



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

#24-0123

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

FROM: Greg Chavarria, City Manager

DATE: April 2, 2024

TITLE: Public Hearing - Quasi-Judicial Ordinance Rezoning from Residential Single Family/Cluster Dwellings/Low Medium Density District (RC-15) and Parks, Recreation and Open Space (P) District to Northwest Regional Activity Center - Mixed Use West (NWRAC-MUw) District - City of Fort Lauderdale - 1409 W. Sistrunk Boulevard - Case No. UDP-Z23009 - **(Commission District 3)**

Recommendation

Staff recommends the City Commission consider adopting an ordinance rezoning 84,520 square feet (1.940 acres) of land from Residential Single Family/Cluster Dwellings/Low Medium Density District (RC-15) and Parks, Recreation and Open Space (P) District to Northwest Regional Activity Center - Mixed Use West (NWRAC-MUw) District.

Background

The applicant, YMCA of South Florida, acting on behalf of the property owner, the City of Fort Lauderdale through a master lease agreement, is seeking to rezone a property generally located at 1409 W. Sistrunk Boulevard which includes the parcels 605, 611, 615, 619, 623, and 625 NW 14th Terrace from Residential Single Family/Cluster Dwellings/Low Medium Density (RC-15) District and Parks, Recreation and Open Space (P) District to Northwest Regional Activity Center-Mixed Use west (NWRAC-MUw) District. The site contains the existing LA Lee YMCA Mizell Community Center and surface parking for the facility. The City Commission approved a Site Plan Level IV for a Public Purpose Use, DRC Case No. R19004, on September 12, 2019, which allowed the construction of the facility. The rezoning is proposed to allow for commercial uses on the property, consistent with existing uses along the corridor. A location map is attached as Exhibit 1. The sketch and legal description of the proposed rezoning is attached as Exhibit 2.

On December 20, 2023, the Planning and Zoning Board (PZB) recommended approval (9-0) of the proposed rezoning. The rezoning application and applicant's narrative response to review criteria is attached as Exhibit 3. The December 20, 2023, Planning and Zoning Board Staff Report and Meeting Minutes are attached as Exhibit 4 and Exhibit 5, respectively. Pursuant to Section 8.21 of the Charter of the City of Fort Lauderdale portion of the site zoned park on November 10, 2004, shall require an unanimous vote of the entire

City Commission to be rezoned.

Review Criteria:

Pursuant to 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-MUw is consistent with Northwest Regional Activity Center (NWRAC) future land use designation. 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 property to NWRAC-MUw will not adversely impact the character of development in or near the area under consideration. The land proposed for the rezoning is surrounded by properties already zoned NWRAC-MUw to east and west, Parks, Recreation and Open Space (P) to the south, Residential Single Family/Cluster Dwellings/Low Medium Density District (RC-15) to the north and Residential Multifamily Low Rise/Medium Density to the west. The Northwest/Progresso/Flagler Heights Redevelopment Plan promotes the renovation of existing structures, with new infill development to help support local commerce and community revitalization. Rezoning of properties to NWRAC-MUw is in alignment with the neighborhood's goal of supporting redevelopment opportunities and has the potential of increasing a mix of uses and local employment. A mix of uses can support new businesses and ensure higher levels of purchasing power through increases in density, helping to fortify the economic vitality of existing future businesses along the Sistrunk Corridor and within the Durrs neighborhood.

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 non-residential uses on the property which supports the character of the area and provides for a wide range of employment, shopping, services, and cultural opportunities within the NWRAC. During the site plan development approval and as part of the Public Purpose Use approval, the applicant provided modifications to their plans to ensure that the development would be in compliance with the development standards outlined in ULDR Section 47-13.29, Design Standard Applicability and the Northwest Regional Activity Center - Illustrations for Design Standards in regards to building requirements, open space, vehicular and pedestrian access, parking, landscaping, as well as neighborhood compatibility standards that were applied as applicable during the development review process for the site plan application.

