CITY OF FORT LAUDERDALE
City Commission Agenda Memo **#18-0274**
REGULAR MEETING

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

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

DATE: April 3, 2018

TITLE: Quasi-Judicial – Ordinance – Rezoning from Residential Multifamily Mid Rise/ Medium High Density (RMM-25) to North West Regional Activity Center-Mixed Use east (NWRAC-MUe) District – Gospel Arena of Faith, Inc. - 613 NW 3 Avenue – CASE Z17010

Recommendation

It is recommended that the City Commission adopt an ordinance rezoning a portion of the site located at 613 NW 3 Avenue from Residential Multifamily Mid Rise/Medium High Density (RMM-25) to North West Regional Activity Center-Mixed Use East (NWRAC-MUe) District.

Background

The applicant, Gospel Arena of Faith, Inc., is requesting to rezone a 13,500 Square-Foot parcel of land generally located at 613 NW 3rd Avenue - North of Sistrunk Boulevard (NW 6th Street), west of NW 3rd Avenue, south of NW 7th Street and east of NW 4th Avenue from Residential Multifamily Mid Rise/ Medium High Density (RMM-25) to North West Regional Activity Center-Mixed Use east (NWRAC-MUe) to allow for "The Six13" mixed-use development (Case R17075), which is currently under review. In addition, the applicant is proposing to vacate the alley that transects the development site. The associated application is also scheduled on this agenda as CAM #18-0275 (Case V17010). The Sketch and Legal Description of the property are attached as Exhibit 1. The Applicant's Application, Narratives and Concept Plans are included as Exhibit 2.

Pursuant to criteria outlined in the Unified Land Development Regulations (ULDR), Section 47-24.4.D, *Rezoning*, the rezoning application was reviewed by the Planning and Zoning Board (PZB) on February 21, 2018. The PZB recommended approval by a vote of 6-0. The PZB Staff Report and Draft Minutes are attached as Exhibits 3 and 4, respectively.

Rezoning Criteria

Pursuant to the City's 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;

   The proposed zoning district, NWRAC-MUe, is consistent with the City's Comprehensive Plan in that proposed rezoning furthers redevelopment efforts within the Northwest Regional Activity Center-Mixed Use District and better aligns the zoning with the existing underlying Northwest Regional Activity Center land use. The proposed zoning district promotes a mix of uses that help to support the long-term goal of reducing blight conditions in the area and providing redevelopment opportunities that promote multi-modal accessibility.

2. The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration; and,

   On January 21, 2015, the City of Fort Lauderdale City Commission adopted an ordinance creating the Northwest Regional Activity Center (NWRAC) Master Plan, which encompasses the creation of the NWRAC Mixed-Use (NWRAC-MU) Zoning Districts, adopted on February 17, 2015, along with associated Zoning Regulations and the NWRAC Illustrations of Design Standards that will set the standard and allow for certainty for future development within the NWRAC Master Plan area.

   The fundamental planning principles identified in the plan and summarized below help guide the framework for the NWRAC Master Plan:

   - Residential and mixed-use development to create a dynamic urban area complete with both daytime and evening activity.
   - Architecture on a human-scale through appropriate building form and massing that relates to the streets with minimal setbacks and active occupied spaces, especially at grade.
   - Landscaping that enhances the streetscape experience and shades the pedestrian with green space consolidated into usable parks and plaza areas.
   - Parking is designed in such a way that on-site movement and storage of vehicles is as imperceptible as possible and minimally, if at all, interferes with pedestrian pathways.
   - Design of the streets, parking areas, and public realm that reinforces standards of safe neighborhood design and promotes the objectives of Crime Prevention through Environmental Design (CPTED).

   The proposed rezoning would maintain the character of the neighborhood and support standards that target redevelopment, while maintaining the vision for the area. The proposed use is consistent with the underlying land use and neighboring zoning districts. The proposed zoning district requires development design standards that collectively guide the design of the streetscape, open space, and building design that result in a pedestrian-friendly, cohesive, and successful public realm environment, as envisioned by the NWRAC Master Plan.

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 surrounding properties have a Land Use designation of Northwest Regional Activity Center (NW-RAC), with zoning classifications of Residential Multifamily Mid Rise/Medium High (RMM-25) to the north, Northwest Regional Activity Center – Mixed Use east (NWRAC-MUe) to the east, south and west and also Heavy Commercial/Light Industrial Business (B-3) to the west. The proposed rezoning to NWRAC-MUe would permit the development site to be unified under the NWRAC-MUe zoning district, and developed in accordance with the standards required by the ULDR and NWRAC Master Plan.

Comprehensive Plan Consistency:

The property is designated Northwest Regional Activity Center on the City's Future Land Use Map. The proposed rezoning and associated uses are consistent with the underlying land use. The rezoning is also generally consistent with the City's Comprehensive Plan Goals, Objectives and Policies, including the Future Land Use Element, Goal 1, Objective 1.7, which encourages development and redevelopment to be consistent with the Northwest/Progresso/Flagler Heights Redevelopment Plan. The proposed zoning district was established to further goals of the Northwest/Progresso/Flagler Heights Redevelopment Plan.

The applicant has provided narrative responses to all criteria, which are attached as Exhibit 2, starting on page 6 of the document. Staff concurs with applicant's assessment.

Public Participation

The rezoning request is subject to the public participation requirements established in ULDR, Section 47-27.4. According to the applicant, a public participation meeting was held on December 14, 2017, to offer the neighborhood surrounding the property the opportunity to learn about the proposed project. The Public Participation meeting summary and affidavit are attached as Exhibit 5.

In addition, this request is subject to sign notification requirements established in ULDR, Section 47-27.4. The applicant has installed a total of 3 signs on the property and has submitted a sign affidavit indicating proper sign notification was provided. Exhibit 5 contains the affidavit and pictures of the posted signs.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the Neighborhood Enhancement Cylinder of Excellence, specifically advancing:

- Goal 6: Be an inclusive community made up of distinct, complementary, and diverse neighborhoods.
- Objective 2: Ensure a range of housing options for current and future neighbors.

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

Related CAM
#18-0275

Attachments
Exhibit 1 - Sketch and Legal Description
Exhibit 2 – Applicant's Application, Narratives and Concept Plans
Exhibit 3 – PZB Staff Report
Exhibit 4 – PZB Meeting Draft Minutes
Exhibit 5 – Public Participation and Sign Notification
Exhibit 6 – Ordinance

Prepared by: Linda Mia Franco, AICP, Principal Planner, Sustainable Development

Department Director: Anthony Greg Fajardo, Sustainable Development