



REQUEST: Rezoning from Residential Single Family/Medium Density (RDs-15) District to Residential Multifamily Low Rise/Medium Density (RM-15) District and Residential Single Family/Duplex/Low Medium Density District (RD-15)

CASE NUMBER	UDP-Z22017	
APPLICANT	City of Fort Lauderdale	
PROJECT NAME	Central City CRA North-West Quadrant Rezoning	
GENERAL LOCATION	Powerline Road\NW 9 th Avenue to the west, NW 16 th Street to the north, NW 7 th Avenue to the east, and NW 13 th Street to the south	
PROPERTY SIZE	41.4 Acres	
EXISTING ZONING	Residential Single Family/Medium Density (RDs-15) District	
PROPOSED ZONING	Residential Multifamily Low Rise/Medium Density (RM-15) District and Residential Single Family/Duplex/Low Medium Density District (RD-15)	
EXISTING USES	Single family and multifamily residential	
LAND USE	Medium Residential	
COMMISSION DISTRICT	District 2 – Steven Glassman	
NEIGHBORHOOD ASSOCIATION	South Middle River Civic Association	
SIZE OF AREA	1,803,384 square feet/41.4 acres	
APPLICABLE ULDR SECTIONS	47-24.4, Rezoning 47-25.2, Adequacy Requirements	
NOTIFICATION REQUIREMENTS	Sec. 47-27.6, Sign Notice Sec. 47-27.4, Public Participation Sec. 47-27.6, Mail Notice	
SECTION 166.033, FLORIDA STATUTES	180-day Expiration Date	Extension Date(s)
	May 12, 2023	No Extension
ACTION REQUIRED	Recommend Approval, Recommend a Rezoning to a More Restrictive Zoning District, or Deny	
PROJECT PLANNER	Lorraine Tappen, Principal Urban Planner <i>LT</i>	<i>CP</i>

PROJECT DESCRIPTION:

The City is seeking to rezone the Central City Community Redevelopment Area (CRA) north-west quadrant based upon the Central City Community Redevelopment Area Plan, public outreach on potential zoning changes and feedback received. The City is undertaking this change in zoning as a preliminary step, with additional efforts addressing rezoning and land use changes planned in the near future, to encourage redevelopment and revitalize the area. A portion of the area from the centerline of Powerline Road to the east side of NW 8th Avenue is proposed to be rezoned from Residential Single Family/Medium Density (RDs-15) District to Residential Multifamily Low Rise/Medium Density (RM-15) District. The portion of the area from the west side of NW 7th Terrace to the centerline of NW 7th Avenue is proposed to be rezoned from RDs-15 District to RM-15 District and RD-15 District. The existing area is currently comprised of detached single-family, duplex and four-unit residential uses.

The location map of the area proposed to be rezoned is attached as **Exhibit 1** and the application is attached as **Exhibit 2**.

PRIOR REVIEWS:

The item was initially reviewed by the Planning and Zoning Board (PZB) on November 16, 2022 and the item was deferred to January 18, 2023, and deferred again to April 19, 2023 in order to provide more time to respond to questions and concerns posed by the Board and to obtain additional community feedback. A presentation was made to the PZB on February 15, 2023, during "For the Good of the City" portion of the meeting, on next steps and staff made a request to present the new proposal at the March meeting. The Planning and Zoning Board voted (9-0) to schedule the rezoning on the March 15, 2023 PZB meeting. The minutes from the November 16, 2022, January 18, 2023, and February 15, 2023 PZB meetings are attached as **Exhibit 3**, **Exhibit 4**, and **Exhibit 5**, respectively.

Following the January 18, 2023 PZB meeting, staff mailed notices in English, Spanish and Haitian / Creole to property owners within the area to be rezoned and within 300 feet of the area advising of the public participation meeting and the planned public hearing of the Planning and Zoning Board on March 15, 2023. The notice was also emailed to the presidents of the South Middle River Civic Association, Middle River Terrace Neighborhood Association, Lake Ridge Civic Association and the Central City Alliance. Hard copies of the mail notices were hand delivered to the President of the Lauderdale Manors Neighborhood Association. Door notices were also delivered by hand by CRA staff to residences within the proposed area and members of the South Middle River Civic Association also handed out copies of the mail notice to residents in the proposed area.

The second public participation meeting had 22 people in attendance. From comment cards collected at the meeting, ten attendees support the rezoning, six were neutral, two oppose the rezoning, and two did not indicate a response. Participants asked questions about potential redevelopment proposed as a result of the rezoning and if they would receive notices. City staff responded that no development applications are currently proposed and that property owners would receive notice of new development based on the type of development and notice requirements. Staff clarified that uses such as zero lot line and cluster developments require a public hearing before the Planning and Zoning Board, but duplexes and other development types such as townhouses do not. In response to concerns about eminent domain and displacement of current tenants, staff clarified that property owners would be able to choose what they intend to do with their property and if they wish to improve, keep as is or redevelop. Several attendees commented that they like the effect of new townhomes on NW 17th Street on their neighborhood such as the addition of sidewalks and that they wished some of the properties with code violations within the proposed zoning area would improve.

