

**RESILIENT ENVIRONMENT DEPARTMENT
URBAN PLANNING DIVISION
STAFF REPORT**

**Rezoning 24-Z1: 2360 NW 6th Street
Staff Report**

I. Rezoning Description.

A. Rezoning Details.

The Applicant proposes to rezone a site from RS-6: One Family Detached to GP-1: Garden Park Neighborhood District, with a request for 12 flexibility units for a total project of 15 multi-family residential units. The approximately .23-acre site is generally located in the Franklin Park neighborhood of the Central County community, east of North Fork New River, on the north side of West Sistrunk Boulevard. Figure 1 provides a general location map and Figure 2 includes the proposed rezoning details.

Figure 1: General Location Map

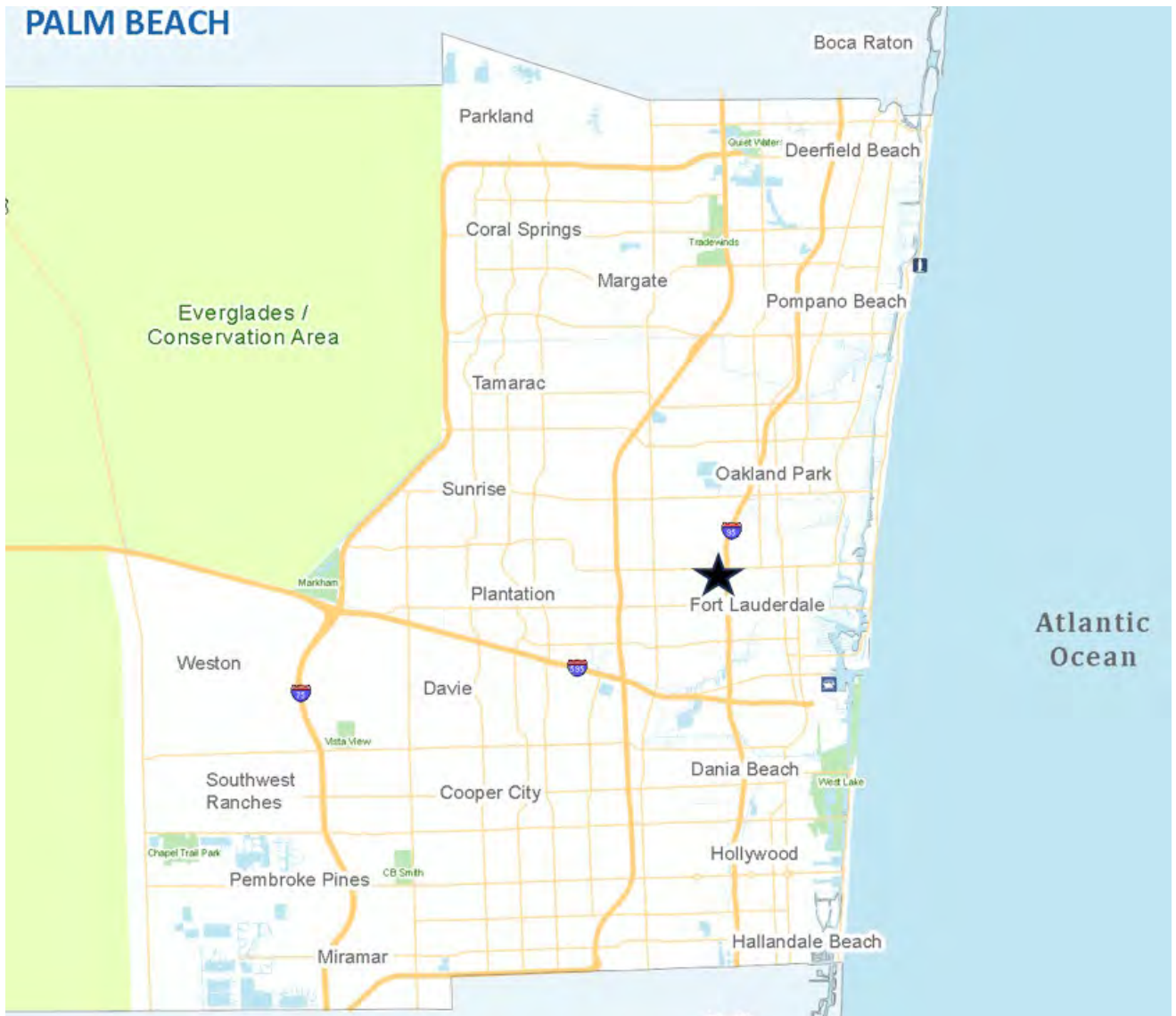


Figure 2: Proposed Rezoning Details

General Location Map (Attachment A)	North side of Sistrunk Boulevard, east of NW 27 th Avenue, south of Sunrise Boulevard, west of I-95
Effect of Rezoning	Allow 15 dwelling units (Increase of 12 dwelling units)
Size	0.23 Net Acres /0.38 Gross Acres 10,020 net square feet/16,550 gross square feet
Existing Uses (Attachment B – Aerial Map)	Vacant
Proposed Use	15 Multifamily Dwelling Units
Current Zoning District (Attachment C)	RS-6: One Family Detached (Permits one (1) dwelling unit per 5,000 net square feet)
Proposed Zoning District (Attachment D)	GP-1: Garden Park Neighborhood District
BMSD Future Land Use Designation (Attachment E)	Low-Medium (10) Residential (Allows three (3) dwelling units)
BCLUP Future Land Use Designation (Attachment F)	Low-Medium (10) Residential (Allows three (3) dwelling units)
Commission District	District 8, Robert McKinzie
Applicant/Agent	Michael Sheer
Property Owner	Vacant Land Men, LLC
Folio Numbers	504205010960, 504205010970

B. Staff Recommendation

The Resilient Environment Department’s Urban Planning Division recommends that the Local Planning Agency (LPA) find the proposed rezoning consistent with the Broward County Comprehensive Plan.

