



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#22-1030

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

FROM: Greg Chavarria, City Manager

DATE: December 06, 2022

TITLE: Public Hearing – Quasi-Judicial Ordinance Rezoning from Community
Facility (CF) District to Community Business (CB) District – 1700 N
Andrews, LLC – Case No. UDP-Z22015 – (Commission District 2)

Recommendation

Staff recommends the City Commission consider an application to rezone 0.42 acres of land from Community Facility (CF) District to Community Business (CB) District.

Background

The applicant is seeking to rezone the east portion of 1700 North Andrews Avenue from Community Facility (CF) District to Community Business (CB) 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 Civic Association Neighborhood. The entire site is 1.19 acres. The applicant plans to rezone the westernmost 0.42 acre from CF to CB and the remaining easternmost 0.77 acres from CF to Residential Low Rise Multifamily/Medium (RM-15) Density District, which is requested under an associated rezoning application (UDP-Z22014) also scheduled on this agenda. The site is currently vacant, and the applicant proposes to construct a commercial building on the area to be rezoned CB and 11 townhouses on the portion of the property to be rezoned to RM-15.

On September 21, 2022, the Planning and Zoning Board recommend approval of the rezoning by a vote of 8 to 1. The application, zoning and future land use maps, and sketch and legal description are attached as Exhibit 1. The applicant's narrative responses to criteria and 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.

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 CB is consistent with the underlying future land use of Commercial. 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 FLU 1.1.1.9, 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.*

The proposed rezoning expands the existing CB zoning district southbound along North Andrews Avenue, with an existing CB commercial corridor existing to the north and northwest of the site. It is not anticipated the rezoning will have an adverse impact on the surrounding commercial or residential uses, with the CB zoning district intended to meet the shopping and service needs of the community. The size and scale of development and allowable uses within the CB district are intended to limit impact on the surrounding residential neighborhoods to be served by the commercial business. The location and intention of the CB zoning district serve to provide the abutting community with easily walkable and accessible services. If approved, any commercial developments will have to comply with the Neighborhood Compatibility Requirements of the unified land development regulations (ULDR), that include, but are not limited to increased setbacks, buffer requirements, increased landscaping, walls, and building height restrictions for commercial uses abutting or within 100 feet of a residentially zoned and used property.

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 proposed is suitable for the uses permitted in the proposed zoning district. The east frontage of the property abuts North Andrews Avenue, a transit corridor. Properties to the north and northwest across Andrews Avenue are zoned CB and contain an education center and restaurant. The intent of the CB zoning district is to support local residential neighborhoods and to be situated along corridors, such as North Andrews Avenue. Uses to the north and northwest consist of CB zoning with commercial uses, which are consistent with the CB zoning request. To the east southeast exists single-family homes and townhouses within RDs-15 and RM-15 density districts, containing single family homes, duplexes, townhouses, and multifamily uses. To provide a buffer between the CB district the applicant has proposed designating the eastern portion of the property to RM-15 zoning, offering a transition buffer between the commercial corridor and residential interior.

Refer to Table 1 below for a comparison of permitted uses in each district. For a detailed list of uses, refer to ULDR Section 47-8.10. - List of permitted and conditional uses,

Community Facility (CF) District and ULDR Section 47-6.10. - List of permitted and conditional uses, Community Business (CB) District.

Table 1: Comparison of Zoning District Uses

<i>Existing Zoning District</i>	<i>Proposed Zoning District</i>
Community Facility (CF)	Community Business (CB)
Public Facilities	Automotive
Utilities	Boats, Watercraft and Marinas
Accessory Uses, Buildings and Structures	Commercial Recreation
Urban Agriculture	Food and Beverage Service
Conditional Uses	Lodging
Cemetery, Crematory, Columbarium, Mausoleum	Public Purpose Facilities
College, University	Retail Sales
Detention Center, Jail	Services/Office Facilities
Helistop	Accessory Uses, Buildings and Structures
Hospital, Medical and Public Health Clinic	Urban Agriculture
Indoor Firearms Range	Conditional Uses
Marina	Marina
Social Service Residential Facility	Mixed Use Developments
Addiction Treatment Center	Social Service Residential Facility
	Hospital
	Adult Gaming Center
	Nursing Home

Reference Table 2 below for a general comparison of dimensional requirements for each district. For a complete list of dimensional requirements, reference ULDR Section 47-8.30. - Table of Dimensional Requirements and ULDR Section 47-6.20. - Table of dimensional requirements.

Table 2: Comparison of Dimensional Requirements

Requirements	<i>Existing Zoning District</i>	<i>Proposed Zoning District</i>
	Community Facility (CF)	Community Business (CB)
Maximum building height (ft.)	60'	150'
Maximum FAR	1.0	None
Minimum front yard (ft.):	25'	5'
Minimum side yard (ft.):	25'	5'
When Abutting Residential	N/A	10'
Minimum rear yard (ft.):	25'	0'
When Abutting Residential	N/A	15'
Corner yard (ft.)	25'	5'

Comprehensive Plan Consistency

The property is designated Commercial on the City's Future Land Use Map. The proposed rezoning and associated uses are consistent with the Commercial future land use designation. The proposed rezoning is in alignment 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 also promotes local economic development and the enhancement of small business development, furthering the Future Land Use Element, Goal 1, Objective ED 2.3 regarding small business development Initiatives, which prioritizes economic development efforts to attract and induce investment in local small businesses throughout the City.

Public Participation

The application is subject to the public participation requirements established under ULDR Section 47-24.1. F.14. Per 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.

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.

Related CAMs

22-1029

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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