



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#25-0871

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

FROM: Rickelle Williams, City Manager

DATE: October 7, 2025

TITLE: Second Reading - Quasi-Judicial Ordinance Approving a Rezoning from Residential Multifamily Mid Rise/Medium High Density (RMM-25) District to Northwest Regional Activity Center-Mixed Use East (NWRAC-MUe) District - Case No. UDP-Z24004 - Generally Located Between NW 2 Avenue and NW 3 Avenue, North of NW 8 Street, South of NW 9 Street - (**Commission District 2**)

Recommendation

Staff recommends the City Commission consider an ordinance rezoning 67,500 square feet of land (1.5496 acres) generally located between NW 2 Avenue and NW 3 Avenue, north of NW 8 Street, from Residential Multifamily Mid-Rise/Medium-High Density (RMM-25) District to Northwest Regional Activity Center - Mixed Use East (NWRAC-MUe) District.

Background

The 67,500 square feet of land (1.5496 acres) generally located between NW 2 Avenue and NW 3 Avenue, north of NW 8 Street being rezoned from RMM-25 to NWRAC-MUe have an underlying land use designation of Northwest Regional Activity Center (NWRAC) and are located within the Northwest-Progresso-Flagler Heights Community Redevelopment Area. The site is currently developed with three (3) multifamily residential buildings. The applicant is not proposing redevelopment of the parcels as part of this rezoning application. The location map of the area proposed to be rezoned is included as Exhibit 1. The application and applicant's responses to criteria are provided as Exhibit 2. The sketch and legal description of the properties proposed to be rezoned are attached as Exhibit 3.

On May 21, 2025, the Planning and Zoning Board (PZB), acting as the local planning agency, reviewed the application and recommended approval of the rezoning by a vote of 6-2. The cause for the two (2) dissenting votes was concern for how the uses permitted by the requested zoning district would be compatible with surrounding uses and zoning districts, while preserving the integrity of the existing residential neighborhood. A comparison of the permitted uses in each zoning district is included in Table 1. The PZB Staff Report is attached as Exhibit 4. All the exhibits presented to the PZB are provided herein as Exhibits 1, 2, 3 and 6. The PZB meeting minutes are attached as Exhibit 5.

On September 3, 2025, the applicant requested a deferral to the September 16, 2025, Commission Meeting.

The first reading of the ordinance was held on September 16, 2025. The City Commission approved the ordinance without modifications.

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 is consistent with the City's Comprehensive Plan.

The proposed rezoning from RMM-25 to NWRAC-MUe is consistent with the City's Comprehensive Plan and the underlying future land use designation of Northwest Regional Activity Center (NWRAC). Please 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 proposed rezoning of the parcels to NWRAC-MUe will not adversely impact the character of development in or near the area under consideration. The site is surrounded by properties zoned Residential Multifamily Mid-Rise/Medium-High Density (RMM-25) District, Heavy Commercial/Light Industrial (B-3), Northwest Regional Activity Center-Mixed Use East (NWRAC-MUe) District and Northwest Regional Activity Center-Mixed Use Northeast (NWRAC-MUe) District. Several of the surrounding properties within the NWRAC future land use designation have recently been rezoned to NWRAC-MUe District. The proposed rezoning would maintain the character of the neighborhood and further implement the policies and goals for the of the NWRAC Master Plan and Northwest/Progreso/Flagler Heights Implementation Plan, which aim to redevelop and transform the area into a thriving, pedestrian-friendly environment with a variety of residential and neighborhood serving 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 NWRAC Master Plan is intended to promote and enhance the existing mix of uses and character of the NWRAC-MUe zoning by providing for a range of residential and non-residential uses. The area to be rezoned is surrounded by the following zoning districts: RMM-25, NWRAC-MUe and NWRAC-MUe, which allow similar dimensional requirements and uses, such as mixed-use developments. Pursuant to ULDR Section 47-13.29, future developments are required to meet the Northwest Regional Activity Center Design Standards, which include but are not

limited to building orientation, architectural requirements, open space, vehicular and pedestrian access, building materials, active ground floor uses and building facades. Additional standards for parking facilities, landscaping, signage, and streetscapes will also be applied during the development review process, at the time of site plan application, to further ensure neighborhood compatibility.

Table 1 is a comparison of permitted uses in each district. For a detailed list of uses, refer to ULDR Section 47-5.19, List of Permitted and Conditional uses, Residential Multifamily Mid Rise/ Medium High RMM-25 District, and ULDR Section 47-13.10, List of Permitted and Conditional uses, Northwest Regional Activity Center-Mixed Use East (NWRAC-MUe).

