



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

#20-0269

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

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: May 19, 2020

TITLE: Quasi-Judicial Ordinance Approving Rezoning from Industrial (I) to Heavy Commercial/Light Industrial (B-3) – Thrive – 701 – 748 NW 5th Avenue - Thrive Development Group, Inc. - Case No. PLN-REZ-19120001 - **(Commission District 2)**

Recommendation

It is recommended the City Commission consider an ordinance rezoning 1.38 acres of land legally described as lots 7 through 24, Block 281, Progresso Plat Book 2, Page 18, of the Public Records of Broward County, Florida, from Industrial (I) to Heavy Commercial/Light Industrial (B-3).

Background

The applicant is requesting to rezone 1.38 acres of land located at 701 - 748 NW 5th Avenue from General Industrial (I) to Heavy Commercial/Light Industrial (B-3) zoning district to permit a greater range of commercial uses including food and beverage service and retail and further redevelopment opportunities to support the Northwest Progresso/Flagler Heights Community Redevelopment Area (CRA). A one story, 32,202 square foot building with automotive repair and large equipment uses currently exists on the subject property.

The sketch and legal description of the area proposed to be rezoned is included as Exhibit 1. The application and applicant's narrative are included as Exhibit 2.

The application was reviewed by the Planning and Zoning Board (PZB) on February 19, 2020 and recommended for approval by a vote of 8-0. A full analysis of the rezoning criteria can be found in the PZB staff report attached as Exhibit 3. The February 19, 2020 PZB meeting minutes are attached as Exhibit 4.

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.

Related CAMs

CAM 20-0270

Attachments

Exhibit 1 – Sketch & Legal Description

Exhibit 2 – Application and Applicant's Narratives

Exhibit 3 – February 19, 2020 PZB Staff Report

Exhibit 4 – February 19, 2020 Draft PZB Meeting Minutes

Exhibit 5 – Ordinance

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