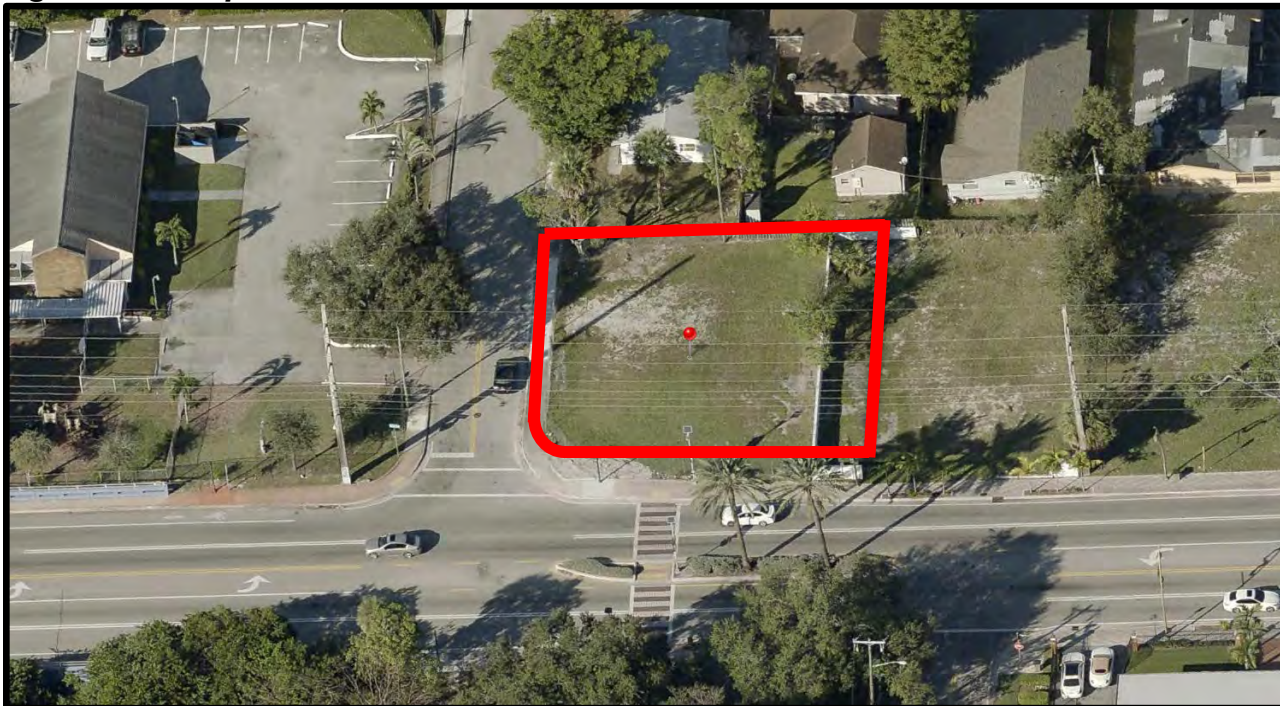
C. Background

The GP-1 Garden Park Neighborhood District is intended to:

- (i) emphasize urban form and design;
- (ii) facilitate multifamily residential development; and
- (iii) serve as a transition between the GP-2 Garden Park Corridor District and adjacent residential zoning districts.

The primary emphasis of the GP-1 District is on urban form and design. Landscaping features shall be incorporated into development as much as possible but are secondary to urban form.

Figure 3: Oblique Site View from the South



Source: Broward County Property Appraiser, 2023 Aerials.

Figure 4: Site Photographs



Source: Broward County Property Appraiser, 2023.

II. Summary of Evaluation Criteria.

The Broward County Zoning Code, Section 39-30 requires the Board of County Commissioners to consider eleven (11) factors when evaluating a rezoning request. These factors are addressed below.

A. Ambiguity/Error.

Staff finds that there is not an ambiguity or error.

B. Changing Conditions.

Broward County is nearly fully developed and population growth is expected to continue.

With limited vacant land available for development, the substantial portion of additional housing is being achieved through urban infill and redevelopment of new multifamily housing. The subject site is located in the Franklin Park neighborhood of the Central County Community, adjacent to the City of Fort Lauderdale. The area was first developed in the 1950s and includes single and multifamily housing interspersed with sporadic vacant lots.

According to the 2022 Broward County Affordable Housing Needs Assessment, new multifamily housing development surpassed new single-family housing development between 2011 and 2012. The Study states that Broward County’s housing supply is aging with nearly 70 percent constructed prior to 1990. The proposed rezoning is located in Central County’s Franklin Park neighborhood. The study found that Franklin Park had 432 housing units in 2020, of which 17.4% were multifamily.

Figure 5: Projected Additional Population

Broward County Population	1,944,375
Broward County Housing Units	860,329
Broward County Persons per Housing Unit	2.26
Proposed Additional Housing Units	15
Total Additional Population	34

Source: United States Census Bureau, 2020 Decennial Census

Staff finds the proposed rezoning would allow new, multifamily housing to serve the growing population.

C. Applicant Testimony.

Verbal and written testimony from the applicant will be considered by the Local Planning Agency and Board of County Commissioners at public hearings.

D. Staff Recommendation.

See Section I.B.-Staff Recommendation.

E. Public Testimony

Verbal and written testimony from the public will be considered by the Local Planning Agency and Board of County Commissioners at public hearings.

