



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#24-0605

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

FROM: Susan Grant, Acting City Manager

DATE: June 18, 2024

TITLE: Second Reading – Quasi-Judicial Ordinance Approving a Rezoning from Residential Multifamily Mid Rise/Medium High Density (RMM-25) District to Northwest Regional Activity Center-Mixed Use West (NWRAC-MUw) District – Case No. UDP-Z23016 – 728 NW 3rd Street, 204 and 216 NW 8th Avenue – (**Commission District 3**)

Recommendation:

Staff recommends the City Commission consider an ordinance rezoning 22,499 square feet of land (0.516 acres) located at 728 NW 3rd Street, 204 and 216 NW 8th Avenue from Residential Multifamily Mid-Rise/Medium-High Density (RMM-25) District to Northwest Regional Activity Center – Mixed Use West (NWRAC-MUw) District.

Background:

The request to rezone the properties is intended to unify the block with the same NWRAC-MUw zoning district that the eastern portion of the block is currently zoned. No site plan has been submitted at this time. A location map of the subject site is provided as Exhibit 1. The application and narrative responses to criteria are attached as Exhibit 2, and the sketch and legal description of the property proposed to be rezoned is attached as Exhibit 3.

The Planning and Zoning Board (PZB) reviewed the application on April 17, 2024, and recommended approval of the rezoning by a vote of 8-0. The PZB meeting minutes and staff report are attached as Exhibit 4 and Exhibit 5, respectively. The public sign notice and affidavit for the April 17, 2024, PZB meeting are attached as Exhibit 6.

Review Criteria:

Pursuant to the City's Unified Land Development Regulations (ULDR) Section 47-24.4.D, Rezoning Criteria, an application for a rezoning shall be reviewed in accordance with the following criteria:

1. The zoning district is consistent with the City's Comprehensive Plan.

Rezoning the Property to NWRAC-MUw is consistent with the underlying future land use designation of Northwest Regional Activity Center. 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 parcels to NWRAC-MUw will not adversely impact the character of development in or near the area under consideration. The Property is surrounded by properties zoned RMM-25 to the west and NWRAC-MUw to the north, east and south. 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 goal of supporting redevelopment opportunities and is consistent with the vision outlined in the Northwest RAC Design Guidelines Plan.

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 zoning district is intended to promote and enhance the existing mix of uses and character of the area. The NWRAC area generally includes a higher intensity of uses along the corridors which transition to lower densities and intensities of the surrounding neighborhood. The rezoning of the Property to NWRAC-MUw is compatible with the existing and proposed mix of uses along NW 7th Avenue. The parcels are surrounded by properties zoned RMM-25 to the west and NWRAC-MUw to the north, east and south. The proposed rezoning of the parcels expands the NWRAC-MUw mixed use zoning westward, consistent with the underlying NWRAC land use. Further, 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 building orientation, architectural requirements, open space, vehicular and pedestrian access, building materials, active ground floor uses and facades. Additional standards for parking facilities, landscaping, signage, and streetscapes will also be applied during the development review process at the time of site plan application to further ensure neighborhood compatibility.

The City Commission shall consider the application, the record and recommendations forwarded by the Department and PZB, and public comments on the application to determine whether the application meets the criteria for a rezoning. If the City

Commission determines that the rezoning meets the criteria, 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.

Resource Impact

There is no fiscal impact 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 2029 Strategic Plan*, specifically advancing:

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

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

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 compatible 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.
- Goal 2: Encourage urban design which responds to the climate and character of Fort Lauderdale, is pedestrian friendly, human-scaled and contains the infrastructure and amenities to create a vibrant public realm.
- The Business Development Focus Area
- The Economic Development Element
- Goal 2: 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 and Narrative Responses to Criteria

Exhibit 3 – Sketch and Legal Description of the Property

Exhibit 4 – April 17, 2024, PZB Meeting Minutes

Exhibit 5 – April 17, 2024, PZB Staff Report

Exhibit 6 – PZB Public Sign Notice and Affidavit

Exhibit 7 – Ordinance

Prepared by: Nancy Garica, Urban Planner II, Development Services Department

Department Director: Christopher Cooper, AICP, Development Services Department