



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

**#17- 1099**

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

**FROM:** Lee R. Feldman, ICMA-CM, City Manager

**DATE:** October 17, 2017

**TITLE:** Quasi-Judicial – Ordinance – Rezone 2.67 Acres from Residential  
Multifamily Mid Rise/ Medium High Density (RMM-25) District to  
Community Facility (CF) District - “St. Thomas Aquinas High School” – St.  
Thomas Aquinas High School Inc.– 2801 SW 12th Street – Case Z17008

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**Recommendation**

It is recommended that the City Commission adopt an ordinance rezoning the site located on the northeast corner of SW 28<sup>th</sup> Avenue and SW 12<sup>th</sup> Street from Residential Multifamily Mid Rise/ Medium High Density (RMM-25) to Community Facility (CF).

**Background**

The applicant is requesting to rezone a 2.67 acre parcel of land located at 2801 SW 12<sup>th</sup> Street from Residential Multifamily Mid Rise/ Medium High Density (RMM-25) District to the Community Facility (CF) District to allow for a parking lot expansion to serve Saint Thomas Aquinas High School.

Pursuant to criteria outlined in the Section 47-24.4.D, *Rezoning* of the Unified Land Development Regulations (ULDR), the rezoning was reviewed by the Planning and Zoning Board (PZB) on August 16, 2017, and recommended for approval by a vote of 7-0. The location map and corresponding narratives are provided as Exhibit 1 and Exhibit 2, respectively. The PZB staff report and meeting minutes are attached as Exhibit 3 and Exhibit 4, respectively.

Per the ULDR requirements, the following criteria have been reviewed as part of the rezoning application:

1. The zoning district proposed is consistent with the City's Comprehensive Plan;

The proposed zoning district, CF, is consistent with the City's Comprehensive Plan in that community facilities designed to serve the residential area, such as schools and churches are permitted within the Residential Medium-High designation. In addition, the surrounding properties are designated Community

Facility to the north and Community Facility House of Worship (CF-H) District to the west. The rezoning is compatible with the surrounding zoning categories.

2. The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration;

There have been no significant changes in the character of development in or near the area, and the proposed rezoning would not represent a change to the character of the neighborhood. The proposed use is consistent with the neighboring zoning districts, as the expansion of the parking lot will continue to support the operation of the school, which is and allowed use in the CF zoning district.

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 surrounding properties have a land use designation of Residential Medium-High, Community Facility and Commercial, with zoning classifications of RMM-25, CF, CF-HS. The proposed rezoning does not introduce a new use into this neighborhood, as the existing zoning to the north and west allows for schools and parking, as accessory use to the school. The applicant has provided a narrative response to the criteria, which is attached to the plan sets as part of Exhibit 2. Staff concurs with applicant's assessment of the rezoning criteria.

### **Comprehensive Plan Consistency**

The property is designated Residential Medium-High (25 Units/Acre) on the City's Future Land Use Map. The proposed rezoning is generally consistent with the City's Comprehensive Plan Goals, Objectives and Policies, including the Future Land Use Element, Goal 1, Objective 1.1, Concurrency Management, Policy 1.1.4, which states that through the development review process, safe and convenient on-site vehicular movement, off-street parking, pedestrian safety measures and adequate access for service and emergency vehicles shall be ensured. Such improvements shall not impede flow on adjacent rights-of-way. Appropriate design standards will be reviewed and assessed at the time of site plan review.

### **Public Participation**

The rezoning request is subject to the public participation requirements established in Section 47-27.4 of the ULDR. The applicant has provided supporting documentation indicating that a public participation meeting was held on June 11, 2017 providing the neighborhood associations the opportunity to learn about the proposed project. The public participation meeting summary and affidavit are provided as Exhibit 5.

The City Commission shall hold a public hearing to consider the application, the record and recommendations forwarded by the Department of Sustainable Development (DSD) and the PZB, as well as public comment received at the August PZB meeting. The records are available upon request.

**Resource Impact**

There is no fiscal impact associated with this action.

**Strategic Connections**

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the Neighborhood Enhancement Cylinder of Excellence, specifically advancing:

- Goal 5: Be a community of strong, beautiful, and healthy neighborhoods.
- Objective 2: Enhance the beauty, aesthetic, and environmental quality of neighborhoods.

This item advances the *Fast Forward Fort Lauderdale Vision Plan 2035: We Are Prosperous*.

**Attachments**

Exhibit 1 – Location Map

Exhibit 2 – Applicant's Narrative

Exhibit 3 – PZB Staff Report from August 16, 2017

Exhibit 4 – PZB Meeting Minutes from the August 16, 2017

Exhibit 5 – Public Participation Meeting Summary and Affidavit

Exhibit 6 – Ordinance

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