F. Consistency with Goals, Objectives, and Policies of the Broward County Comprehensive Plan.

The following goals, objectives and policies of the Broward County Comprehensive Plan are applicable:

1. Broward Municipal Services District Element

a. Applicable BCLUP and/or Broward County Comprehensive Plan Goals’ Objectives and Policies: OBJECTIVE BMSD 1.1; Policies BMSD 1.1.1, 1.1.5, 1.1.7, 1.1.9.

b. Staff Findings: *Consistent*

2. Historic Preservation Component

a. Applicable Broward County Comprehensive Plan Goals’ Objectives and Policies: Historic Preservation Component Objective HP3; Policies HP3.1, HP3.2.

The County's archaeological consultant determined that the subject property is located within the designated North Bank New River Archaeological Zone (See Attachment G). The proposed project will have an adverse effect on previously recorded resource(s).

Staff finds a Certificate to Dig is required from the County Historic Preservation Officer prior to any development.

b. Staff Findings: *Consistent.*

3. Housing Element

a. Applicable Broward County Comprehensive Plan Goals' Objectives and Policies:

Broward County Land Use Plan Policy 2.20.2; Broward Municipal Services District Element Goal BMSD 2, Objective BMSD 2.1; Policy BMSD 2.1.1.

Approximately 96% of the occupied housing units in the Franklin Park neighborhood are rental units.

b. Staff Findings: *Consistent.*

4. Intergovernmental Coordination Element

a. Applicable Broward County Comprehensive Plan Goals' Objectives and Policies:

Intergovernmental Coordination Element Policies IC2.2, IC 8.7

The proposed rezoning is adjacent to the City of Fort Lauderdale. On December 29, 2023, the City was requested to provide comments. Comments were not received.

b. Staff Findings: *Consistent.*

5. Recreation and Open Space Element

a. Applicable Broward County Comprehensive Plan Goals' Objectives and Policies:

Recreation and Open Space Element Objective R3, Policy R3.2; BCLUP Policies 2.5.1, 2.5.2.

Table R-1: Level of Service Standard for Local Parks in the BMSD and Regional Parks

Facility Type	Level of Service Standard	Current Level-of-Service
Local Parks in BMSD only	Three (3) acres per 1,000 persons (minimum)	5.2 per thousand population
Regional Parks	Three (3) acres per 1,000 persons (minimum)	4.09 per thousand population

Figure 6: Local and Regional Parks – Additional Demand

Total Local Parks in BMSD Only (Acres)	Additional Population	Level of Service Standard per Thousand Population	Additional Demand (Acres)
71.39	34	3	0.1
Total Regional Parks (Acres)	Additional Population	Level of Service Standard per Thousand Population	Additional Demand (Acres)
7,346.97	34	3	0.1

The proposed rezoning is expected to generate a demand of 0.1-acres for local parks in the BMSD and 0.1-acres for regional parks. The current local and regional park inventory is expected to accommodate this demand.

The applicant will be required to pay impact fees at the time of development review.

- b. Staff findings:**
Consistent.

6. Public School Facilities Element

- a. Applicable Broward County Comprehensive Plan Goals’ Objectives and Policies:**
Public School Facilities Element Objective PSF2-Concurrency Management System and Policies PSF2.1, PSF 2.8.

The School Board of Broward County, Florida indicates the site is located in School District Planning Area 5. Public school concurrency review is required at the time of plat, site plan (or functional equivalent) phase of development review.

Figure 7: Public School Facilities – Short Range (5-Year) Level-of-Service Impact

Type	School	Impact	Meets Gross LOS
Elementary	Dillard Elementary	73.7%	Yes
Grades 6 - 12	Dillard 6 -12	78%	Yes

Figure 8: Public School Facilities - Long Range (10-Year) Level-of-Service Impact for Area 5

Type	Over/Under Enrollment
Elementary	-6,604
Middle	-4,098
High	-3,715

The schools serving the amendment site are projected to have capacity available to serve the additional students generated by the proposed rezoning.

