



REQUEST: Rezone from General Business (B-2) to North West Regional Activity Center-Mixed Use east (NWRAC-MUe) District.

Case Number	Z18003
Applicant	Broward Partnership for the Homeless, Inc.
General Location	920 NW 7 th Avenue
Property Size	3.41 Acres
Portion of Property to be Rezoned	Approximately 40,800 Square Feet (0.936± Acres)
Current Zoning	General Business (B-2)
Proposed Zoning	North West Regional Activity Center-Mixed Use east (NWRAC-MUe)
Existing Use	Parking Lot for the Broward County Partnership for the Homeless
Proposed Use	Multifamily Development
Future Land Use Designation	Northwest Regional Activity Center (NW-RAC)
Applicable ULDR Sections	Section 47-13.31 Northwest RAC – Mixed Use District Section 47-24.4 Rezoning Criteria
Notification Requirements	Sec. 47-24.1 Public Participation Sec. 47-27.6 Sign Notice 15 days prior to meeting Sec. 47-27.6 Mail Notice (300 foot radius) 10 days prior to meeting
Project Planner	Adam Schnell, Planner II

PROJECT DESCRIPTION:

The applicant is requesting to rezone 0.936 acres of a 3.4-acre parcel of land located at 920 NW 7th Avenue from General Business (B-2) to North West Regional Activity Center- Mixed Use east (NWRAC-MUe) district to allow for a proposed affordable housing multifamily development. The location of the property and the applicant's narrative responses are included as Exhibit 1 and Exhibit 2 respectively. A conceptual site plan, attached as Exhibit 3, is also provided to show what the applicant intends to plan for the site, but is not subject to this review.

The parcel is owned by Broward County, with Broward County Partnership for the Homeless, Inc. (BPHI) operating a 200 bed Homeless Assistance Center (HAC) on the property. The applicant intends to rezone the site to NWRAC-MUe to construct a 100 residential unit multifamily building to be rented as affordable housing. The project intends on using the State of Florida Low Income Housing Tax Credit program as a funding mechanism.

REVIEW CRITERIA:

As per Section 47-24.4.D of the City's Unified Land Development Regulations (ULDR), 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 the 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 NWRAC encourages redevelopment and the creation of housing opportunities for various households and mixture of businesses as expressed within the Future Land Use Element of the City's Comprehensive Plan. The application intends on establishing a use

that is both consistent with the underlying land use designation and provides mixed income housing options for members of the community. 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 NWRAC-MUe zoning district is in alignment with the underlying land use and has supporting design standards to promote redevelopment and community reinvestment. The surrounding uses are primarily commercial and industrial in nature. The introduction of the NWRAC-MUe district will support the intent to promote and enhance the existing commercial character of the main corridors of the NWRAC by providing a wide range of employment, shopping, services, cultural and residential opportunities, while transitioning to the lower densities and intensities of the surrounding community. In addition, development design standards outlined in the NWRAC Master Plan will guide the design of the streetscape and building design to enhance the public realm into a safe, active and connected pedestrian-friendly environment.

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), which supports a mix of residential and non-residential uses and the reuse and redevelopment of underutilized properties, including the construction of affordable housing. In addition, by applying design standards of the NWRAC Master Plan for the proposed NWRAC-MUe zoning designation, the character of the area is intended to be enhanced through appropriate building form and streetscape design that reinforces objectives of crime prevention through environmental design (CPTED) and promotes a mix of uses that serve nearby neighborhoods. area.

The proposed area to be rezoned is adjacent to warehouse, commercial wholesale, and auto repair uses within the Heavy Commercial/Light Industrial District (B-3) zoning district to the east and west, along NW 7th Avenue and NW 6th Avenue, respectively. To the south, there are commercial wholesale uses along NW 9th Street with the General Industrial (I) zoning designation. To the north is the Partnership for the Homeless, Inc. a homeless assistance center and the Sunrise Boulevard corridor, with the Boulevard Business (B-1) zoning designation. As stated above, the NWRAC design standards will guide architectural design with a human-scale through appropriate building form and massing that relates to the streets with minimal setbacks and active occupied spaces, helping to enhance existing community character and contributing to a more dynamic place with daytime and evening activity.

Please refer to Table 1 below for a comparison of permitted uses in each district. For a detailed list of uses, refer to Sec. 47-13.10 and Sec. 47-6.12

Table 1: Permitted Uses Comparison

Existing Zoning District	Proposed Zoning District
B-2 (General Business District)	NWRAC-MUe (Northwest Regional Activity Center-Mixed Use east)
Automotive	Automotive
Boat, Watercraft and Marinas	Boat, Watercraft and Marinas
Commercial Recreation	Commercial Recreation
Food and Beverage Service	Food and Beverage Sales and Service
Lodging	Lodging
Retail Sales	Retail Sales
Public Purpose Facilities	Public Purpose Facilities
Services/Office Facilities	Services/Office Facilities
Accessory Uses, Buildings and Structures	Accessory Uses, Buildings and Structures
Storage Facilities	Residential Uses
Mixed Use Developments	
Urban Agriculture	

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, which supports a mix of residential and non-residential uses.

The rezoning is 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. Moreover, the proposed rezoning is in alignment with Objective 3.1 and Objective 4.1 of the Comprehensive Plan as outlined herein.

The project aligns with Future Land Use Element Objective 3.1 which states the city shall facilitate maximum opportunities for economic integration by making housing programs available throughout the City to provide for adequate sites and distribution of housing for very-low income and low-income income households. In addition, Objective 4.1 encourages the construction of multi-family housing units in the Northwest-RAC by utilizing regulatory and procedural guidelines and intensity and density standards provided in the Future Land Use Element and consistent with the Northwest Progresso/Flagler Heights (NPFH) Community Redevelopment Plan for development within the NPFH Community Redevelopment Area.

The applicant has provided additional narrative responses to all criteria, which are attached to the plan sets as part of Exhibit 3. Staff concurs with applicant's assessment.

Public Participation

The rezoning request is subject to the public participation requirements established under Section 47-24.1. F.14 of the ULDR. According to the applicant, a public participation meeting was held on May 14, 2017, to offer the neighborhood and surrounding properties the opportunity to learn about the proposed project. The public participation meeting summary and affidavit are attached as Exhibit 4.

In addition, this request is subject to sign notification requirements established in ULDR, Section 47-27.4.

STAFF FINDINGS:

Staff recommends the Board approve this request consistent with:

ULDR, Section 47-13.31, Northwest Regional Activity Center – Mixed Use District

ULDR, Section 47-24.4, Rezoning Criteria

PLANNING & ZONING BOARD REVIEW OPTIONS:

If the Planning and Zoning Board determines that the application meets the criteria as provided in this section, 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 47-26.B, Appeals.

EXHIBITS:

1. Location Map and Sketch and Legal
2. Applicant's Narrative Responses to Criteria
3. Conceptual Site Plan
4. Summary of Public Participation Meeting