Based upon the Planning and Zoning Board's recommendation and further analysis, the area to be rezoned to RM-15 is now limited and proposed from Powerline Road to the west side of NW 8th Avenue. The remaining area east to NW 7th Avenue is proposed to be rezoned to RD-15. The purpose of the change is to ensure similar types of residential uses along NW 8th Avenue, NW 7th Terrace and NW 7th Avenue.

Below are the Planning and Zoning Board's previous questions and responses:

1. Will the change in zoning increase density in the area to be rezoned?

There are 289 dwelling units in the area consisting of the following residential building types: 114 single-family homes, 73 duplexes, one triplex, seven four-unit residential buildings, and one vacant lot. The overall existing density of the area is approximately 9 dwelling units per net acre. The Future Land Use Designation of Medium Residential, the existing zoning and proposed zoning all permit up to 15 dwelling units per acre, so while redevelopment could result in some higher densities, it is not expected to exceed the existing requirements.

2. Is the RM-15 zoning district compatible with neighboring properties that are RDs-15?

The area was originally zoned RD-15 until 1999 when the area was rezoned to RDs-15 to improve the neighborhood by limiting any redevelopment to single-family, detached residential development. The RD-15 zoning district permits various types of single family development including duplex, townhouse, cluster, and zero lot line development and the intent is to allow residential development that is designed in a manner that is compatible and complementary to the surrounding area. The RM-15 zoning district also permits single family/townhouse and multifamily development in addition to these single family types of development. The intent of the RM-15 district is to provide areas in the city for single family residences and a variety of low-rise multifamily residences in a manner which ensures compatibility with adjacent development and existing residential neighborhoods. The way this has been achieved in recent developments in the City is through the code updates that were completed as part of the Neighborhood Design Criteria Revisions (NDCR) that went into effect in 2017. Amendments were adopted to help address common concerns with duplex/two-family, townhouse and cluster residential development. Key design elements include specific focus on the design of garages, front entries, vehicular area pavement and landscaping, which all have significant impact on neighborhood character. The amended code allows property owners to redevelop their properties in a more compatible manner, adding value to neighborhoods.

Throughout the City, the RM-15 zoning district can be found adjacent to the Residential Single Family/Low Medium Density District (RS-8), Residential Single Family Cluster Dwellings/Medium Density District (RC-15), and the Residential Single Family Duplex/Medium Density District (RD-15) zoning districts. Parcels in the RM-15 district are limited to locations on or within reasonable proximity to an arterial or collector street such as NW 9th Avenue/Powerline Road or near community facilities such as Marshall Thurgood Elementary School, located to the south of the proposed area. The RM-15 district has a maximum density of 15 dwelling units per net acre, which is consistent with the Residential Medium category of the City's Comprehensive Plan.

3. Will the RM-15 Zoning District result in townhouses with walls facing single family development?

Specific NDCR requirements, for townhouse, cluster, and duplex residential projects address fence and wall requirements which were modified to require that 75% of all fencing or walls along the front yard of a townhouse or cluster development must be of non-opaque materials such as vertical bars or picket fence. For other residential development types including single-family residential development or multifamily development abutting a right-of-way, no opaque, hedge, or wall shall be permitted to exceed two and one-half (2.5) feet.

4. Will the RM-15 Zoning District result in cluster or zero lot line residential development?

Cluster development is a permitted use in the RM-15 zoning district. However they are subject to a higher review by the Planning and Zoning Board, must meet density requirements and NDCR requirements which address the following design criteria: a minimum 25% of the front façade must be transparent glass and include a roofed landing, incorporate a shared driveway for the cluster units (or individual driveways from an alley) so there are no garages facing the street, parking must be placed on the side or rear of the cluster building, in addition to entrance, landscaping, sidewalk, and guest parking requirements.

5. Will the RM-15 zoning district result in less trees and landscaped area?

Single-family residential development, including zero lot line development, requires a minimum of four (4) trees with at least three (3) of the trees located in the front yard, one of which must be a shade tree. Other development types must have one tree for each 1,000 square feet in addition to vehicle use area requirements. Twenty percent of the trees in development, that is not single-family, must be shade trees. For development within the RM-15 zoning district, a minimum of thirty-

five (35%) of the gross lot square footage must be landscaped. The RDs-15 zoning district does not have a minimum landscaped area requirement. For multi-family, townhouse or cluster development, the ULDR requires at least twelve (12) additional ornamental shrubs for each one thousand (1,000) square feet of net lot area or portion thereof on top of the vehicular use requirements. All development types require street trees.

