



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

**#21-0024**

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

**FROM:** Chris Lagerbloom, ICMA-CM, City Manager

**DATE:** January 21, 2021

**TITLE:** Public Hearing - Quasi-Judicial Ordinance - Rezoning 1.46 Acres of Land  
from Planned Unit Development (PUD) District to Northwest Regional  
Activity Center Mixed Use East (NWRAC-MUe) District – Case No. PLN-  
REZ-20070002 – **(Commission District 2)**

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**Recommendation**

Staff recommends the City Commission consider approving the rezoning of four parcels of land totaling 1.46 acres, generally located at 745 North Andrews Avenue, from Planned Unit Development (PUD) District to North West Regional Activity Center Mixed Use east (NWRAC-MUe) District.

**Background**

On July 21, 2004, the City Commission approved rezoning the subject properties from General Business (B-2) and Residential Multifamily Mid Rise/Medium High-Density District (RMM-25) to PUD (Ordinance No. C-04-44) associated with “Progresso Lofts”, a 48-unit mixed-use development. The PUD development plan has expired. Therefore, the applicant is seeking to rezone the property to NWRAC-MUe to construct a mid-rise mixed-use development, containing 141 residential dwelling units and 8,565 square feet of ground floor retail. The applicant has indicated that a Development Review Committee (DRC) application is forthcoming. In the interim, applicant has provided staff with conceptual plans and building elevations, attached as Exhibit 1. A location map and sketch and legal description are attached as Exhibit 2. The PUD Ordinance is attached as Exhibit 3.

In 2015, the City Commission adopted an ordinance establishing the Northwest Regional Activity Center (NWRAC) Master Plan, NWRAC Mixed-Use Zoning Districts, and the associated NWRAC Illustrations of Design Standards. Proposed ordinances created a new vision of design and development for the NWRAC. The applicant is seeking to rezone the parcels for consistency with nearby zoning designations. Staff concurs with the applicant’s assessment and believes the intent of the Master Plan would be better achieved by rezoning the properties to NWRAC-MUe. By doing so, the properties would require adherence to the NWRAC Illustrations of Design Standards, applying a higher level of architectural scrutiny to building design and streetscape improvements. Proposal further ensures compatibility with existing and future developments along the primary corridor of North Andrews Avenue and the surrounding neighborhood of Progressive Village.

The southern property boundary abuts the NWRAC-MUe zoning district, the same zoning designation the applicant is requesting. Properties to the east and northeast are zoned Northwest Regional Activity Center - Mixed Use northeast (NWRAC-MUe) zoning district - a zoning district that permits similar uses, building heights and design standards as the proposed NWRAC-MUe zoning district. Properties to the west and northwest are zoned RMM-25 and are intended to serve as a transition from medium-high density multifamily housing that is in proximity to arterials and collector streets, such as North Andrews Avenue.

Pursuant to criteria outlined in the Unified Land Development Regulations (ULDR), Section 47-24.4.D, Rezoning, the application was reviewed by the Planning and Zoning Board (PZB) on October 21, 2020. The PZB recommended approval by a vote of 7-1. The PZB Staff Report and the complete staff analysis are available as Exhibit 4. The PZB Meeting Minutes are attached as Exhibit 5. The applicant's narrative responses to rezoning criteria are attached as Exhibit 6.

The Progresso Village Civic Association, an officially recognized neighborhood association, has provided a letter of support for the proposed rezoning and has been attached as Exhibit 7.

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 complete records are available upon request.

### **Resource Impact**

There is no fiscal impact associated with this action.

### **Strategic Connections**

This item supports the *Press Play Fort Lauderdale 2024* Strategic Plan, specifically advancing:

- The Neighborhood Enhancement Focus Area
- Goal 4: Build a thriving and inclusive community of neighborhoods.
- Objective: Ensure a range of affordable housing options

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

### **Attachments**

Exhibit 1 – Conceptual Site Plan and Building Elevations

Exhibit 2 – Location Map and Sketch and Legal Description

Exhibit 3 – Expired PUD Ordinance

Exhibit 4 – PZB Staff Report

Exhibit 5 – October 21, 2020 PZB Meeting Minutes

Exhibit 6 – Applicant's Narrative Responses to Rezoning Criteria

Exhibit 7 – Letter of Support from the Progresso Village Civic Association

Exhibit 8 – Ordinance

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