



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#24-0953

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

FROM: Susan Grant, Acting City Manager

DATE: October 15, 2024

TITLE: Public Hearing - Quasi-Judicial Ordinance Rezoning from Residential
Multifamily Mid Rise - Medium High Density (RMM-25) District to
Northwest Regional Activity Center-Mixed-Use Northeast (NWRAC-MUone)
District Located at 900 NW 1st Avenue – KP Storage, LLC. - Case No.
UDP-Z24003 – **(Commission District 2)**

Recommendation

Staff recommends the City Commission consider adopting the rezoning 0.387 acres (16,875 square feet) of land from Residential Multifamily Mid Rise - Medium High Density (RMM-25) District to Northwest Regional Activity Center-Mixed-Use Northeast (NWRAC-MUone) District.

Background

The applicant is seeking to rezone two properties located at 900 NW 1st Avenue on the east side of NW 1st Avenue, west of N. Andrews Avenue, south of W. Sunrise Boulevard and north of NW 9th Street, totaling 0.387 acres of land from Residential Multifamily Mid Rise - Medium High Density (RMM-25) District to Northwest Regional Activity Center-Mixed Use northeast (NWRAC-MUone) District.

If approved, the NWRAC-MUone district will extend west to NW 1st Avenue and north of NW 9th Street, up to the Progresso Commons Shopping Plaza, and will encompass all of 900 NW 1st Avenue. The existing sites are currently comprised of vacant land, and storage of automobiles. At this time, development plans on the subject parcels have not been submitted with the rezoning application.

On July 17, 2024, 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 6-0). The location map, zoning district map, future land use map, and sketch and legal description are attached as Exhibit 1. The application and applicant's responses to criteria are attached as Exhibit 2. The July 17, 2024, Planning and Zoning Board Staff Report and Meeting Minutes are attached as Exhibit 3 and Exhibit 4, respectively.

Review Analysis

Pursuant to the ULDR Section 47-24.4, Rezoning, 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 NWRAC-MUne is consistent with the Northwest Regional Activity Center (NWRAC) future land use. Reference 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 property to NWRAC-MUne will not adversely impact the character of development in or near the area under consideration. The land proposed for rezoning is surrounded by properties zoned RMM-25 to the south and west, and NWRAC-MUne to the east and north. The Northwest/Progresso/Flagler Heights Redevelopment Plan promotes new infill development to help support local commerce and community revitalization. Rezoning of properties to NWRAC-MUne is in alignment with the goal of supporting redevelopment opportunities and has the potential of increasing a mix of uses including housing opportunities and local employment.

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 proposed rezoning is intended to promote and enhance a mixture of residential and non-residential uses which supports the character of the area and provides for a wide range of employment, shopping, services, cultural and residential opportunities within the NWRAC. Rezoning to NWRAC-MUne will ensure compliance with development standards that future development on the subject sites will be required to meet. The Northwest Regional Activity Center Design Standards, include but are not limited to building requirements, open space, vehicular and pedestrian access, parking, landscaping, as well as neighborhood compatibility standards which will be applied during the development review process at the time of site plan application. 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, RMM-25 Residential Mid Rise Multifamily/Medium High-Density District and ULDR Section 47-13.10. - List of Permitted and Conditional Uses, Northwest Regional Activity Center-Mixed Use east (NWRAC-MUne).

Refer to Table 1 below for a comparison of permitted uses in each district. For a detailed list of uses, refer to ULDR Section 47-5.19. - 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 west (NWRAC-MUne).

Table 1: General Comparison of Permitted Uses

Existing Zoning District - RMM-25	Proposed Zoning District - NWRAC-MUne
Residential Uses	Automotive
Public Purpose Facilities	Boats, Watercraft and Marinas
Child Day Care Facilities	Commercial Recreation
Accessory Uses, Buildings and Structures	Food and Beverage Sales and Service
Urban Agriculture	Lodging
Conditional Uses	Public Purpose Facilities
Lodging	Residential Uses
Mixed-Use Development	Services/Office Facilities
Nursing Home Facilities	Storage Facilities
Child Day Care Facilities	Conditional Uses
	Car Wash, Automatic
	Charter and Sightseeing Boat
	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. - Table of Dimensional Requirements for the RMM-25 District and ULDR Section 47-13.31. - Table of Dimensional Requirements for the NWRAC-MU District.

Table 2: Comparison of Dimensional Requirements

Requirements	Existing Zoning District RMM-25	Proposed Zoning District NWRAC-MUne
Maximum building height (ft.)	55'	120'
Minimum front yard (ft.):	25'	5'
When Abutting Residential	N/A	15'
Minimum side yard (ft.):	5'	5'
When Abutting Residential	N/A	15'
Minimum rear yard (ft.):	15'	5'
When Abutting Residential	N/A	15'
Corner yard (ft.):	No Less than 10'	5
Min. Building Shoulder Height (ft.):	None	25' (2 Stories) Min
Max. Building Shoulder Height (ft.):	None	65' (5 Stories) Max

Comprehensive Plan Consistency

The property is designated Northwest Regional Activity Center (NWRAC) on the City's Future Land Use Map. The proposed rezoning and associated uses are 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. Further, 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 and redevelopment to be consistent with the Northwest/Progreso/Flagler Heights Redevelopment Plan.

The proposed rezoning is also supported by Future Land Use Element, 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. The Progreso Village Neighborhood contains a mixture of single family and small multifamily developments. The expansion of the NWRAC-MUne zoning district will help support the diversification of housing types through the promotion of larger multifamily development opportunities. An increase in local purchasing power will further

support local commerce. Furthermore, the overlying Master Plan requirements that would apply to the NWRAC-MUne Zoning District, promotes the integration of active first floor commercial uses, such as coffee shops, restaurants, and bars, helping to promote a walkable community by providing opportunities to establish local shops and stores.

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 March 20, 2024, 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 5.

In addition, this request was subject to sign notification requirements established in ULDR, Section 47-27.4. The applicant posted two signs on the property and has met the requirements of this section. The affidavit and photographs of the posted signs, reflecting the meeting date of June 19, 2024, are provided as Exhibit 6.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

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

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

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

This item supports the *Advance Fort Lauderdale 2040 Comprehensive Plan*, specifically advancing:

- The Business Development Focus Area
- The Economic Development Element
- Goal 1: Enhance the economic competitiveness of Fort Lauderdale through policies that encourage retention and recruitment of business and industry which provide living-wage employment and increased training and competitiveness of the local workforce.

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Application, Applicant's Responses to Criteria, and Sketch and Legal Description

Exhibit 3 – July 17, 2024, PZB Staff Report

Exhibit 4 – July 17, 2024, PZB Meeting Minutes

Exhibit 5 – Public Participation Meeting Summary and Affidavit
Exhibit 6 – Public Notice Signs and Affidavit
Exhibit 7 – Business Impact Estimate
Exhibit 8 – Ordinance

Prepared by: Nicholas Kalargyros, Urban Planner I, Development Services Department

Acting Department Director: Alfred G. Battle Jr., Development Services Department