



REQUEST: Rezoning from Residential Multifamily Low Rise/Medium Density (RM-15) District to Northwest Regional Activity Center-Mixed-Use west (NWRAC-MUw) District

CASE NUMBER	UDP-Z24006		
PROJECT NAME	New Hope II		
APPLICATION TYPE	Rezoning		
APPROVAL LEVEL	Planning and Zoning Board Review, City Commission Approval		
REQUEST	Rezoning from Residential Multifamily Low Rise/Medium Density (RM-15) District to Northwest Regional Activity Center-Mixed-Use west (NWRAC-MUw) District		
APPLICANT	New Hope Development Corporation		
AGENT	Vincent Prince, LandAmerica Holdings & Investments Group		
GENERAL LOCATION	NW 14 th Avenue		
LOT SIZE	5,000 square feet (0.11 acres)		
CURRENT ZONING DISTRICT	Residential Multifamily Low Rise/Medium Density (RM-15) District		
PROPOSED ZONING DISTRICT	Northwest Regional Activity Center- Mixed-Use west (NWRAC-MUw) District		
LAND USE	Northwest Regional Activity Center (NWRAC)		
COMMISSION DISTRICT	3 - Pamela Beasley-Pittman		
NEIGHBORHOOD ASSOCIATION	Durs Community Association		
APPLICABLE ULDR SECTIONS	47-24.4, Rezoning 47-25.2, Adequacy Requirements		
NOTIFICATION REQUIREMENTS	Section 47-27.4.A.2.c, Public Participation Section 47-27.5.C.1, Mail Notice Section 47-27.5.C.3, Sign Notice		
SECTION 166.033, FLORIDA STATUTES	180-DAY EXPIRATION DATE	Extension Date	
	October 1, 2025	N/A	
ACTION REQUIRED	Recommend Approval, Recommend Rezoning to a More Restrictive Zoning District, or Deny		
CASE PLANNER	Yvonne Redding, Urban Planner III	YMR	KD

PROJECT DESCRIPTION:

The property owner, New Hope Development Corporation, is proposing to rezone 5,000 square feet (0.11 acres) of land located at the northeast corner of NW 14th Avenue and NW 6th Street from Residential Multifamily Low Rise/Medium Density (RM-15) District to Northwest Regional Activity Center-Mixed Use west (NWRAC-MUw) District. The parcel has an underlying land use designation of Northwest Regional Activity Center (NWRAC) and is located within the Northwest-Progresso-Flagler Heights Community Redevelopment Area. The subject property is currently a surface parking lot for the New Hope Baptist Church. An associated Site Plan Level II application, Case No. UDP-S24034, for a mixed-use development consisting of nine multifamily residential units and a commercial parking lot is being processed and is subject to approval by the Development Review Committee with City Commission Request for Review. The proposed site plan approval is contingent upon the approval of the rezoning. The location map and sketch and legal description is attached as Exhibit 1. The application and the applicant's narrative responses are provided as Exhibit 2.

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 proposed is consistent with the City's Comprehensive Plan.

Rezoning the properties to NWRAC-MUw is consistent with its future land use designation Northwest Regional Activity Center (NWRAC). Please refer to the Comprehensive Plan Consistency section herein for additional information.



- 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 properties to NWRAC-MUw will not adversely impact the character of development in or near the area under consideration. The Northwest-Progresso-Flagler Heights Redevelopment Plan promotes new infill development to help support local commerce and community revitalization. In addition, rezoning of properties to NWRAC-MUw is in alignment with the goal of supporting redevelopment opportunities and is consistent with the vision outlined in the Northwest RAC Design Guidelines.

- 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 rezoning of the properties to NWRAC-MUw is compatible with the existing and proposed mix of uses in the surrounding area. The properties are surrounded by other properties zoned NWRAC-MUw to the west and south and, RM-15 to the north and east. Further, 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 streetscape, building orientation, architectural requirements, open space, vehicular and pedestrian access, building materials, active ground floor uses and facades. These standards will be applied at time of site plan review.

