



REQUEST: Rezoning from Residential Multifamily Mid Rise/ Medium High Density (RMM-25) to North West Regional Activity Center-Mixed Use east (NWRAC-MUe) District

Case Number	Z18002
Applicant	Blue River Realty, LLC.
General Location	706 NW 1 st Avenue
Property Size	47,250 Square-Feet or 1.07 acre
Current Zoning	Residential Multifamily Mid Rise/ Medium High Density (RMM-25)
Proposed Zoning	North West Regional Activity Center-Mixed Use east (NWRAC-MUe)
Existing Use	Currently vacant with one single family dwelling
Proposed Use	Mixed-Use Development
Future Land Use Designation	Northwest Regional Activity Center (NW-RAC)
Applicable ULDR Sections	Section 47-13.31 Northwest Regional Activity Center – Mixed Use District Sec. 47-24.4 Rezoning Criteria
Notification Requirements	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 Sec. 47-27.4. Public Participation
Project Planner	Yvonne Redding, Planner

PROJECT DESCRIPTION:

The applicant is requesting to rezone a 47,250 square foot parcel of land, generally located at 706 NW 1st Avenue north of NW 7th Street, east of NW 1st Avenue, south of NW 8th Street and east of Andrews 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 proposed "0706 Icon", an 83 unit multifamily residential development project. The associated development application (DRC Case R18034) was reviewed on the May 22, 2018, Development Review Committee (DRC) agenda and is currently under review. 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.

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 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 includes residential and commercial uses, the long-term goal of reducing blight conditions in the area, and 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;

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 to results in a pedestrian-friendly, cohesive, and successful public realm environment, as envisioned by the NWRAC Master Plan. The "0706 Icon" project is designed to create a comfortable visual transition to the existing neighborhood. The development will consist of 71 multi-family units with 12 townhouse units. The townhouse units will be placed along NW 1st Avenue, providing the urban form and streetscape and provide the gradual transition from the existing duplex developments to the west to the higher scale developments occurring east and south of the property.

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.

To the west of the subject site, there are duplex residential uses, with Residential Multifamily Mid Rise / Medium High (RMM-25) zoning designation. The area to the north and west is zoned Planned Unit Development (PUD) and was rezoned to allow a multi-family residential development. However, currently commercial uses and vacant property exist on the property. The properties adjacent to the south and east contain commercial and industrial uses and have Light Industrial / General Commercial (B-3) zoning designation which were in place prior to the change in land use to Northwest Regional Activity Center.

The NWRAC Master Plan is intended to promote and enhance the existing mix of uses and character of the NWRAC by providing for a wide range of employment, shopping, services, cultural and residential opportunities with a mix of residential and non-residential uses. The NWRAC area generally includes a higher intensity of uses along the corridors which transition to the lower densities and intensities of the surrounding neighborhoods. The subject site and surrounding properties have a future land use designation of Northwest Regional Activity Center (NW-RAC). The proposed rezoning of the subject property 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 Unified Land Development Regulations (ULDR) and the NWRAC Master Plan.

Within the NWRAC-MU zoning district, applications for development are subject to streetscape and building design regulations, performance standards and criteria as defined in ULDR Section 47-13.50 General regulations and 47-13.52 NWRAC-MU special regulations.

Please refer to Table 1 below for a comparison of permitted uses in each district. For a detailed list of uses, refer to Sec. 47-5.19 and Sec. 47-13.10

Table 1: Permitted Uses Comparison

EXISTING ZONING	PROPOSED ZONING
Residential Mid Rise Multifamily/ Medium High Density District (RMM-25)	Northwest Regional Activity Center – Mixed Use east NWRAC-MUe (east)
One (1) Single Family Dwelling, Standard	Automotive
Cluster Dwellings	Boat, Watercraft and Marinas
Zero-lot-line Dwelling	Commercial Recreation
Two Family/Duplex Dwellings	Food and Beverage Sales and Service
Townhouses	Light Manufacturing
Coach Home	Lodging

Multifamily Dwelling	Manufacturing
Public Purpose Facilities	Public Purpose Facilities
Child Day Care Facilities	Residential Uses
Urban Agriculture	Retail Sales
	Services/Office Facilities, including Child Day Care Facilities
	Accessory Uses, including 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. 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 proposed rezoning is consistent with Goal 1, Objective 1.18, which encourages parcel aggregation to result in larger parcels for redevelopment which in turn will allow higher residential density to serve as a buffer between major roadways and low-density neighborhoods and support use of public transit.

The applicant has provided narrative responses to all criteria, which are attached to the plan sets as part of Exhibit 2. 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 November 16, 2017 and again on February 19, 2018, 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 4.

In addition, this request is subject to sign notification requirements established in ULDR, Section 47-27.4. The applicant has installed a total of 2 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.

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, Sketch and Legal Description
2. Applicant's Narrative Responses
3. Proposed Concept Site Plans
4. Summary of Public Participation Meeting
5. Public Notice Signs and Sign Affidavit

SOUTH EAST ARCHITECT SERVICES, INC.

