



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#25-0644

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

FROM: Rickelle Williams, City Manager

DATE: August 19, 2025

TITLE: Public Hearing – Quasi-Judicial Ordinance – Rezoning from Residential Multifamily Low Rise/Medium Density (RM-15) District to Northwest Regional Activity Center – Mixed-Use West (NWRAC-MUw) District – 1325 NW 6 Street – New Hope Development Corporation – Case No. UDP-Z24006 – **(Commission District 3)**

Recommendation

Staff recommends the City Commission adopt an ordinance rezoning 5,000 square feet (0.11 acres) of land from Residential Multifamily Low Rise/Medium Density (RM-15) District to Northwest Regional Activity Center - Mixed-Use west (NWRAC-MUw) District.

Background

The property owner, New Hope Development Corporation, is seeking to rezone 5,000 square feet (0.11 acres) of land, located at the northeast corner of NW 14 Avenue and NW 6 Street, from Residential Multifamily Low Rise/Medium Density (RM-15) District to Northwest Regional Activity Center – Mixed-Use west (NWRAC-MUw) District. The subject parcel has an underlying land use designation of Northwest Regional Activity Center (NWRAC) and is located within the Northwest/Progreso/Flagler-Heights Community Redevelopment Area (CRA). The site is currently a surface parking lot for New Hope Baptist Church. An associated Site Plan Level II application, Case No. UDP-S24034, for a mixed-use development consisting of nine (9) multifamily residential units that are affordable to households with an income that does not exceed 120% of the Area Median Income (AMI) and a commercial parking lot is currently under review by the Development Review Committee (DRC) and is subject to City Commission request for review. The proposed site plan approval is contingent on the approval of the rezoning. The location map is attached as Exhibit 1. The sketch and legal description of the proposed rezoning is attached as Exhibit 2. The application and the applicant's narrative responses to review criteria are provided as Exhibit 3.

The Planning and Zoning Board (PZB) recommended approval (8-0) of the proposed rezoning on May 21, 2025. The PZB Staff Report and Meeting Minutes are attached as Exhibit 4 and Exhibit 5, respectively.

Review Criteria

Pursuant to the Unified Land Development Regulations (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 parcel to NWRAC-MUw is consistent with the 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 parcel 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 the parcel 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.

- 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.*

Rezoning of the parcel to NWRAC-MUw is compatible with the existing and proposed mix of uses in the surrounding area. The parcel is surrounded by land zoned NWRAC-MUw to the west and south, and RM-15 to the north and east. 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 design, building orientation, architectural and open space requirements, and pedestrian access. These standards will be applied at time of site plan review.

A general comparison of permitted uses in the current and proposed zoning districts is provided in Table 1. For a complete list of uses in each district, 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) District.

Table 1: General Comparison of Permitted Uses

EXISTING ZONING DISTRICT RM-15	PROPOSED ZONING DISTRICT NWRAC-MUw
<u>Permitted Uses:</u>	<u>Permitted Uses:</u>
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	
<u>Conditional Uses:</u>	<u>Conditional Uses:</u>
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 Northwest Regional Activity Center-Mixed Use west (NWRAC-MUw) District.

Table 2: Comparison of Dimensional Requirements

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

The City Commission shall hold a public hearing to consider the application and the record and recommendations forwarded by the department and the planning and zoning board and shall hear public comment on the application. If the City Commission determines that the rezoning meets the criteria for rezoning 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 in, or if the applicant does not consent to a more restrictive zoning district, the City Commission shall deny the application.

Comprehensive Plan Consistency

The parcel 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 NWRAC is intended to encourage redevelopment and expansion of employment and housing opportunities within the area. 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/Progresso/Flagler Heights Redevelopment Plan.

The proposed rezoning also supports 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 Progresso Village Neighborhood contains a mixture of single-family and small multifamily developments. The expansion of the NWRAC-MUw zoning district will help support the diversification of housing types through the promotion of larger multifamily development opportunities.

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 6.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a FY 2025 Commission Priority, advancing the Public Places and Community Initiatives.

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

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

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

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 compatibility of 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.
- The Urban Design Element
- Goal 1: Promote high-quality and sustainable building design elements which complement the public realm.

Attachments

Exhibit 1 - Location Map

Exhibit 2 - Sketch and Legal Description

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

Exhibit 4 - May 21, 2025, Planning and Zoning Board Staff Report

Exhibit 5 - May 21, 2025, Planning and Zoning Board Meeting Minutes

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

Exhibit 7 - Business Impact Estimate
Exhibit 8 - Ordinance

Prepared by: Yvonne Redding, Urban Planner III, Development Services Department

Department Director: Anthony Fajardo, Development Services Department