



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#19-0207

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

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: February 19, 2019

TITLE: Quasi-Judicial – Ordinance – Rezone from Residential Midrise
Multifamily/Medium-High Density (RMM-25) to Northwest RAC Mixed-Use
west (NWRAC-MUw) – Mayoub & Sons, Inc. – 909 NW 6th Street – Case
No. Z18004

Recommendation

It is recommended that the City Commission adopt an ordinance rezoning 12,400 square feet of land legally described as lots 9 and 10, June Park Plat Book 22, Page 16 of the Public Records of Broward County, Florida, from RMM-25 to NWRAC-MUw.

Background

The applicant proposes to rezone 12,400 square feet of a 27,514 square foot parcel of land generally located at the northwest corner of Sistrunk Boulevard and NW 9th Avenue, from Residential Midrise Multifamily/Medium-High Density District (RMM-25) to Northwest RAC Mixed-Use west District (NWRAC-MUw). The rezoning is requested in order to unify the site under a consistent zoning designation to construct a commercial building, including renovation of the existing one-story building on site. The location map is provided as Exhibit 1. Sketch and Legal Description is provided as Exhibit 2. The application is provided as Exhibit 3. The applicant's narratives are provided as Exhibit 4. The Applicant will submit a corresponding Site Plan Level II (Development Review Committee) application for the proposed mixed use development should the proposed rezoning be approved.

The application was reviewed by the Planning and Zoning Board (PZB) on November 13, 2018, and was recommended for approval by a vote of 8-0. The staff report and minutes from the PZB meeting are available as Exhibits 5 and 6.

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 property's future land use designation is Northwest Regional Activity Center which is consistent with the proposed zoning designation. The proposed rezoning is generally consistent with the City's Goals, Objectives and Policies of the Northwest Regional Activity Center land use category. More specifically, the proposed rezoning and resulting development will be consistent and compatible with the following Goals, Objectives and Policies of the Fort Lauderdale Comprehensive Plan including Land Use Element GOAL 1, OBJECTIVE 1.7, OBJECTIVE 1.10, OBJECTIVE 1.21, and OBJECTIVE 1.32. Objective 1.10 of the Comprehensive Plan encourages redevelopment and the expansion of employment opportunities in the Northwest Regional Activity Center and POLICY 1.8.3 which encourages mixed-use projects and implementation of the City's streetscape design and urban enhancements for Sistrunk Boulevard and within close proximity to this corridor along Powerline Road.

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

With respect to abutting residential, NWRAC Building Design Standards require that where buildings abut existing residential development a transition zone shall be established. The minimum yard setback shall be 15 feet.

In regard to surrounding commercial uses, the property's future land use designation of Northwest Regional Activity Center encourages mixed-use projects along main corridors, such as Sistrunk Boulevard and Powerline Road. The Sistrunk Boulevard corridor is beginning to undergo significant mixed-use redevelopment. The proposed rezoning will permit a mixed-use project that will be consistent and compatible with the mixed-use nature of other projects in the area, as well as with the existing mix of uses along Sistrunk Boulevard and Powerline Road.

3. The character of the area surrounding the parcel proposed to be rezoned is compatible with the uses permitted in the proposed zoning district.

The rezoning of the property to NWRAC-MUw is compatible with the existing mix of land uses along Sistrunk Boulevard and Powerline Road. The property is surrounded by the following zoning districts:

- North – RMM-25
- South – NWRAC-MUw
- West – RMM-25/NWRAC-MUw
- East – NWRAC-MUw/CB

The proposed rezoning expands the NWRAC-MUw mixed-use zoning northward along Powerline Road and does not intrude into the residential area to the north and west of the mixed use corridors. Nor will the rezoning change the area pattern of mixed-use

corridors with immediately adjacent residential areas. To protect existing residential areas from adjacent development, building articulation, buffer and setback provisions as provided for in the NWRAC-MUw zoning designation will be assessed and applied through the Development Review Committee process to the site plan application.

The rezoning would reinforce the 'main street' character of Sistrunk Boulevard that serves the adjacent residentially-zoned areas. To assure that mixed-use development is compatible with the adjacent residential area; setbacks, landscape, buffer and screening requirements between the project and abutting residentially-zoned property will be applied during the development review process.

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 of distinct, complementary, and diverse neighborhoods.
- Objective 1: Evolve and update the land development code to balance neighborhood quality, character, and livability through sustainable development.
- Initiative 6: Amend the Northwest Regional Activity Center (NW RAC) zoning regulations and implement design guidelines

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

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Sketch & Legal Description

Exhibit 3 – Application

Exhibit 4 – Applicant's Narratives

Exhibit 5 – November 13, 2018 PZB Staff Report

Exhibit 6 – Minutes from the November 13, 2018 PZB Meeting

Exhibit 7 – Ordinance

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