



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
CRA BOARD MEETING

24-0108

TO: CRA Chairman & Board of Commissioners
Fort Lauderdale Community Redevelopment Agency

FROM: Greg Chavarria, CRA Executive Director

DATE: January 9, 2024

TITLE: Resolution Delegating Authority to the Executive Director to Execute and Submit Any and All Application and Documents Necessary to Effect the Rezoning of a Property from Residential Single Family/Low Medium Density (RS-8) to Northwest Regional Activity Center - Mixed Use West (NWRAC-MUw) - 539 NW 13 Avenue, Fort Lauderdale, FL 33311 - Parcel ID #5042-04-06-0630 - **(Commission District 3)**

Recommendation

Staff recommends the Community Redevelopment Agency (CRA) Board of Commissioners approve a Resolution to delegate authority to the Executive Director to execute and submit any and all application and documents necessary to effect the rezoning of a property from Residential Single Family/Low Medium Density (RS-8) to Northwest Regional Activity Center - Mixed Use West (NWRAC-MUw).

Background

The Northwest-Progresso-Flagler Heights Community Redevelopment Agency (NPF CRA) is seeking to rezone a property, located at 539 NW 13th Avenue, on the west side of NW 13th Avenue, south of NW 6th Street, and north of NW 5th Street, totaling 7,910 square feet of land. The parcel is currently zoned Residential Single Family/Low Medium Density (RS-8). The re-zoning would convert it to Northwest Regional Activity Center - Mixed Use West (NWRAC-MUw). The existing site is vacant land that is to be developed into a public parking lot for the community.

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 rezoning is surrounded by properties zoned NWRAC-MUw to the north and RS-8 to the east, west, and south. The Northwest/Progresso/Flagler Heights Redevelopment Plan promotes development to help support local commerce and community revitalization. Rezoning the property to NWRAC-MUw is in alignment with the neighborhood's goal of supporting redevelopment opportunities and will assist local businesses and local employment. A public parking lot will facilitate commercial opportunities in the area, supporting the economic vitality of existing and future businesses in Historical Dorsey-Riverbend and the surrounding areas.

The proposed rezoning is intended to create much needed additional public parking in the Northwest-Progresso-Flagler Heights CRA area, which provides support to existing and future businesses that provide a wide range of employment, shopping, services, cultural, and residential opportunities within the NWRAC.

A location map of the property (Exhibit 1), the Broward County Property Appraiser information (Exhibit 2), the quit claim deed with the legal description (Exhibit 3), a boundary survey of the proposed rezoning (Exhibit 4), and a resolution (Exhibit 5) are attached.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

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

This item supports the *Press Play Fort Lauderdale 2024 Strategic Plan*, specifically advancing:

- The Business Development Focus Area
- Goal 5: Build an attractive global and local economic community marketplace.
- Objective: Create a responsive and proactive business climate to attract emerging industries.

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.
- The Neighborhood Enhancement Focus Area
- The Future Land Use Element
- Goal 2: Sustainable Development – 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.

Attachments

Exhibit 1 - Location Map

Exhibit 2 - Broward County Property Appraiser Information

Exhibit 3 - Quit Claim Deed with Legal Description

Exhibit 4 - Boundary Survey

Exhibit 5 - Resolution

Prepared by: Eleni Ward-Jankovic, CRA Housing and Economic Development Manager
Clarence Woods, CRA Manager

CRA Executive Director: Greg Chavarria