A general comparison of permitted uses in the current and proposed zoning districts is provided in Table 1. For a detailed list of uses, refer to ULDR Section 47-5.14 - List of

permitted and conditional uses, RC-15 Residential Single Family/Cluster Dwellings/Low Medium Density District, ULDR Section 47-8.14. - List of permitted and conditional uses, Parks, Recreation and Open Space (P) 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 Zoning District Permitted Uses		
Existing Zoning Districts		Proposed Zoning District
P	RC-15	NWRAC-MUw
Permitted Uses	Permitted Uses	Permitted Uses
Parks, Recreation and Open Space Uses and Facilities Accessory Uses, Buildings and Structures Urban Agriculture	Residential Uses Public Purpose Facilities Child Day Care Facilities Accessory Uses, Buildings and Structures Urban Agriculture	Automotive Boats, Watercraft and Marinas Commercial Recreation Food and Beverage Sales and Service Lodging Public Purpose Facilities Residential Uses Retail Sales Services/Office Facilities
Conditional Uses	Conditional Uses	
Golf Course Public Marina Public Utility Communication Towers, Structures and Stations Yacht Club	Community Residence	
Limitation on Uses		Conditional Uses
Conservation Areas		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 47-5.33, Table of Dimensional Requirements for the RC-15 District, ULDR Section 47-8.30, Table of

Dimensional Requirements for the P 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		Proposed Zoning District
	P	RC-15	NWRAC-MUw
Maximum building height (ft.)	60'	35'	45' By Right (65' Performance Standard Request)
Minimum front yard (ft.):	25'	25'	0'
When Abutting Residential	N/A	N/A	15'
Minimum side yard (ft.):	25'	5'	0'
When Abutting Residential	25'	N/A	15'
Minimum rear yard (ft.):	25'	15'	0'
When Abutting Residential	25'	N/A	15'
Corner yard (ft.)	25'	No Less than 10'	None
Min. Building Shoulder Height (ft.):	None	None	25' (2 Stories) Min
Max. Building Shoulder Height (ft.):	None	None	65' (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 1, Policy FLU 1.1.12, Northwest Regional Activity Center (NWRAC). The intent of the Northwest Regional Activity Center is to create a vibrant community with a successful mix of businesses and residential uses defined with walkable streets and quality buildings based upon the Northwest-Progresso-Flagler Heights Implementation Plan (NPF CRA); and Goal 2, Policy FLU 2.4.3, the City shall continue to implement the Redevelopment Plan for the Northwest/Progresso/Flagler Heights area (NWPFH), which was prepared and adopted pursuant to Chapter 163, Part III, Florida Statutes. The City designated the NWPFH Area as a slum or blighted area, which was eligible for treatment as a CRA pursuant to Florida Statutes.

The City’s Future Land Use Map indicates the properties have a future land use designation of Northwest Regional Activity Center (NWRAC). More specifically, the NWRAC designation is intended to encourage redevelopment and expansion of employment, community, and commercial opportunities within the NWRAC area. The proposed rezoning meets the intent of this land use designation.

Public Participation:

The application is subject to the public participation requirements established under ULDR Section 47-27.4, which states that that public outreach shall be conducted and include any

City-recognized civic association and property owners within 300 feet of the subject site. Per the applicant, mail notifications were sent to property owners within 300 feet of the subject property and two public participation meetings were held to offer the neighborhood and surrounding properties the opportunity to learn about the proposed rezoning. The first public participation meeting was held on September 25, 2023, and had 13 people in attendance. The second public participation meeting held on October 3, 2023, did not have anyone attend from the public.

In addition, this request is subject to mail and sign notification requirements established in ULDR, Section 47-27.5 regarding the public hearing. Mail notices were sent to the property owners within 300 feet of the subject property and the applicant posted three signs on the property regarding the Planning and Zoning Board, and City Commission meetings and has met the requirements of this section. The public meeting summary, mail notice and sign notice are attached as Exhibit 6.

Business Impact Estimate

This ordinance will be enacted to implement Part II of chapter 163, relating to growth policy, county and municipal planning, and land development regulation and is therefore not subject to the requirements of Section 166.041(4), Florida Statutes.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a FY 2024 Commission Priority, advancing the Economic Development initiative.

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

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

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

This item also 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 - Sketch and Legal Description

Exhibit 3 - Application and Applicant's Narrative Response to Review Criteria

Exhibit 4 - December 20, 2023, Planning and Zoning Board Staff Report

Exhibit 5 - December 20, 2023, Planning and Zoning Board Meeting Minutes

Exhibit 6 - Public Meeting Summary, Mail Notice and Sign Notice

Exhibit 7 - Ordinance

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