Refer to Table 1, for 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 Low Rise/Medium Density (RM-15) District and ULDR Section 47-13.10, List of Permitted and Conditional Uses, Northwest Regional Activity Center-Mixed Use west (NWRAC-MUw).

Table 1: General Comparison of Permitted Uses

EXISTING ZONING DISTRICT	PROPOSED ZONING DISTRICT
RM-15	NWRAC-MUw
Permitted Uses:	Permitted Uses:
Single Family Dwelling	Automotive
Single Family Dwelling (Cluster)	Boats, Watercraft and Marinas
Single Family Dwelling (zero-lot-line)	Commercial Recreation
Single Family Dwelling (Duplex)	Food and Beverage Sales and Service
Single Family Dwelling (Townhouse)	Lodging
Multifamily Dwelling (Coach Home)	Public Purpose Facilities
Community Residences (3 maximum)	Residential Uses
Child Day Care Facilities	Services/Office Facilities
Active and Passive Park	Storage Facilities
Family Day Care Home	
Urban Agriculture	
Conditional Uses:	Conditional Uses:
Family Community Residence, less than 1,000' distance separation.	Car Wash, Automatic
Transitional Community Residence, more than 4 residents /Family	Charter and Sightseeing Boat
Community Residence	Marina
	Watercraft Repair, Minor Repair
	Watercraft Sales and Rental, New or Used
	Communication Towers, Structures, and Stations
	Hospital, Medical and Public Health Clinic
	Social Service Residential Facility
	Child Day Care Facilities
	Nursing Home Facilities



Refer to Table 2, for a general comparison of dimensional requirements for each district. For a complete list of dimensional requirements, reference ULDR Section 47-5.36, Residential Multifamily Low Rise/Medium Density (RM-15) District and ULDR Section 47-13.31, Table of Dimensional Requirements for the NWRAC-MUw District.

Table 2: Comparison of Dimensional Requirements

REQUIREMENTS	EXISTING ZONING DISTRICT	PROPOSED ZONING DISTRICT
	RM-15	NWRAC-MUw
Maximum building height (ft.)	35 feet	45 feet
Minimum front yard (ft.):	25 feet	5 feet
When Abutting Residential	N/A	15 feet
Minimum side yard (ft.):	5 feet	5 feet
When Abutting Residential	N/A	15 feet
Minimum rear yard (ft.):	15 feet	5 feet
When Abutting Residential	N/A	15 feet
Corner yard (ft.):	25% of lot width but not greater than 25 feet	5 feet
Minimum Building Shoulder Height (feet.):	None	25 feet (2 Stories) Min
Maximum Building Shoulder Height (feet.):	None	65 feet (5 Stories) Max

COMPREHENSIVE PLAN CONSISTENCY:

The proposed rezoning is consistent with the City's Comprehensive Plan Goals, Objectives and Policies, including the Future Land Use Element Goal 2, Objective 2.4, 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: regarding a mixed-use development multimodal environment encouraging mixed-use development to help support active and vibrant neighborhoods through well integrated land use combinations.

The City's Future Land Use Map indicates that the property has a future land use designation of Northwest Regional Activity Center (NWRAC). The proposed rezoning is consistent with the NWRAC future land use designation. The intent of the NWRAC is to encourage redevelopment and expansion of employment and housing opportunities within the area.

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 January 20, 2025, to offer the neighborhood and surrounding properties the opportunity to learn about the proposed rezoning. The public participation meeting had one person from the public in attendance. The applicant's public participation meeting summary and affidavit are attached as Exhibit 3.

In addition, this request was subject to sign notification requirements established in ULDR, Section 47-27.4. The applicant posted five signs on the property and has met the requirements of this section. The applicant's affidavit is included in Exhibit 3.

PLANNING & ZONING BOARD REVIEW OPTIONS:

The Planning and Zoning Board shall consider the application make a determination based on the criteria in ULDR Section 47-24.4, Rezoning Criteria.

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 and Sketch and Legal Description
2. Application, Applicant's Narrative Response
3. Public Participation Meeting Summary, Mailing, and Sign Posting Affidavit