multifamily (RM-15)
Permitted Uses	Permitted Uses
Public Facilities	Residential
Utilities	Lodging
Accessory Uses, Buildings and Structures	Public Purpose Facilities
Urban Agriculture	Child Care Facilities
Conditional Uses	Accessory Uses, Buildings and Structures
Cemetery, Crematory, Columbarium, Mausoleum	Urban Agriculture
College, University	Conditional Uses
Detention Center, Jail	Community Residence 4-10
Helistop	Community Residence, more than 10
Hospital, Medical and Public Health Clinic	Bed and Breakfast Dwelling
Indoor Firearms Range	Mixed Use Development
Marina	House of Worship
Social Service Residential Facility	School
Addiction Treatment Center	Social Service Facility, Level II
	Social Service Residential Facility
	Child Day Care Facilities, Large
	Nursing Home
	Watercraft Sales and Rental, new or used when accessory to a Marina

Refer to Table 2 for a general comparison of the dimensional requirements for the property’s existing and proposed zoning districts. For a complete list of dimensional requirements reference ULDR Section 47-8.30. - Table of Dimensional Requirements and ULDR Section 47-5.34. - Table of Dimensional Requirements for the RM-15 and RMs-15 Districts.

Table 2: Comparison of Dimensional Requirements

Requirements	<i>Existing Zoning District</i>	<i>Proposed Zoning District</i>
	Community Facility (CF)	Residential Multifamily Low Rise/Medium Density (RM-15)
Maximum building height (ft.)	60'	35'
Maximum FAR	1.0*	N/A
Minimum front yard (ft.):	25'	25'
Minimum side yard (ft.):	25'	5' to 10'
When Abutting Water	N/A	20'
Minimum rear yard (ft.):	25'	15' to 20'
When Abutting Water	N/A	20'
Corner yard(ft.)	25'	25% of lot width but not less than 10', nor greater than 25'

Comprehensive Plan Consistency

The property is designated Medium Residential on the City's Future Land Use Map. The proposed rezoning and associated uses are consistent with the Medium Residential future land use designation. The proposed rezoning aligns with Future Land Use Element Goal 1, Objective FLU 1.1, Policy FLU1.1.1.9 which ensures the use and densities of the requested zoning district are compliant with the standards of the underlying Future Land Use designation. The rezoning creates a residential buffer between the North Andrews Avenue corridor and existing low density residential neighborhoods, which is supported by Future Land Use Element, Goal 2, Objective FLU 2.1: which encourages the protection of existing and future residential neighborhoods from impacts created by more intense adjacent uses.

Public Participation

The application is subject to the public participation requirements established under ULDR Section 47-24.1. F.14. According to the applicant, mail notifications were sent to property owners within 300 feet of the subject property and a virtual public participation meeting was held on August 15, 2022, to offer the neighborhood and surrounding properties the opportunity to learn about the proposed rezoning. The public participation meeting had four people in attendance.

In addition, this request was subject to sign notification requirements established in ULDR, Section 47-27.4. The applicant posted three signs on the property and has met the requirements of this section. The public participation meeting summary and affidavits are attached as Exhibit 5.

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, Zoning and Future Land Use Maps, and Sketch and Legal Description

Exhibit 2 – Applicant’s Narrative Responses to Criteria and Conceptual Site Plan

Exhibit 3 – September 21, 2022, Planning and Zoning Board Staff Report

Exhibit 4 – September 21, 2022, Planning and Zoning Board Meeting Minutes

Exhibit 5 – Public Participation Meeting Summary and Affidavits

Exhibit 6 – Ordinance

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