4310 W. Broward Blvd. Plantation, FL 33317
(O) 954-797-2821 (Fax) 954-797-2847 (E-Mail) ldk@searchitects.com

P R O J E C T

ICON 0706

706 NW 1ST AVENUE, FORT LAUDERDALE, FL 33311

On behalf of our client “Blue River Realty LLC” we are proposing ICON 0706 a multifamily residential project at 706 NW 1st Avenue located at the S.W. corner of NW 1st Avenue and N.E. 7th Street. The proposed mid-rise structure will have 14 Town House two level units facing NW 1st Avenue, 65 residential units and 130 parking spaces. Amenities will include lobby, office, gym, recreation room and an outdoor area featuring pool, solarium, spa, bbq areas and canopied seating areas in a landscaped environment.

The design utilizes a stepped building concept starting with two level Town Houses that incorporates classic elements found on the residences across NW 1st Ave. The apartments tower rises behind the row of Town Houses receding in series of landscaped balconies as it rises. The building is designed to create a comfortable visual transition from the residences on NW 1st Ave to the 7 level apartments tower. The street scape will be developed based on the City’s pedestrian street concept plan which will provide for landscaping, parking, shaded sidewalks along NW 1st Ave. and NW 7th Str. The streetscape a corner feature that includes shaded seating areas and a green wall.

The units on the tower are studios and one and two bedroom units all with balcony’s, floor ceiling glass and 9’-6” high ceilings.

Environmental sustainability is an important element in the development of the project, we will provide a specification outlining the environmental elements we will provide. The project site was chosen for its proximity to public transportation which includes the Wave and rail service to Miami and West Palm Beach with stations within walking distance. Our design allocates space for bike share station and tenant bike storage. We are proposing a pickup space for Uber and Lyft incorporated in to a new street design for NW 7th Street.

REZONING REQUEST

In this submission, we are proposing a change in zoning from RM-25 to NWRAC-MUe.

The Land Use under the cities plan is NW RAC [Reginal Activity Center] the proposed zoning is compliant with the land use plan.

The current zoning to the north is PUD, to the east is NWRAC-MUe, to the south is NWRAC-MUe and to the east is RMM-25.

The rezoning allows us to develop a project of significance and will complement the future development on the properties to the north and east. The rezoning aligns this property with the zoning to the south and the zoning of the adjoining property to the east.

The proposed design concept provides for town home units facing NW 1st Ave. to be a reflection of the residential units across the street. The town home height, scale and architectural detailing respect the character of the immediate community. Add in the tree-lined street, needed street parking, street lighting and we have a new streetscape that will enhance NW 1st Ave.

We will meet with and work with the neighbors in our design effort.

It is our intention to work with the City, the CRA and the Progresso neighborhood association in the development of the project. Our goal is to create a dynamic structure that will revitalize the community.

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

The zoning district proposed is consistent with the City's Comprehensive Plan, the Land Use is RAC (Reginal Activity Center) the surrounding properties to the east and south are NWRAC-MUe to the north is PUD and west is RM-25. The site is in an urban renewal area and is part of a new and growing Ft. Lauderdale down town. The RAC districts allow for more intense developments, which will provide housing and employment and entertainment. By rezoning this property the block (NW 1st Avenue, NW 7th Street, NW 8th Street and N. Andrews Avenue) can be developed in coherent manner.

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

The surrounding area is changing from a derelict commercial and residential neighborhood to a viable urban community. This site is in the heart of this new community. On NE 8th Street and N. Andrews Ave. we are proposing for another client a high-rise mixed use project, adjoining this property to the north another developer is proposing a new project and this property is only blocks from new development projects across the tracks at NW 7th Street and one block from the NW 6th Street, Sistrunk Blvd. redevelopment area. The zoning change requested is a necessary step in the redevelopment of this community.

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 character of the area proposed is suitable for the uses permitted in the rezoning. The zoning district permits residential multifamily development, our proposed project will be a multifamily midrise building. On west side of NW 1st Avenue are 2 story townhome residences, we are proposing a residential development which will be fully compatible with the surrounding community. The site is currently vacant and has been vacant for many years and to the east the abutting property is an old auto shop, the surrounding area has significant challenges but we and our clients see significant changes taking place. With the input and support of the community and the City we also see great potential and an expansion of a vibrant Ft. Lauderdale downtown.

March 30, 2018

Meeting Notice: Planning and Zoning Board

Dear Property Owner:

The Planning and Zoning Board, acting as the Local Planning Agency (LPA), will hold a public hearing on **Wednesday, June 20, 2018, at 6:30 p.m.** in the City Commission Chambers, City Hall, 100 North Andrews Avenue, Fort Lauderdale, FL to determine whether the following application is found to be consistent with the Goals, Objectives and Policies of the Comprehensive Plan and the City's Unified Land Development Code (ULDR).