- b. Staff Findings:**
Consistent

7. Transportation Element

- a. Applicable Broward County Comprehensive Plan Goals’ Objectives and Policies:**
Policy BMSD 4.3.1; Policies T1.1.11, T1.1.14, T2.2.4, T2.3.3; BCLUP Recommended Practice Policies 3.6.2, 3.6.5.

The site is located within the Central Transportation Concurrency Management Area. The applicant is required to obtain a Transportation Concurrency Satisfaction Certificate from the Urban Planning Division prior to being issued a building permit.

Public transit service is currently provided by four routes located within a quarter mile of the site. Broward County Transit plans to improve fixed route bus service through

shorter headway, increased spans of service, and new service types, such as on demand.

Staff advises that the needs of any existing or future bus stops located adjacent or within the amendment site will be addressed during the project's development review process.

Staff recommends the following:

- (i) Complete streets enhancements, such as:*
 - wider sidewalks along the property perimeter along street frontages (6 ft. or wider);*
 - "end-of-trips facilities" consistent with the Broward Complete Streets Master Plan Design Guidelines 2.0 and BrowardNEXT Policy 3.6.2;*
 - sidewalks connecting from building entrances to perimeter sidewalks and safe transitions across onsite circulation lanes or parking areas;*
 - covered drop off areas for on demand mobility services and deliveries; and,*
 - awnings or covered areas at building entrances or along sidewalks.*
- (ii) Consider providing electric vehicle charging stations, bike parking and lockers, and shared mobility opportunities (such as bike or scooter rentals).*
- (iii) Enhance bicycle and pedestrian connections to bus stops and provide safe circulation routes for pedestrians and bicycles and/or a bus shelter.*
- (iv) Pedestrian scale lighting and increased lighting in proximity to the crosswalks on or near NW 24th Avenue and NW 6th Street/Sistrunk Boulevard.*

b. Staff Findings:

Consistent.

8. Water Management Element

a. Applicable Broward County Comprehensive Plan Goals' Objectives and Policies:

Objective WM-3, Policy WM3.2

Potable water and sanitary sewer services are provided by the City of Fort Lauderdale.

This project will increase the average day potable water demand by approximately 0.0031 million gallons per day (MGD) and the average day sanitary sewer demand by approximately 0.0021 MGD. The water and sewer infrastructure have capacity to meet the additional demand.

Prior to approval of a building permit, the applicant will be required to submit a form from the City of Fort Lauderdale that verifies water and sewer facilities will be available no later than the anticipated date of issuance of a certificate of occupancy.

b. Staff Findings:

Consistent.

G. Comprehensive Plan Consistency: General Uses

The subject site is designated Low-Medium (10) Residential on the BMSD Future Land Use Map.

Staff finds the GP-1 zoning district allows multifamily residential development consistent with the Low-Medium (10) future land use designation.

H. Protection, Conservation, or Preservation of Environmentally Critical Area and Natural Resources.

Below is a summary of the Environmental Review Report included in Attachment N.

Staff finds that compliance with various environmental licensing and permitting requirements will mitigate any potential negative environmental impacts.

Figure 7: Environmental Conditions

Type	Impact
Contamination on subject site	None.
Contaminated Sites within ¼-mile	Yes. <i>Any dewatering will require a certified Dewatering Plan.</i>
Active Solid Waste Facilities within one (1) mile	None.
Wetlands	None. Conceptual Dredge and Fill Review Report not required. Filling of land does not require an Environmental Resource License. <i>Certain activities may require an Environmental Resource License. The Environmental Permitting Division should be contacted prior to any surface disturbing activities.</i>
FEMA Special Flood Hazard Area	Preliminary Zone AE elevation 6 ft NAVD. <i>A Broward County Surface Water Management License is required.</i>
Upland Resources	<i>Broward County Tree Removal License is required to remove or relocate trees.</i>
Hazardous Material Facilities/Storage Tanks within ¼ mile	Six (6) facilities, four (4) are hazardous material facilities, one (1) storage tank facility and one (1) hazardous material and storage tank facility. Hazardous material can leak through the soil and travel underground and contaminate Broward County's drinking water source.
Wellfield Zone of Influence	The proposed amendment site is not adjacent to, or within ¼ mile within a wellfield zone of influence. No special restrictions apply under Broward County's Wellfield Protection regulations.
SARA Title III Facilities within ¼ mile	None
Air Permitted facilities within ½ mile	Two (2). Neither have had air quality complaints.
Facilities with potential odor or noise problems	None.
Specially Designated Areas	None.
Protected Natural Lands	None.
Marine and Riverine Resources	None.
Priority Planning Areas for Sea Level Rise	None.
Water Recharge Capability	Insignificant impact.
Potable Water Impact	None.

