



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

FROM: Lee R. Feldman, ICMA-CM, City Manager

DATE: February 17, 2015

TITLE: SECOND READING OF ORDINANCE - Rezone properties within the Northwest Regional Activity Center ("NWRAC") future land use category from Residential Low Rise Multifamily/Medium Density (RM-15) District, Community Business (CB) District, General Business (B-2), Heavy Commercial/Light Industrial Business (B-3) District and General Industrial (I) to the new Northwest Regional Activity Center – Mixed Use northeast (NWRAC-MUe), Northwest Regional Activity Center Mixed Use east (NWRAC-MUe) & Northwest Regional Activity Center – Mixed Use west (NWRAC-MUw) Zoning Districts. - CASE 3Z13

Recommendation

It is recommended that the City Commission adopt an ordinance on second reading rezoning approximately 130 acres of land located along the Sistrunk Boulevard and NW 7th Avenue corridors within the Northwest Regional Activity Center ("NWRAC") Future Land Use from Residential Low Rise Multifamily/Medium Density (RM-15) District, Community Business (CB) District, General Business (B-2), Heavy Commercial/Light Industrial Business (B-3) District and General Industrial (I) to Northwest Regional Activity Center – Mixed Use northeast (NWRAC-MUe), Northwest Regional Activity Center Mixed Use east (NWRAC-MUe) & Northwest Regional Activity Center – Mixed Use west (NWRAC-MUw) Zoning Districts.

Previous City Commission Action

First Reading of the proposed ordinance was held on December 17, 2014. Second Reading was scheduled for January 21, 2015, although a public hearing on the ordinance was held on that date the seconding reading did not occur due to a technical noncompliance with Section 166.041, Florida Statute.

Background

On January 21, 2015, the City Commission adopted an ordinance creating the Northwest Regional Activity Center – Mixed Use northeast (NWRAC-MUe), Northwest Regional Activity Center – Mixed Use east (NWRAC-MUe) and Northwest Regional Activity Center – Mixed Use west (NWRAC-MUw) zoning districts. The ordinance that is the subject of this CAM rezones property to the new zoning districts.

Pursuant to criteria outlined in ULDR Section 47-24.4.D, 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.

The site is currently designated Northwest Regional Activity Center (NWRAC) on the City's Future Land Use Map. The proposed zoning district is consistent with the City's Comprehensive Plan in that the Regional Activity Center land use designation encourages a mix of uses in a compact, high-intensity, multi-use area, which may include retail, office, cultural, hotel, recreational, entertainment facilities and other uses, while encouraging quality development that gives definition to the urban form.

2. Substantial changes in the character of development in or near the area under consideration supports the proposed rezoning.

The proposed changes will enhance the area and meet the vision and goals of the community as indicated in the 2006 Sistrunk Boulevard Urban Design Improvement Plan and the 2008 Northwest/Progresso/Flagler Heights Implementation Plan.

A significant amount of analysis of the area took place in the development of these plans. In 2006, a study of the area resulting in the Sistrunk Boulevard Urban Design Improvement Plan, which provides suggestions as to the appropriate land uses and development types for the Sistrunk Boulevard corridor. As a result, the study recommends amending the ULDR to help implement associated changes to the study area identified through the community input.

In 2008 the Northwest/Progresso /Flagler Heights Implementation Plan ("NPF CRA") was created with the intent of being an agent for change in the target area. This area included the boundaries of the community redevelopment area ("CRA"), which is included within the Northwest Regional Activity Center ("NWRAC") land use. The NPF CRA plan set goals to accomplish positive redevelopment opportunities through revitalization of the area, recognition of history and enhancing the general image of the area.

These plans envision a vibrant community, with a successful mix of business and residential uses defined with walkable streets and quality buildings through the creation of guidelines that would enhance the pedestrian realm and give clear intent for an active street level and an exceptional public realm experience.

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 new zoning districts will establish the basis for appropriate uses that will enhance development and redevelopment efforts in the study area, as well as

require development sites to meet specific design standards, through implementation of design standards intended to promote an active urban area, while allowing flexibility and creative design solutions to meet the intent of the ordinance, as has been successfully realized with development projects subject to the Downtown Master Plan area, as well as the South Andrews Avenue Master Plan.

On November 19, 2014, the Planning and Zoning Board (PZB), acting as the Local Planning Agency (LPA), conducted a review of the proposed rezoning and upon finding they are consistent with the adopted comprehensive plan, recommended approval by a vote of 7-2 for the proposed rezoning (case 3Z13). The PZB staff report and November 19, 2014, PZB minutes are attached as Exhibit 2 and Exhibit 3 respectively.

The City Commission shall hold a public hearing to consider the application and the record and recommendations forwarded by the Department and the Planning and Zoning Board (“PZB”) and shall hear public comment on the application when determining whether the rezoning request meets the criteria for rezoning.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This ULDR amendment and rezoning is part of the *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included in the *Infrastructure and Neighborhood Enhancement* Cylinders of Excellence, specifically advancing:

- Goal 6:** Be an inclusive community made up of district, complementary, and diverse neighborhoods.
- Objective 1:** Evolve and update the land development code to balance neighborhood quality, character, and livability through sustainable development.
- Initiative 1:** Examine land-use patterns and neighborhood development trends to recommend changes to the Unified Land Development Regulations (ULDR) for optimal neighborhood growth, including parking, landscaping, setbacks, change of use and reuse, etc.
- Initiative 6:** Amend the Northwest Regional Activity Center (NWRAC) zoning regulations and implement design guidelines.

Attachments:

- Exhibit 1 – Location Map
- Exhibit 2 – PZB Staff Report
- Exhibit 3 – PZB Minutes
- Exhibit 4 – Rezoning Ordinance (Case 3Z13)

Prepared by: Linda Mia Franco, AICP, Urban Design Principal Planner
Department Director: Jenni Morejon, Sustainable Development