



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

**#23-0520**

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

**FROM:** Greg Chavarria, City Manager

**DATE:** July 5, 2023

**TITLE:** Public Hearing – Quasi-Judicial Ordinance Approving a Rezoning from Residential Mid Rise Multifamily/Medium High Density (RMM-25) District to Community Facility (CF) District – 1900, 1930 and 1940 NE 47 Street and 1901, 1911 and 1921 NE 46 Street– Holy Cross Hospital, Inc. and MAR Property Holdings, Inc.– Case No. UDP-Z22030 – **(Commission District 1)**

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**Recommendation**

Staff recommends the City Commission consider an ordinance rezoning 82,500 square-foot (1.89 acres) of land located at 1900, 1930 and 1940 NE 47 Street and 1901, 1911 and 1921 NE 46 Street from Residential Mid Rise Multifamily/Medium High Density (RMM-25) District to Community Facility (CF) District.

**Background**

The Applicant is requesting the rezoning to bring into compliance existing medical uses and to develop a future childcare facility on the subject site. A location map of the subject site is provided as Exhibit 1. The application and applicant's narrative responses to criteria are attached as Exhibit 2, and the sketch and legal description of the area proposed to be rezoned is attached as Exhibit 3.

The Planning and Zoning Board (PZB) reviewed the application on April 19, 2023, and recommended approval by a vote of 9-0. The PZB meeting minutes and staff report are attached as Exhibit 4 and Exhibit 5, respectively. In addition, the public sign notice and affidavit for the April 19, 2023, PZB meeting are attached as Exhibit 6.

**Review Criteria:**

Pursuant to the City's Unified Land Development Regulations (ULDR) Section 47-24.4.D, Rezoning Criteria, 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 CF is consistent with the underlying future land use of Medium-High Residential. Refer to the Comprehensive Plan Consistency section herein 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 changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration. Adjacent Commercial and Medium-High future land use designations and Boulevard Business (B-1) and RMM-25 zoning districts also permit community facility uses. The property has been owned by Holy Cross Hospital and used for medical office uses ancillary to the Holy Cross Hospital for over 50 years.*

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 uses permitted by the CF zoning district are compatible with the character of the surrounding districts and uses. The Community Facility District is intended to provide suitable locations for institutions serving public needs, including the administrative activities of a municipal, state or federal agency, religious facilities, educational facilities and other public purpose facilities which generally benefit the community. Adjacent residential uses are located to the west and east of the subject site on properties with the Commercial and Medium-High future land use designations and B-1 and RMM-25 zoning districts, where community facility uses are also permitted. The proposed rezoning will bring the zoning into conformance with the existing uses for hospital ancillary uses and the Holy Cross Hospital campus.*

The City Commission shall consider the application and the record and recommendations forwarded by the Department, PZB and public comments on the application to determine whether the application meets the criteria for a rezoning. If the City Commission determines that the rezoning meets the criteria for rezoning, the City Commission shall approve the change in zoning as requested in the application, or approve a change to a more restrictive zoning district than that requested in the application if necessary to meet the criteria provided for rezoning and if consented to by the applicant. If the City Commission determines that the proposed rezoning does not meet the criteria in, or if the applicant does not consent to a more restrictive zoning district, the City Commission shall deny the application.

### **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.
- The Urban Design Element
- Goal 1: Promote high-quality and sustainable building design elements which complement the public realm.

### **Attachments**

Exhibit 1 – Location Map

Exhibit 2 – Application and Applicant's Narrative Responses to Criteria

Exhibit 3 – Sketch and Legal Description

Exhibit 4 – April 19, 2023, PZB Meeting Minutes

Exhibit 5 – April 19, 2023, PZB Staff Report

Exhibit 6 – PZB Public Sign Notice and Affidavit

Exhibit 7 – Ordinance

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