REVIEW CRITERIA:

Pursuant to ULDR Section 47-24.4.D, 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 RD-15 and RM-15 is consistent with the Medium Residential land use and applicable goals, objectives, and policies of the City's Comprehensive Plan. Please refer to the Comprehensive Plan Consistency section of this report 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 of the subject area to RD-15 and RM-15 will not adversely impact the character of development in or near the area under consideration. The property is surrounded by single family residential uses and parcels zoned Residential Single Family/Low Medium Density (RS-8) District, as well as Parks, Recreation and Open Space (P) District across Powerline Road to the west. There are single family and multifamily properties zoned RDs-15 to the north and east and properties zoned Residential Single Family/Duplex/Low Medium Density (RD-15) District to the south. The Thurgood Marshall Elementary School zoned Community Facility (CF) District is located to the south of the subject area. The Central City Redevelopment Plan recommended changes in the existing zoning to attract private developers and incentivize redevelopment. The current RDs-15 zoning does not permit duplex, townhouse, or multifamily housing and the change in zoning to RD-15 and RM-15 will expand opportunities for property owners to redevelop residential properties. 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.

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 intent of the RD-15 zoning district is to permit various types of single-family development that is designed in a manner that is compatible and complementary to the surrounding area. The intent of the RM-15 zoning district is to provide a transition from medium-high and high-density multifamily housing to single family neighborhoods, and shall be limited to locations on or within reasonable proximity to arterial or collector streets or generally near community facilities, office or commercial development. With the arterial Powerline Road to the west, collector NW 13th Street to the south, the area to be rezoned will provide a transition from these roadways as well as Thurgood Marshall Elementary School to the residential development to the north, south, and east. The Central City Redevelopment Plan identified that the residential areas within the CRA need more flexible zoning for additional redevelopment options and that some deteriorated, multifamily housing in the community should be targeted for redevelopment.

Refer to Table 1 below for a comparison of permitted uses in each district. For a detailed list of uses, refer to ULDR Section 47-5.12. – List of Permitted and Conditional Uses Residential Single Family/Duplex/Low Medium Density (RD-15) District, ULDR Section 47-5.13. - List of Permitted and Conditional Uses, Residential Single Family/Medium Density (RDs-15) District, and ULDR Section 47-5.16 - List of Permitted and Conditional Uses, Residential Multifamily Low Rise/Medium Density (RM-15) District.

Table 1: General Comparison of Permitted Uses

Existing Zoning District	Proposed Zoning District	Proposed Zoning District
<i>RDs-15 Residential Single Family/Medium Density District</i>	<i>RD-15 Residential Single Family Duplex/Medium Density District</i>	<i>RM-15 Residential Multifamily Low Rise/Medium Density District</i>
<i>Permitted Uses</i>	<i>Permitted Uses</i>	<i>Permitted Uses</i>
Single Family Dwelling	Single Family Dwelling	Single Family Dwelling
Existing Dwelling Units	Single Family Dwelling, Attached, Duplex	Single Family Dwelling, Attached, Duplex
	Single Family Dwelling, Attached, Cluster (PZB Review Required) Single Family Dwelling, Zero Lot Line (PZB Review Required)	Single Family Dwelling, Attached, Cluster (PZB Review Required) Single Family Dwelling, Zero Lot Line (PZB Review Required)
		Single Family Dwelling, Attached, Townhouse
		Multifamily
Community Residence (Max 3 Residents)	Community Residence (Max 3 Residents)	Community Residence (Max 3 Residents)
Family Community Residence (4 to 10 Residents)	Family Community Residence (4 to 10 Residents)	Family Community Residence (4 to 10 Residents)
Public Purpose Facilities	Public Purpose Facilities	Public Purpose Facilities
Day Care Facilities	Day Care Facilities	Day Care Facilities
Accessory Uses, Buildings and Structures	Accessory Uses, Buildings and Structures	Accessory Uses, Buildings and Structures
Urban Agriculture	Urban Agriculture	Urban Agriculture
<i>Conditional Uses</i>	<i>Conditional Uses</i>	<i>Conditional Uses</i>
Family Community Residence (10+ residents)	Family Community Residence (10+ residents)	Bed and Breakfast
Transitional Community Residence (4+ residents)	Transitional Community Residence (4+ residents)	Mixed-Use Development (13 th Street only in this area)
Community Residence		House of Worship
		School
		Social Service Facility, Level II

Reference Table 2 below for a general comparison of dimensional requirements for each district. For a complete list of dimensional requirements reference ULDR Section 47-5.32. - Table of Dimensional Requirements for the RD-15 and RDs-15 Districts and ULDR Section 47-5.34. - Table of Dimensional Requirements for the RM-15 District.

