



REQUEST: Rezoning from Residential Single Family/Cluster Dwellings/Low Medium Density District (RC-15) and Parks, Recreation and Open Space (P) District to Northwest Regional Activity Center - Mixed Use West (NWRAC-MUw) District

CASE NUMBER	UDP-Z23009		
APPLICANT	City of Fort Lauderdale		
AGENT	Mark Russell, YMCA of South Florida, Inc.		
GENERAL LOCATION	1409 W. Sistrunk Boulevard and 605, 611, 615, 619, 623, and 625 NW 14 th Terrace		
EXISTING ZONING	Residential Single Family/Cluster Dwellings/Low Medium Density District (RC-15) and Parks, Recreation and Open Space (P) District		
PROPOSED ZONING	Northwest Regional Activity Center- Mixed-Use west (NWRAC-MUw)		
LAND USE	Northwest Regional Activity Center (NWRAC)		
COMMISSION DISTRICT	3 – Pamela Beasley-Pittman		
NEIGHBORHOOD ASSOCIATION	Durrs Community Association, Inc.		
LOT SIZE	1.831 acres (79,770 square feet)		
APPLICABLE ULDR SECTIONS	47-24.4, Rezoning Criteria		
NOTIFICATION REQUIREMENTS	Section 47-27.4.A.2.c, Public Participation Section 47-27.5.C.1, Mail Notice Section 47-27.5.C.3, Sign Notice		
SECTION 166.033, FLORIDA STATUTES	180-DAY EXPIRATION DATE	EXTENSION DATE (S)	
	February 3, 2024	N/A	
ACTION REQUIRED	Recommend Approval, Recommend a Rezoning to a More Restrictive Zoning District, or Deny		
PROJECT PLANNER	Nicholas Kalargyros, Urban Planner	<i>nk</i>	<i>gr</i>

PROJECT DESCRIPTION:

The applicant is requesting to rezone 1.831 (79,770 square feet) acres of land generally located at 1409 W. Sistrunk Boulevard which includes the parcels 605, 611, 615, 619, 623, and 625 NW 14th Terrace from Residential Single Family/Cluster Dwellings/Low Medium Density (RC-15) District and Parks, Recreation and Open Space (P) District to Northwest Regional Activity Center-Mixed Use west (NWRAC-MUw) District. The site contains the existing YMCA Mizell Community Center and surface parking for the facility. The City Commission approved a Site Plan Level IV Public Purpose Use, DRC Case No. R19004, on September 12, 2019, which allowed the construction of the facility; however, the property was not rezoned to allow for commercial uses.

The rezoning request would rezone the parcels on the west side of NW 14th Terrace from RC-15 to NWRAC-MUw District and the parcel located at 1409 W. Sistrunk from RC-15 and P to NWRAC-MUw District. If approved, the NWRAC-MUw District will extend north and provide for a single zoning district for the YMCA parcel in its entirety.

A location map is as **Exhibit 1**. A sketch and legal description of the area proposed for rezoning is attached as **Exhibit 2**. The application, applicant's narrative with responses to zoning criteria are attached as **Exhibit 3**.

REVIEW CRITERIA:

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

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

Rezoning the property to NWRAC-MUw is consistent with the Northwest Regional Activity Center (NWRAC) future land use. 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 property to NWRAC-MUw will not adversely impact the character of development in or near the area under consideration. The land proposed for the rezoning is surrounded by properties already zoned NWRAC-MUw to east and west, Parks, Recreation and Open Space (P) to the south, Residential Single Family/Cluster Dwellings/Low Medium Density District (RC-15) to the north and Residential Multifamily Low Rise/Medium Density to the west. 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 neighborhood's goal of supporting redevelopment opportunities and has the potential of increasing a mix of uses and local employment. A mix of uses can support new businesses and ensure higher levels of purchasing power through increases in density, helping to fortify the economic vitality of existing future businesses along the Sistrunk Corridor and within the Durrs neighborhood.

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 is intended to promote and enhance a mixture of non-residential uses on the property which supports the character of the area and provides for a wide range of employment, shopping, services, and cultural opportunities within the NWRAC. During the site plan development approval and as part of the Public Purpose Use approval, the applicant provided modifications to their plans to ensure that the development would be in compliance with the development standards outlined in ULDR Section 47-13.29, Design Standard Applicability and the Northwest Regional Activity Center - Illustrations for Design Standards in regards to building requirements, open space, vehicular and pedestrian access, parking, landscaping, as well as neighborhood compatibility standards that were applied as applicable during the development review process for the site plan application.

