



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

#25-0080

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

FROM: Rickelle Williams, City Manager

DATE: April 15, 2025

TITLE: Public Hearing – Quasi-Judicial Ordinance Rezoning from Residential Single Family/Low Medium Density (RS-8) District to Northwest Regional Activity Center-Mixed-Use West (NWRAC-MUw) District – 539 NW 13th Avenue – Applicant: Fort Lauderdale Community Redevelopment Agency - Case No. UDP-Z24011 – **(Commission District 3)**

Recommendation

Staff recommends the City Commission consider adopting an ordinance rezoning the property located at 539 NW 13th Avenue totaling 0.18 acres of land from Residential Single Family/Low Medium Density (RS-8) District to Northwest Regional Activity Center-Mixed Use west (NWRAC-MUw) District.

Background

The property owner, Fort Lauderdale Community Redevelopment Agency (CRA), is seeking to rezone the properties located at 539 NW 13th Avenue, totaling 0.18 acres of land from Residential Single Family/Low Medium Density (RS-8) District to Northwest Regional Activity Center-Mixed Use west (NWRAC-MUw) District. If approved, the proposed rezoning will allow the CRA to construct a public parking lot for use by the community. The subject property is currently vacant land. A site plan application for the subject property has not been submitted at this time. The location map is attached as Exhibit 1. The application, applicant's narrative responses, and the sketch and legal description are provided as Exhibit 2.

On December 18, 2024, the Planning and Zoning Board (PZB) recommend approval (6-2) of the proposed rezoning. The rezoning application and the applicant's narrative responses to review criteria are attached as Exhibit 3. December 18, 2024, PZB Staff Report and Meeting Minutes are attached as Exhibit 4 and Exhibit 5, respectively.

Review Criteria:

Pursuant to Section 47-24.4- Rezoning, an application for a rezoning shall be reviewed in accordance with the following criteria:

Rezoning the properties to NWRAC-MUw is consistent with its future land use

designation of Northwest Regional Activity Center (NWRAC). Please refer to the Comprehensive Plan Consistency section herein for additional information.

1. 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 properties 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 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.

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 properties 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 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.

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 rezoning of the properties to NWRAC-MUw is compatible with the existing and proposed mix of uses in the surrounding area. The properties are surrounded by other properties zoned NWRAC-MUw to the north and, RS-8 to the south, east and west. 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.

A general comparison of permitted uses in the current and proposed zoning districts is provided in Table 1 below. or a detailed list of uses, refer to ULDR Section 47-5.11, List of Permitted and Conditional Uses, Residential Single Family/Low Medium Density (RS-8) District and ULDR Section 47-13.10, List of Permitted and Conditional Uses, Northwest Regional Activity Center-Mixed Use west (NWRAC-MUw).

Table 1: General Comparison of Permitted Uses

EXISTING ZONING DISTRICT	PROPOSED ZONING DISTRICT
RS-8	NWRAC-MUw
Permitted Uses:	Permitted Uses:

Single Family Dwelling Community Residences (3 maximum) Child Day Care Facilities Active and Passive Park Family Day Care Home Urban Agriculture	Automotive Boats, Watercraft and Marinas Commercial Recreation Food and Beverage Sales and Service Lodging Public Purpose Facilities
Conditional Uses: Family Community Residence, less than 1,000' distance separation. Transitional Community Residence, more than 4 residents /Family Community Residence	Residential Uses Services/Office Facilities Storage Facilities
	Conditional Uses: Car Wash, Automatic Charter and Sightseeing Boat 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 Single Family/Low Medium Density (RS-8) District and ULDR Section 47-13.31, Table of Dimensional Requirements for the NWRAC-MUw District.

Table 2: Comparison of Dimensional Requirements

REQUIREMENTS	EXISTING ZONING DISTRICT	PROPOSED ZONING DISTRICT
	RS-8	NWRAC-MUw
Maximum building height (ft.)	35 feet	45 feet
Minimum front yard (ft.):	25 feet	5 feet
When Abutting Residential	N/A	15 feet
Minimum side yard (ft.):	5 feet	5 feet
When Abutting Residential	N/A	15 feet
Minimum rear yard (ft.):	15 feet	5 feet
When Abutting Residential	N/A	15 feet
Corner yard (ft.):	25% of lot width but not greater than 25 feet	5 feet
Minimum Building Shoulder Height (feet.):	None	25 feet (2 Stories) Min
Maximum Building Shoulder Height (feet.):	None	65 feet (5 Stories) Max

Comprehensive Plan Consistency

The proposed rezoning is consistent with the City's Comprehensive Plan Goals, Objectives and Policies, including the 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; 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.

The City's Future Land Use Map indicates that the property has a future land use designation of Northwest Regional Activity Center (NWRAC). The proposed rezoning is consistent with the NWRAC future land use designation. The intent of the NWRAC is to encourage redevelopment and expansion of employment and housing opportunities within the area.

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 November 18, 2024, 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.

In addition, this request was subject to sign notification requirements established in ULDR, Section 47-27.4. The applicant posted five signs on the property and has met the requirements of this section. The applicant's affidavit is included in 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 Spaces 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 Response to Review Criteria

Exhibit 4 - December 18, 2024, Planning and Zoning Board Staff Report

Exhibit 5 - December 18, 2024, Planning and Zoning Board Meeting Minutes

Exhibit 6 - Public Participation Meeting Summary, Mailing Documentation, and Sign Posting Affidavit

Exhibit 7 - Business Impact Estimate

Exhibit 8 - Ordinance

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