



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

#19-0924

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

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: September 17, 2019

TITLE: Quasi-Judicial – Ordinance – Rezoning from Residential Midrise Multifamily/Medium-High Density (RMM-25) to Northwest RAC Mixed-Use west (NWRAC-MUw) – City of Fort Lauderdale / Anointed by Christ International Christian Center, Inc. / 220145, LLC. / URBANO 500, LLC. / Sistrunk 2245, LLC. – 501 NW 7th Street – Case No. Z19001 - **(Commission District 3)**

Recommendation

It is recommended the City Commission consider an ordinance rezoning 1.463 acres of land legally described as lots 27 through 46, Block 14, North Lauderdale Plat Book 1, Page 48, of the Public Records of Broward County, Florida, from RMM-25 to NWRAC-MUw.

Background

The applicant, Keith and Associates, under the authorization of the property owners, City of Fort Lauderdale; Anointed by Christ International Christian Center, Inc.; 220145, LLC.; URBANO 500, LLC.; Sistrunk 2245, LLC., request to rezone 1.463 acres of land located at 501 NW 7th Avenue from Residential Midrise Multifamily/Medium-High Density District (RMM-25) to Northwest RAC Mixed-Use west District (NWRAC-MUw) to unify the site under a consistent zoning designation. An associated Site Plan Level II development application (Case No. R19014) for a height bonus request, for the “West Village” mixed-use development is currently under review and will be subject to City Commission approval. The current proposed development consists of a six-story building with 455 multifamily units and 17,752 square feet of commercial use on the first floor.

The sketch and legal description of the area proposed to be rezoned is included as Exhibit 1. The application and applicant’s narrative are included as Exhibit 2. The associated development application (Case No. R19014) is attached as Exhibit 3. The planned building configuration proposes to utilize the adjacent alleyway, requiring a vacation of the right-of-way. The right-of-way vacation application associated with the proposed development is also scheduled on this agenda as CAM No. 19-0928.

The application was reviewed by the Planning and Zoning Board (PZB) on June 19, 2019, and recommended for approval by a vote of 6-2. The staff report and minutes from the PZB meeting are available as Exhibits 4 and 5.

Per Section 47-24.4.D of the City's Unified Land Development Regulations (ULDR), 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.

The proposed rezone is generally consistent with the City's Goals, Objectives and Policies for the Northwest Regional Activity Center land use category. More specifically, the proposed rezoning and resulting development will be consistent and compatible the following Goals Objectives and Policies of the Fort Lauderdale Comprehensive Plan including Land Use Element GOAL 1, OBJECTIVE 1.7, OBJECTIVE 1.10, OBJECTIVE 1.21, and OBJECTIVE 1.32. Objective 1.10 of the Comprehensive Plan encourages redevelopment and the expansion of employment opportunities in the Northwest Regional Activity Center and POLICY 1.8.3 which encourages mixed-use projects and implementation of the City's streetscape design and urban enhancements for Sistrunk Boulevard and within close proximity to this corridor along NW 7th Avenue.

2. The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration.

The property's future land use designation of Northwest Regional Activity Center encourages mixed-use projects along main corridors such as Sistrunk Boulevard and NW 7th Avenue, which is consistent with the proposed zoning designation. The Sistrunk Boulevard corridor is beginning to undergo significant mixed-use redevelopment. The proposed rezoning will permit a mixed use project that will be consistent and compatible with the mixed-use nature of other projects in the area, as well as with the existing mix of uses along Sistrunk Boulevard and NW 7th Avenue.

3. The character of the area surrounding the parcel proposed to be rezoned is compatible with the uses permitted in the proposed zoning district.

The rezoning of the property to NWRAC-MUw is compatible with the existing mix of land uses along Sistrunk Boulevard and NW 7th Avenue. The property is surrounded by the following zoning districts:

- West – RMM-25
- East – NWRAC-MUw
- North – NWRAC-MUw
- South – NWRAC-MUw

The proposed rezoning expands the NWRAC-MUw mixed-use zoning westward along NW 7th Terrace, and does not intrude into the residential area to the west of the mixed use corridors. It would reinforce the ‘main street’ character of Sistrunk Boulevard that serves the adjacent residentially-zoned areas. In order to assure that mixed-use development of the parcel is compatible with the adjacent residential area, the development will be required to meet ULDR setback and screening requirements by providing a buffer between it and abutting residentially-zoned property.