Table 2: Comparison of Dimensional Requirements

Requirements	Existing Zoning District	Proposed Zoning District	Proposed Zoning District
	RDs-15	RD-15	RM-15
Maximum building	35'	35'	35'
Minimum front yard (ft.):	25'	25'	25'
Minimum side yard (ft.):	5'	5'	5'
Minimum rear yard (ft.):	15'	15'	15'/20' for townhouses
Corner yard(ft.)	No Less than 10'	No Less than 10'	No Less than 10'
Minimum Lot Width (ft.)	50'	50'	50'
Minimum Lot Size (Square Feet)	6,000 Single Family/Duplex	6,000 Single Family/Duplex	5,000 Single Family/Duplex 7,500Townhouses/Multifamily

COMPREHENSIVE PLAN CONSISTENCY:

The property is designated Medium Residential on the City's Future Land Use Map which permits up to 15 dwelling units per acre. The proposed rezoning to RD-15 and RM-15 complies with the future land use designation. Furthermore, the proposed rezoning is consistent with the City's Comprehensive Plan applicable goals, objectives, and policies, specifically Future Land Use Element Goal 2, Objective 2.4, which encourages revitalization of redevelopment areas. The change in zoning also implements Policy FLU 2.4.4 regarding implementing the Central City Community Redevelopment Area Plan's vision of a vibrant community with a successful mix of residential and commercial uses. The rezoning to RM-15 will help support the diversification of housing types and incentivize new residential development.

PUBLIC PARTICIPATION:

The application is subject to the public participation requirements established under ULDR Section 47-24.1. F.14. Mail notifications were sent to property owners within 300 feet of the subject property. The first public participation meeting was held on October 11, 2022, to offer the neighborhood and surrounding properties the opportunity to learn about the proposed rezoning. Fifteen people attended the public participation meeting. Attendees asked questions and most were generally supportive of the rezoning. Staff also presented the rezoning to the Central City Alliance on February 27, 2023 and the South Middle River Civic Association on November 15, 2022 and February 28, 2023.

A second public participation meeting was held on March 1, 2023 which had 22 attendees. Prior to the meeting, staff mailed notices in English, Spanish and Haitian / Creole to property owners within the area to be rezoned and within 300 feet of the area advising of the public participation meeting and the planned public hearing of the Planning and Zoning Board on March 15, 2023. The notice was also emailed to the presidents of the South Middle River Civic Association, Middle River Terrace Neighborhood Association, Lake Ridge Civic Association and the Central City Alliance. Hard copies of the mail notices were hand delivered to the President of the Lauderdale Manors Neighborhood Association. Door notices were also delivered by hand by CRA staff to residences within the proposed area and members of the South Middle River Civic Association also handed out copies of the mail notice to residents in the proposed area. From comment cards collected at the meeting, eight attendees support the rezoning, six were neutral, two oppose the rezoning, and two did not indicate a response.

In addition, a total of 13 public participation meetings were held between 2018 and 2022, discussing the rezoning of the Central City Redevelopment Area. The Central City Redevelopment Advisory Board (CCRAB) reviewed potential rezonings of the Central City area during nine meetings, including five special meetings. At their regular meeting on October 10, 2022, the CCRAB recommended approval of the proposed rezoning application. Minutes from the October 10, 2022 meeting are attached as **Exhibit 6**.

This request is also subject to sign notification requirements established in ULDR, Section 47-27.4. The applicant posted eight signs along the right-of-ways in the subject area and has met the requirements of this section. The public participation meeting summary, presentation materials, and affidavits are attached as **Exhibit 7**. Public comments received via email from October 2022 to March 2023 are attached as **Exhibit 8**.

PLANNING & ZONING BOARD REVIEW OPTIONS:

The Planning and Zoning Board shall consider the application based on the review criteria of ULDR Section 47-24.4, Rezoning, found herein.

If the Planning and Zoning Board determines that the application meets the criteria as provided in Section 47-24.4, Rezoning, the Planning and Zoning Board shall recommend that the rezoning be approved or recommend a rezoning to a more restrictive zoning district than that requested in the application if necessary to ensure compliance with the criteria for the rezoning and if consented to by the applicant.

If the Planning and Zoning Board determines that the application does not meet the criteria provided for rezoning or if the applicant does not consent to a more restrictive zoning district, the planning and zoning board shall deny the application and an appeal to the city commission may be filed by the applicant in accordance with Section 47-26B, Appeals.

EXHIBITS:

1. Location Map
2. Application
3. Planning and Zoning Board Minutes, November 16, 2022
4. Planning and Zoning Board Minutes, January 18, 2023,
5. Planning and Zoning Board Minutes, February 15, 2023
6. Central City Redevelopment Advisory Board Minutes, October 10, 2023
7. Public Participation Meeting Summary, Presentation and Affidavits
8. Public Comments Received Via Email, January– March 2023