I. Consistency with Densities, Intensities, and General Uses Set Forth in the Broward County Comprehensive Plan.

The vacant site is currently zoned for RS-6, a low density residential zoning district. The planned land uses within the vicinity of the site include higher density residential, community facility, and mixed use.

Staff finds the GP-1 zoning district allows multifamily residential development consistent with the surrounding planned land uses.

Figure 8: Site and Surrounding Land Uses

Location	Existing Land Use	Current Zoning	Current BMSD/Municipal Future Land Use	Current Future Land Use- BCLUP
Subject Site	Vacant	RS-6: One Family Detached, Six (6) Dwelling Unit per Acre	Low-Medium (10) Residential	Low-Medium (10) Residential
North	Single-family	RS-6: One Family Detached, Six (6) Dwelling Unit per Acre	Low-Medium (10) Residential	Low-Medium (10) Residential
East (Fort Lauderdale)	Vacant	North West Regional Activity Center – Mixed Use West	Regional Activity Center	Activity Center
South	NW 6 th Street, then vacant	RM-10: Multiple Family, Ten (10) Dwelling Units per Acre	Medium (16) Residential	Medium (16) Residential
West	NW 24 th Avenue, then church (child care center and school)	RS-6: One Family Detached, Six (6) Dwelling Unit per Acre	Low-Medium (10) Residential	Low-Medium (10) Residential

Figure 9: Selected Zoning District Requirements

Height and Stories	GP-1	RS-6
Maximum Height	40' (35' within 50' of RS-1 to RS-6)	35'
Maximum Stories	3	2
Active Roof top Uses Allowed	Yes	No
Minimum Dwelling Unit Floor Area	400 sq. ft. minimum with average of 600 sq. ft.	800 sq. ft.
Maximum Lot Coverage	40%	40%

J. Infrastructure Capacity.

The proposed rezoning site is served by the full complement of urban services. (See Attachments I to O).

Staff finds that infrastructure capacity is expected to be available to serve the rezoning site.

K. Compatibility of Existing and Proposed Uses.

Compatibility is “a condition in which land uses or conditions can co-exist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted either directly or indirectly by another use or condition.” Staff evaluates compatibility based upon the characteristics of the proposed use in relation to the surrounding uses.

Staff finds the proposed rezoning allows a circumstance in which land uses or conditions can co-exist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted either directly or indirectly by another use or condition.

L. Oceanfront Properties Considerations.

Not applicable.

III. Attachments (See Exhibit 2)

- Attachment A: General Location Map
- Attachment B: Existing Land Use (Aerial) Map
- Attachment C: Current Zoning Map
- Attachment D: Proposed Zoning Map
- Attachment E: Broward Municipal Services District Future Land Use Map
- Attachment F: Broward County Land Use Plan Future Land Use Map
- Attachment G: Historic and Archaeologic Resources Comments
- Attachment H: Housing Comments
- Attachment I: Recreation and Open Space Comments
- Attachment J: Public School Facilities Comments
- Attachment K: Complete Streets Comments
- Attachment L: Public Transit Comments
- Attachment M: Potable Water – Wastewater Comments
- Attachment N: Environmental Review Report
- Attachment O: Solid Waste Comments