A general comparison of permitted uses in the current and proposed zoning districts is provided in Table 1. For a detailed list of uses, refer to ULDR Section 47-5.14 - List of permitted and conditional uses, RC-15 Residential Single Family/Cluster Dwellings/Low Medium Density District, ULDR Section 47-8.14. - List of permitted and conditional uses, Parks, Recreation and Open Space (P) 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

<i>Existing Zoning District</i>		<i>Proposed Zoning District</i>
P	RC-15	NWRAC-MUw
Permitted Uses Parks, Recreation and Open Space Uses and Facilities Accessory Uses, Buildings and Structures Urban Agriculture	Permitted Uses Residential Uses Public Purpose Facilities Child Day Care Facilities Accessory Uses, Buildings and Structures Urban Agriculture	Permitted Uses Automotive Boats, Watercraft and Marinas Commercial Recreation Food and Beverage Sales and Service Lodging Public Purpose Facilities Residential Uses Retail Sales Services/Office Facilities
Conditional Uses Golf Course Public Marina Public Utility	Conditional Uses Community Residence	

Communication Towers, Structures and Stations Yacht Club		
Limitation on Uses Conservation Areas		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 47-5.33, Table of Dimensional Requirements for the RC-15 District, ULDR Section 47-8.30, Table of Dimensional Requirements for the P District and ULDR Section 47-13.31, Table of Dimensional Requirements for the NWRAC-MU District.

Table 2: Comparison of Dimensional Requirements

Requirements	Existing Zoning District		Proposed Zoning District
	P	RC-15	NWRAC-MUw
Maximum building height (ft.)	60'	35'	45' By Right (65' Performance Standard Request)
Minimum front yard (ft.):	25'	25'	0'
When Abutting Residential	N/A	N/A	15'
Minimum side yard (ft.):	25'	5'	0'
When Abutting Residential	25'	N/A	15'
Minimum rear yard (ft.):	25'	15'	0'
When Abutting Residential	25'	N/A	15'
Corner yard (ft.)	25'	No Less than 10'	None
Min. Building Shoulder Height (ft.):	None	None	25' (2 Stories) Min
Max. Building Shoulder Height (ft.):	None	None	65' (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 1, Policy FLU 1.1.12, the Northwest Regional Activity Center (NWRAC). The intent of the Northwest Regional Activity Center is to create a vibrant community with a successful mix of businesses and residential uses defined with walkable streets and quality buildings based upon the Northwest-Progresso-Flagler Heights Implementation Plan (NPF CRA); and Goal 2, Policy FLU 2.4.3, the City shall continue to implement the Redevelopment Plan for the Northwest / Progresso/Flagler Heights area (NWPFH), which was prepared and adopted pursuant to Chapter 163, Part III, Florida Statutes. The City designated the NWPFH Area as a slum or blighted area, which was eligible for treatment as a CRA pursuant to Florida Statutes.

The City's Future Land Use Map indicates the properties have a future land use designation of Northwest Regional Activity Center (NWRAC). More specifically, the NWRAC designation is intended to encourage redevelopment and expansion of employment, community, and commercial opportunities within the NWRAC area. The proposed rezoning meets the intent of this land use designation.

PUBLIC PARTICIPATION:

The application is subject to the public participation requirements established under ULDR Section 47-27.4, which states that that public outreach shall be conducted and include any City-recognized civic association and property owners within 300 feet of the subject site. Per the applicant, mail notifications were sent to property owners within 300 feet of the subject property and two public participation meetings were held to offer the neighborhood and surrounding properties the opportunity to learn about the proposed rezoning. The first public participation meeting was held on September 25, 2023, and had 13 people in attendance. The second public participation meeting held on October 3, 2023, did not have anyone attend from the public. A public participation summary is attached as **Exhibit 4**.

In addition, this request is subject to mail and sign notification requirements established in ULDR, Section 47-27.5 regarding the public hearing. Mail notices were sent to the property owners within 300 feet of the subject property and the applicant posted three signs on the property regarding the Planning and Zoning Board meeting and has met the requirements of this section. The mail notice, photos of the public notice sign, and affidavits are attached as **Exhibit 5**.

PLANNING & ZONING BOARD REVIEW OPTIONS:

The Planning and Zoning Board shall consider the application and make a determination based on the review criteria in ULDR Section 47-24.4, Rezoning Criteria.

If the Planning and Zoning Board determines that the application meets the criteria as provided in Section 47-24.4, Rezoning, the Planning and Zoning Board shall recommend that the rezoning be approved or recommend a rezoning to a more restrictive zoning district than that requested in the application if necessary to ensure compliance with the criteria for the rezoning and if consented to by the applicant.

If the Planning and Zoning Board determines that the application does not meet the criteria provided for rezoning or if the applicant does not consent to a more restrictive zoning district, the Planning and Zoning Board shall deny the application and an appeal to the City Commission may be filed by the applicant in accordance with Section 47-26B, Appeals.

Project narratives outlining how the rezoning complies with the applicable sections of the ULDR are attached as Exhibit 3, to assist the Board in determining if the proposal meets the criteria.

EXHIBITS:

1. Location Map
2. Sketch and Legal Description
3. Application, Applicant's Narrative Responses to Review Criteria
4. Public Participation Meeting Summary
5. Mail Notice, Photos of Public Sign Notice, and Affidavits