<u>Case No:</u>	Z18002
<u>Request:</u>	Rezoning from Residential Multifamily Mid Rise/ Medium High Density (RMM-25) to North West Regional Activity Center-Mixed Use east (NWRAC-MUe).
<u>Legal Description:</u>	Lots 25 through 38, Block 286, PROGRESSO, according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the public records of Dade County, Florida.
<u>General Location:</u>	706 NW 1st Avenue - North of NW 7 th Street, east of NW 1st Avenue, south of NW 8 th Street and west of N. Andrews Avenue.
<u>Commission District:</u>	2 – Steven Glassman

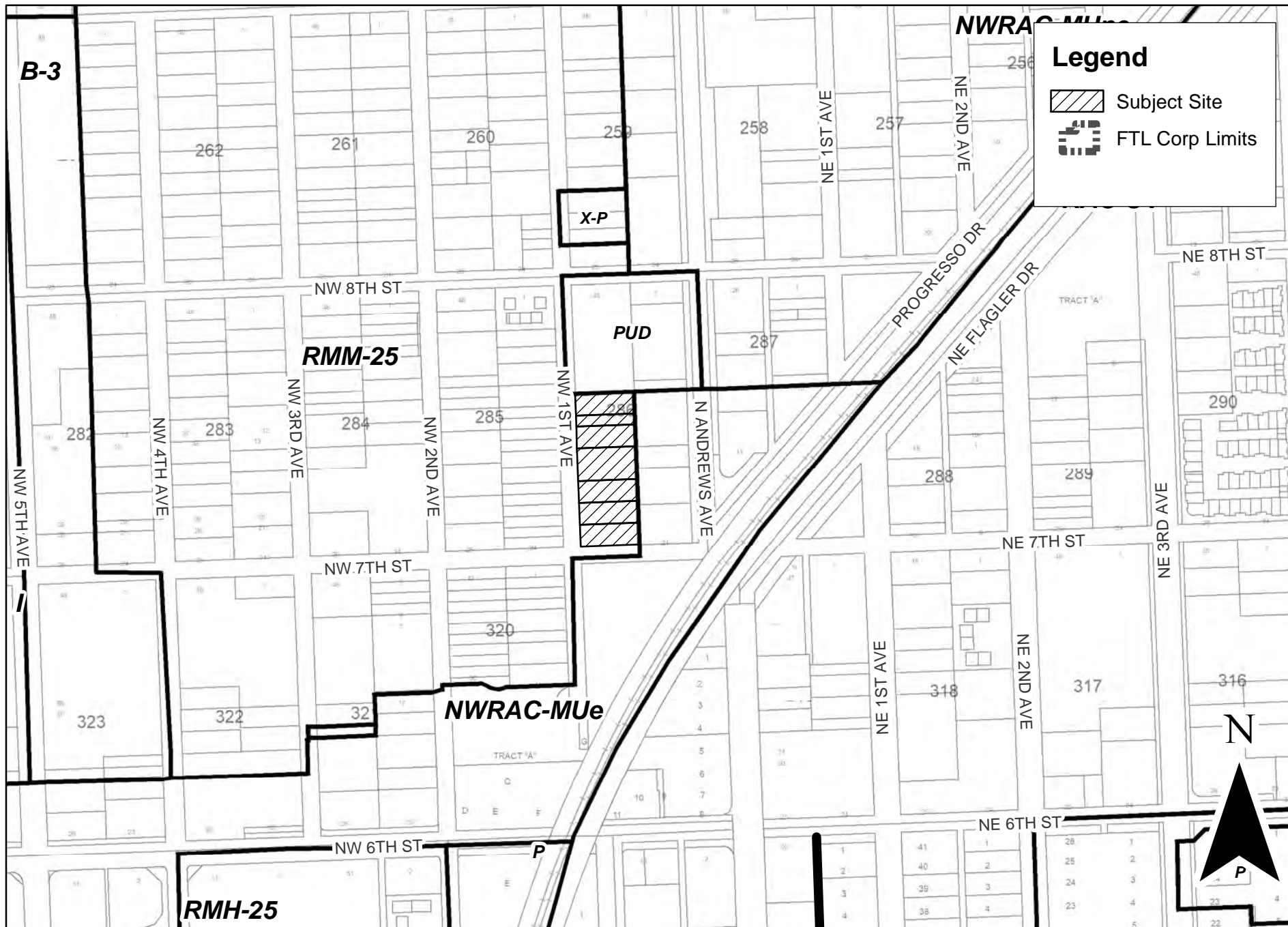
Should you desire to comment on this request, you may attend the hearing or send comments in writing to the Department of Sustainable Development, Urban Design and Planning Division, 700 N. W. 19 Avenue, Fort Lauderdale, Florida, 33311. You may also submit email comments, and view the application and plans at:

<http://www.fortlauderdale.gov/departments/city-clerk-s-office/advisory-boards-and-committees-agendas-and-minutes/planning-and-zoning-board>

Sincerely,
Yvonne Redding, Case Planner
Urban Design and Planning Division

If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you desire auxiliary services to assist in viewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk at (954) 828-5002 two (2) days prior to the meeting and arrangements will be made to provide these services for you. A turnkey video system is also available for your use during this meeting.



Z18002