Though the RMM-25 and NWRAC-MUw districts are clearly different, as detailed in the table below, the Sistrunk Boulevard and NW 7th Avenue corridors are currently comprised of a mix of uses, thus rezoning the RMM-25 portion of the parcel to NWRAC-MUw will not represent a change in the character. Nor will the rezoning change the area pattern of mixed-use corridors with immediately adjacent residential areas. To protect existing residential areas from adjacent development, building articulation, buffer and setback provisions as provided for in the NWRAC-MUw zoning designation will be assessed and applied through the Development Review Committee.

Table 1 – Comparison of Permitted Uses

Existing Zoning Districts		Proposed Zoning District
NWRAC-MUw	RMM-25	NWRAC-MUw
Automotive	Single Family Dwelling	Automotive
Boats, Watercraft and Marinas	Single Family Dwelling, Attached: Cluster Dwellings,	Boats, Watercraft and Marinas
Commercial Recreation	Existing Single Family Dwelling: Zero-lot-line.	Commercial Recreation
Food and Beverage Service	Single Family Dwelling, Attached: Duplex/Two (2) Family/Dwelling,	Food and Beverage Service
Lodging	Single Family Dwelling, Attached: Townhouses,	Lodging
Mixed Use Developments	Multifamily Dwelling: Coach Home,	Mixed Use Developments
Public Purpose Facilities	Multifamily use.	Public Purpose Facilities
Retail Sales	Community Residence, 3 residents maximum.	Retail Sales
Services/ Office Facilities	Community Residence, 4 to 10 residents; 1,000' distance separation	Services/ Office Facilities
Accessory Uses, Buildings and Structures	Urban Agriculture	Accessory Uses, Buildings and Structures
Urban Agriculture	Existing Multifamily Dwelling	Urban Agriculture
	Active and Passive Park	
	Social Service Residential Facility, Level I,	
	Family Day Care Home	
	Accessory Uses, Buildings and Structures	

Table 2 – Comparison of Dimensional Requirements

Requirement	Existing Zoning District	Proposed Zoning District
	RMM-25 <i>Residential Midrise Multifamily/Medium-High Density</i>	NWRAC-MUw <i>Northwest RAC Mixed-Use west</i>
Building Height	35 to 55 feet	45 feet 65 feet*
Building Length	200 feet	n/a
Front Setbacks	25 feet	none
Rear Setback	20 feet	15-feet when abutting residential
Side Setback	10 to 20 feet	15-feet when abutting residential
Lot Size	4000 to 10,000 square feet	n/a
Landscape Area	Minimum of 35% of the gross lot square footage	n/a

*Structures exceeding the permitted height threshold of the NWRAC-MUw shall be reviewed subject to the process for a Site Plan Level II permit, with City Commission review and approval in accordance with the performance standards in the Unified Land Development Regulations (ULDR), Section 47-13.52.B.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a Press Play Fort Lauderdale Strategic Plan 2018 initiative, included within the Neighborhood Enhancement Cylinder of Excellence, specifically advancing:

- Goal 6: Be an inclusive community made of distinct, complementary, and diverse neighborhoods.
- Objective 1: Evolve and update the land development code to balance neighborhood quality, character, and livability through sustainable development.
- Initiative 6: Amend the Northwest Regional Activity Center (NW RAC) zoning regulations and implement design guidelines.

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

Attachments

- Exhibit 1 – Sketch & Legal Description
- Exhibit 2 – Application and Applicant’s Narratives
- Exhibit 3 – Associated Development Application Case No. R19014
- Exhibit 4 – June 19, 2019 PZB Meeting Minutes
- Exhibit 5 – June 19, 2019 PZB Staff Report Minutes
- Exhibit 6 – Ordinance

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 09/17/2019
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