



**CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING**

#18-0745

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

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

DATE: August 21, 2018

TITLE: Quasi-Judicial – Ordinance – Rezoning from General Business (B-2) to
North West Regional Activity Center- Mixed Use East (NWRAC-MUe)
District - Broward Partnership for the Homeless, Inc.- 920 NW 7th Avenue
– Case No. Z18003

Recommendation

It is recommended that the City Commission adopt an ordinance rezoning a portion of the site located at 920 NW 7th Avenue from General Business (B-2) to North West Regional Activity Center- Mixed Use east (NWRAC-MUe) District.

Background

The applicant is requesting to rezone 0.936 acres of a 3.4-acre parcel of land currently containing a parking lot serving the Broward Partnership for the Homeless, Inc from General Business (B-2) to North West Regional Activity Center-Mixed Use east (NWRAC-MUe) district to allow for a proposed 100 unit affordable housing multifamily development. 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.

If approved, the applicant is required to submit a Site Plan Level II application. Additionally, the applicant has submitted an associated Amendment Application (CAM # 18-0768) to amend the properties original Ordinance (Case #C-97-21), which establishes the properties Social Service Residential Facility (SSRF) use.

The Sketch and Legal Description of the property are attached as Exhibit 1. The Application, Applicant's Narrative 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 June 20, 2018. The PZB recommended approval by a vote of 6-0. The PZB Staff Report is attached as Exhibit 3, and the PZB Meeting Minutes from June 20, 2018 as Exhibit 4.

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 the proposed rezoning furthers redevelopment efforts within the Northwest Regional Activity Center-Mixed Use District and 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 proposed area to be rezoned is adjacent to warehouse, commercial wholesale use, 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 within a General Industrial (I) zoning district. 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.

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.

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/Progreso/Flagler Heights Redevelopment Plan. The proposed zoning district was established to further goals of the Northwest/Progreso/Flagler Heights Redevelopment Plan.

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 households. In addition, Objective 4.1 encourages the construction of multi-family housing units in the NWRAC by utilizing regulatory and procedural guidelines and intensity and density standards provided in the Future Land Use Element.

The applicant has provided additional Comprehensive Plan narrative responses, which are attached as Exhibit 2. Staff concurs with applicant's assessment.

Public Participation

The rezoning request is subject to the public participation requirements established under Section 47-27.4 and 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. Exhibit 5 contains the public participation summary and affidavit and sign notification pictures and affidavit.

The City Commission shall hold a public hearing to consider the application, the record and recommendations forwarded by the Department of Sustainable Development (DSD) and the PZB, as well as public comment received at the June 20, 2018 PZB meeting. Complete records are available upon request.

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

CAM # 18-0768

Attachments

Exhibit 1 - Sketch and Legal Description

Exhibit 2 - Application, Applicant's Narratives and Concept Plans

Exhibit 3 - PZB Staff Report

Exhibit 4 - PZB Meeting Minutes from June 20, 2018

Exhibit 5 - Public Participation and Sign Notification

Exhibit 6 - BPHI Authorization Letter

Exhibit 7 – Ordinance

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