



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#24-0673

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

FROM: Susan Grant, Acting City Manager

DATE: August 20, 2024

TITLE: Public Hearing - Quasi-Judicial Ordinance Approving a Rezoning from General Industrial (I) District to Northwest Regional Activity Center- Mixed Use East (NWRAC-MUe) District – Case No. UDP-Z24005 - 647 NW 6th Avenue (**Commission District 2**)

Recommendation

Staff recommends the City Commission consider an ordinance rezoning 3,375 square feet of land (0.08 acres) located at the southwest corner of NW 7th Street and NW 6th Avenue, from General Industrial (I) District to Northwest Regional Activity Center-Mixed Use East (NWRAC-MUe) District.

Background

The request to rezone the property is intended to unify the block where the rezoning is proposed with the same NWRAC-MUe zoning district that the southern portion of the block is currently zoned. If the rezoning is approved, the applicant intends to expand the approved *Arcadian* development (Case No. UDP-S21043) to construct an additional 25 multifamily residential units including three affordable housing units on the northeast corner of the block. In total, the project will have a total of 502 residential dwelling units of which 51 will be affordable housing units. The applicant acquired the parcel after the site plan was approved and after construction was started.

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 are attached as Exhibit 3.

The Planning and Zoning Board (PZB) reviewed the application on June 19, 2024, and recommended approval of the rezoning by a vote of 9-0. The PZB meeting minutes and staff report are attached as Exhibit 4 and Exhibit 5, respectively.

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 proposed is consistent with the City's Comprehensive Plan.

Rezoning the property to NWRAC-MUe is consistent with the underlying future land use designation of Northwest Regional Activity Center. The Northwest Regional Activity Center designation is intended to encourage redevelopment and expansion of employment and housing opportunities within the area while enhancing the existing and proposed mix of uses and character of the NWRAC with a wide range of employment, shopping, services, cultural and residential opportunities, and a mixture of residential and non-residential uses. The proposed rezoning is consistent with the City's Comprehensive Plan applicable goals, objectives, and policies, including Future Land Use Element, Goal 2, Objective 2.4, Encourage Revitalization of Redevelopment Areas, which encourages revitalization of redevelopment areas and redevelopment to be consistent with the Northwest/Progresso/Flagler Heights Redevelopment Plan and 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.

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-MUe 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 property to NWRAC-MUe 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.

The proposed rezoning of the property to NWRAC-MUe is compatible with the existing and proposed mix of uses along Sistrunk Boulevard/NW 6th Street. The properties to the south are zoned NWRAC-Mue. To the east, north, and west, the properties are zoned General Industrial (I). The proposed rezoning of the parcels expands the NWRAC-MUe zoning north and east so that the entire block has the same NWRAC-Mue zoning designation, 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 streetscape, building orientation, architectural requirements, open space, vehicular and pedestrian access, building materials, active ground floor uses and facades. These standards will be applied at time of site plan review.

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 Housing Focus area, Goal 2: Enable housing options for all income levels.

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

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.
- The Housing Element
- Goal 1: The Comprehensive Plan shall support the provision of adequate sites for future housing, including affordable workforce housing, housing for low income, very low-income, and moderate-income families, mobile homes, and group home facilities and foster care facilities, with supporting infrastructure and public facilities.

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Application and Narrative Responses to Criteria

Exhibit 3 – Sketch and Legal Description of the Property

Exhibit 4 – June 19, 2024, PZB Staff Report

Exhibit 5 – June 19, 2024, PZB Minutes

Exhibit 6 – Ordinance

Prepared by: Lorraine Tappen, Principal Urban Planner, Development Services Department

Acting Department Director: Alfred Battle, Development Services Department