Table 1: General Comparison of Zoning District Uses

EXISTING RMM-25 ZONING DISTRICT Residential Multifamily Mid Rise/Medium High Density	PROPOSED NWRAC-MUe ZONING DISTRICT Northwest Regional Activity Center-Mixed Use East
Permitted Uses: Residential Uses Public Purpose Facilities Child Day Care Facilities (Family Daycare Home) Accessory Uses, Buildings and Structures Urban Agriculture	Permitted Uses: Automotive Parts and Supplies Store Commercial Recreation Food and Beverage Sales and Services Mixed Use Development Public Purpose Use Residential Retail Sales Service/Office Facilities
Accessory Uses, Buildings and Structures	Accessory Uses, Buildings and Structures
Conditional Uses: Lodging Mixed-Use Development Nursing Home Facilities Child Day Care Facilities (Small and Intermediate Child Daycare Facility)	Conditional Uses: Car Wash, Automatic Charter and Sightseeing Boat Marina Watercraft Repair, Minor Repair Watercraft Sales and Rental, New or Used Communication Towers, Structure, and Stations Hospital, Medical and Public Health Clinic Social Service Residential Facility Child Day Care Facilities Nursing Home Facilities

Table 2 is a general comparison of dimensional requirements for each district. For a complete list of dimensional requirements reference ULDR Section 47-5.36, Table of Dimensional Requirements for the RMM-25 District, and ULDR Section 47-13.31, Table of Dimensional Requirements for the NWRAC-MUe District.

Table 2: General Comparison of Dimensional Standards

	EXISTING RMM-25 ZONING DISTRICT Residential Multifamily Mid Rise/Medium High Density (RMM-25) District*	PROPOSED NWRAC-MUe ZONING DISTRICT Northwest Regional Activity Center-Mixed Use East (NWRAC-MUe) District
MAXIMUM BUILDING HEIGHT	55 feet	65 feet

FLOOR AREA RATIO (FAR)	N/A	N/A
MINIMUM FRONT SETBACK	25 feet	0 feet Primary Street 5 feet Secondary Street 15 feet when abutting residential
MINIMUM CORNER YARD SETBACK	25% of lot width but not less than 10 ft. nor greater than 25 feet 20 feet when abutting a waterway	0 feet Primary Street 5 feet Secondary Street 15 feet when abutting residential
MINIMUM SIDE YARD SETBACK	5 feet 20 feet when abutting a waterway	0 feet Primary Street 5 feet Secondary Street 15 feet when abutting residential
MINIMUM REAR SETBACK	15 Feet 20 Feet when abutting a waterway	0 feet Primary Street 5 feet Secondary Street 15 feet when abutting residential

** Yard dimensions in this district are the minimum requirements. In no case shall the dimensional requirements be less than an amount equal to one-half (½) the height of the building, when this is greater than the above specified yard minimums. Modification of required yards may be permitted subject to the requirements of Modification of Yards.*

Comprehensive Plan Consistency

The City's Future Land Use (FLU) Map indicates this property has a future land use designation of NWRAC. The NWRAC designation is intended to encourage redevelopment and expansion of employment and housing opportunities within the area while enhancing the existing and proposed mix of uses and character of the NWRAC with a wide range of employment, shopping, services, cultural and residential opportunities, and a mixture of residential and non-residential uses.

The proposed rezoning is consistent with the City's Comprehensive Plan applicable goals, objectives, and policies, including without limitation FLU Element, Goal 2, Objective 2.4, Encourage Revitalization of Redevelopment Areas, which encourages revitalization of redevelopment areas and redevelopment to be consistent with the Northwest-Progresso-Flagler Heights Redevelopment Plan and Goal 2 Objective FLU 2.3: Mixed-Use Development Multimodal Environment, which encourages mixed-use development to help support active and vibrant neighborhoods through well-integrated land use combinations.

Public Participation

The proposed rezoning request is subject to the public participation requirements established in the ULDR, Section 47-27.4. This section states that public outreach should include any City-recognized civic association within 300 feet of the property. The applicant conducted a virtual public participation meeting on January 6, 2024, to provide an opportunity for comments from the public. In addition, there is a mail notification requirement to property owners within 300 feet of the property, which was completed and mailed on May 2, 2025. This request is subject to public sign notification requirements established in ULDR, Section 47-27.4 to notify (provide notice of) the public hearing. Two (2) signs were posted on the property fronting the two (2) street frontages for notice of the PZB meeting. The Public Participation Meeting Summary, Mail notice, Public Notice Sign and Affidavit and Correspondence sent on behalf of the agent representing the applicant are attached as Exhibit 6.

The City Commission shall consider the application, the record and recommendations forwarded by the Department and 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, 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, 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 FY 2025 Commission Priority, advancing the Public Spaces and Community Initiatives.

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- Business Growth and Support Focus Area, Goal 6: Build a diverse and attractive economy.

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

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.
- Goal 3: Promote the advancement of great neighborhoods throughout the implementation of the Goals, Objectives and Policies of this plan in compliance with the Broward County Land Use Plan and State Regulations.

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Application and Narrative Responses to Criteria

Exhibit 3 – Sketch and Legal Description of the Property

Exhibit 4 – May 21, 2025, PZB Staff Report

Exhibit 5 – May 21, 2025, PZB Meeting Minutes

Exhibit 6 – Public Participation Meeting Summary, Mail Notice, Public Notice Sign, and
Affidavit
Exhibit 7 – Ordinance

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