



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

FROM: Greg Chavarria, City Manager

DATE: September 19, 2023

TITLE: Public Hearing – Quasi-Judicial Ordinance Rezoning from Residential Multifamily Mid Rise Medium High Density (RMM-25) District to Northwest Regional Activity Center- Mixed Use East (NWRAC-MUe) District –624 NW 4th Avenue – Applicant: 312 NW 7th Street, LLC Case No. UDP-Z23003 – **(Commission District 2)**

Recommendation

Staff recommends the City Commission consider adopting an ordinance rezoning 6,750 square feet or 0.15 acres of land from Residential Multifamily Mid Rise Medium High Density (RMM-25) District to Northwest Regional Activity Center - Mixed-Use east (NWRAC-MUe) District.

Background

The applicant, 312 NW 7th Street, LLC, is seeking to rezone a property generally located at 624 NW 4th Avenue; on the east side of NW 4th Avenue, west of NW 3rd Avenue, south of NW 7th Street and north of 616 NW 4th Avenue, totaling 0.15 acres of land. If approved, the NWRAC-MUe District will extend north between NW 3rd Avenue and NW 4th Avenue, up to NW 7th Street and will encompass the subject property. The existing site is vacant land. At this time, development plans have not been submitted with the rezoning application. A location map of the property and the sketch and legal description of the proposed rezoning are attached as Exhibit 1 and Exhibit 2, respectively.

On July 19, 2023, the Planning and Zoning Board (PZB) recommend approval (7-0) of the proposed rezoning. The rezoning application and the applicant's narrative responses to review criteria are attached as Exhibit 3. The July 19, 2023, 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:

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

Rezoning the property to NWRAC-MUe is consistent with Northwest Regional Activity Center (NWRAC) future land use designation. 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-MUe 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-MUe to the north, south, and east, and Heavy Commercial/Light Industrial (B-3) 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 the property to NWRAC-MUe is in alignment with the neighborhood’s goal of supporting redevelopment opportunities and has the potential of increasing a mix of uses including housing opportunities and local employment. A mix of uses can support diverse businesses interest and facilitating more purchasing options with increased housing density and ground-floor commercial opportunities, supporting the economic vitality of existing and future businesses in the Progresso Village 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 residential and non-residential uses which supports the character of the area and provides for a wide range of employment, shopping, services, cultural, and residential opportunities within the NWRAC. Rezoning to NWRAC-MUe would ensure compliance with the development standards outlined in ULDR Section 47-13.29, Design Standard Applicability, that future development on the subject site will be required to meet. The Northwest Regional Activity Center - Illustrations for Design Standards, include but are not limited to building requirements, open space, vehicular and pedestrian access, parking, landscaping, as well as neighborhood compatibility standards which will be applied, as applicable, during the development review process at the time of site plan application.

A general comparison of permitted uses in the current and proposed zoning districts is provided in Table 1 below. For a complete list of uses in each district, refer to ULDR Section 47-5.19.- List of Permitted and Conditional Uses, RMM-25 Residential Mid Rise Multifamily/Medium High-Density District and ULDR Section 47-13.10. - List of Permitted and Conditional Uses, Northwest Regional Activity Center-Mixed Use east (NWRAC-MUe).

Table 1: General Comparison of Zoning District Permitted Uses	
Existing Zoning District RMM-25	Proposed Zoning District NWRAC-MUe
Residential Uses	Automotive

Public Purpose Facilities	Boats, Watercraft and Marinas
Child Day Care Facilities	Commercial Recreation
Accessory Uses, Buildings and Structures	Food and Beverage Sales and Service
Urban Agriculture	Lodging
Conditional Uses	Public Purpose Facilities
Lodging	Residential Uses
Mixed-Use Development	Retail Sales
Nursing Home Facilities	Services/Office Facilities
Child Day Care 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

A comparison of current and proposed dimensional standards for each district is provided in Table 2 below. For a complete list of dimensional requirements reference ULDR Section 47-5.36. Table of Dimensional Requirements for the RMM-25 District and ULDR Section 47-13.31. Table of Dimensional Requirements for the NWRAC-MUe District.

Table 2: Comparison of Dimensional Requirements		
Requirements	Existing Zoning District RMM-25	Proposed Zoning District NWRAC-MUe
Maximum Building Height (ft.)	55'	65' By Right (110' Performance Standard and Incentive Request)

Minimum Front Yard (ft.)	25'	0'
When Abutting Residential	N/A	15'
Minimum Side Yard (ft.)	5'	0'
When Abutting Residential	N/A	15'
Minimum Rear Yard (ft.)	15'	0'
When Abutting Residential	N/A	15'
Corner Yard (ft.)	No Less than 10'	None
Minimum Building Shoulder Height (ft.)	None	25' (2 Stories)
Maximum Building Shoulder Height (ft.)	None	65' (5 Stories)

Comprehensive Plan Consistency

The property is designated Northwest Regional Activity Center (NWRAC) on the City's Future Land Use Map. The proposed rezoning and associated uses are consistent with the NWRAC future land use designation.

The NWRAC is intended to encourage redevelopment and expansion of employment and housing opportunities within the area. Further, the proposed rezoning is consistent with the City's Comprehensive Plan applicable goals, objectives, and policies, specifically 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.

The proposed rezoning is also supported by Future Land Use Element, 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 Progresso Village Neighborhood contains a mixture of single family and small multifamily developments. The expansion of the NWRAC-MUe zoning district will help support the diversification of housing types through the promotion of larger multifamily development opportunities. Furthermore, the overlying Master Plan requirements that would apply to the NWRAC-MUe Zoning District, promote the integration of active first floor commercial uses, such as coffee shops, restaurants, and bars, helping to promote a walkable community by providing opportunities to establish local shops and stores.

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 May 22, 2023, to offer the neighborhood and surrounding properties the opportunity to learn about the proposed rezoning. The public participation meeting had two people in

attendance.

In addition, this request was subject to sign notification requirements established in ULDR, Section 47-27.4. The applicant posted one sign on the property and has met the requirements of this section. The public participation meeting summary, sign notice, mail notice, and notice affidavits are attached as Exhibit 6.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a 2022 Commission Priority, advancing the Smart Growth initiative.

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

- 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.

Attachments

Exhibit 1 - Location Map

Exhibit 2 - Sketch and Legal Description

Exhibit 3 - Rezoning Application and Applicant's Narrative Responses to Review Criteria

Exhibit 4 - July 19, 2023, Planning and Zoning Board Staff Report

Exhibit 5 - July 19, 2023, Planning and Zoning Board Meeting Minutes

Exhibit 6 - Public Meeting Summary, Sign Notice, Mail Notice and Affidavits

Exhibit 7 - Ordinance

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