



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

**#22-0170**

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

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

**DATE:** March 15, 2022

**TITLE:** Public Hearing - Quasi-Judicial Ordinance Approving a Rezoning of 0.164 Acres of Land Located South of SW 32nd Place, North of SW 33rd Street, East of SW 16th Terrace and West of SW 15th Avenue from Residential Single-Family Duplex/Medium Density District (RD-15) to Residential Multifamily Low Rise/Medium Density District (RM-15) - 3303 Community Development, LLC. - Case No. UDP-Z21002 - **(Commission District 4)**

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**Recommendation**

Staff recommends the City Commission consider an ordinance rezoning 7,182 square feet (0.164 acres) of land legally described as Tract 36 of F.A. Barrett's Subdivision, Plat Book 1, Page 46, of the Public Records of Dade County, Florida, from Residential Single-Family Duplex/Medium Density District (RD-15) to Residential Multifamily Low Rise/Medium Density District (RM-15) to become effective upon the recording of a restrictive covenant limiting the overall density of the development project to twelve (12) units per net acre.

**Background**

The applicant, 3303 Community Development, LLC., is requesting to rezone land located at 3303 SW 15th Avenue from RD-15 to RM-15 to permit the development of a proposed townhouse project on the site. The overall subject parcel is 32,268 square feet (0.74 acres) and a rezoning application for the remaining portion of the property is also scheduled on the March 15, 2022, City Commission agenda. The associated Site Plan Level II development application, Case No. UDP-S21044, is currently under review by the Development Review Committee (DRC). A location and zoning map of the project site is provided as Exhibit 1. The sketch and legal description of the area proposed to be rezoned is attached as Exhibit 2. The applicant's narrative responses to rezoning criteria are attached as Exhibit 3.

The Planning and Zoning Board (PZB) reviewed the application on October 20, 2021, and recommended approval by a vote of 8-1, subject to a condition accepted by the applicant to limit the overall development parcel to a maximum of 12 residential units through a restrictive covenant recorded in the official records of Broward County. The PZB meeting minutes are attached as Exhibit 4, the PZB staff report is attached as Exhibit 5, the public participation meeting summary is attached as Exhibit 6, and the public sign notice affidavit is attached as Exhibit 7.

The City Commission shall consider the application and the record and recommendations forwarded by the Department, Planning and Zoning Board and public comments on the application to determine whether the application meets the criteria for a rezoning.

### **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 2024* Strategic Plan, specifically advancing:

- Neighborhood Enhancement
- 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.

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.

### **Related CAMs**

CAM 22-0169

### **Attachments**

Exhibit 1 – Location and Zoning Map

Exhibit 2 – Sketch and Legal Description

Exhibit 3 – Applicant’s Narrative Responses to Rezoning Criteria

Exhibit 4 – October 20, 2021 PZB Meeting Minutes

Exhibit 5 – October 20, 2021 PZB Staff Report

Exhibit 6 – PZB Public Participation Meeting Summary and Affidavit

Exhibit 7 – PZB Public Sign Notice and Affidavit

Exhibit 8 – Ordinance

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