



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#26-0592

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

FROM: Rickelle Williams, City Manager

DATE: July 2, 2026

TITLE: Second Reading – Quasi-Judicial Ordinance Approving a Rezoning from Residential Multifamily Mid-Rise/Medium-High Density (RMM-25) District to Northwest Regional Activity Center-Mixed-Use West (NWRAC-MUw) District – Case No. UDP-Z26002 – 538 NW 8 Avenue and 537 NW 7 Terrace – (**Commission District 3**)

Recommendation

Staff recommends the City Commission consider an ordinance rezoning 13,500 square feet, approximately 0.310 acres of land split over two parcels of land located at 538 NW 8 Avenue and 537 NW 7 Terrace, from Residential Multifamily Mid-Rise/Medium-High Density (RMM-25) Zoning District to Northwest Regional Activity Center-Mixed-Use West (NWRAC-MUw) Zoning District.

Background

The applicant for Case No. UDP-Z26002 is proposing to rezone the parcels located at 538 NW 8 Avenue and 537 NW 7 Terrace for a future mixed-use development with 100 affordable housing units for households with an annual income at or below eighty percent (80%) of Area Median Income. The associated proposed site plan is being reviewed separately by the Development Review Committee (DRC) under Case No. UDP-S25041 and includes additional parcels that are already zoned NWRAC-MUw. The proposed rezoning is consistent with the underlying land use designation of Northwest Regional Activity Center (NWRAC) and the parcels are located within the Northwest-Progresso-Flagler Heights Community Redevelopment Area. The Location Map is included as Exhibit 1. The Application, Applicant's Responses to Criteria, and Sketch and Legal Description of the property are provided as Exhibit 2.

The parcels to be rezoned are part of an assemblage that includes 790 Sistrunk Boulevard, 547 NW 7 Terrace, and 551 NW 7 Terrace. In total these parcels, owned by the Fort Lauderdale Community Redevelopment Agency, were awarded to Sistrunk View, LLC through a Request for Proposals. The award to develop the site was made on November 7, 2024, and included a \$5 million non-forgivable Development Incentive Program loan.

On April 15, 2026, the Planning and Zoning Board (PZB), acting as the local planning

agency, reviewed the application and recommended approval (7-0) of the rezoning application. The April 15, 2026, PZB Staff Report and April 15, 2026, PZB meeting minutes are attached as Exhibit 3 and Exhibit 4, respectively.

The first reading of the ordinance was held on June 16, 2026. The City Commission approved the ordinance without modifications.

Unified Land Development Regulations Review Criteria

The following Unified Land Development Regulations (ULDR) sections apply to this application:

- ULDR Section 47-24.4.D, Rezoning Criteria
- ULDR Section 47-25.2, Adequacy Requirements

Rezoning Criteria

Pursuant to ULDR Section 47-24.4.D, Rezoning Criteria, an application shall be reviewed in accordance with the criteria listed below, which is followed by the applicant's verbatim response and staff's analysis.

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

Applicant Response The NWRAC-MUw zoning district being proposed is consistent with the city's comprehensive plan. The Property's existing land use designation is Regional Activity Center (RAC). Consistent with GOAL 1 of the city's comprehensive plan, the uses allowed in the proposed zoning district are permitted within the land use category. Furthermore, the proposed zoning district is the same district where the remaining 0.74 acres of the Property are designated, rezoning it as requested, allows the entire site to have the same zoning designation.

Staff Analysis The proposed rezoning from RMM-25 to NWRAC-MUw is consistent with the City's Comprehensive Plan and the underlying land use designation of NWRAC. 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.

Applicant Response The changes anticipated by the proposed rezoning will not adversely impact the character of development in the area. In fact, the rezoning is being requested in an effort to make the proposed project more compatible with the surrounding area.

Staff Analysis The proposed rezoning will not adversely impact the character of development in or near the area under consideration. The proposed rezoning will maintain the character of the neighborhood and further implement the policies and goals for the of the NWRAC land use designation, NWRAC Master Plan, and

Northwest/Progresso/Flagler Heights Implementation Plan, which aim to redevelop and transform the area into a thriving, pedestrian-friendly environment with a variety of residential and neighborhood serving uses.

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.

Applicant Response The character of the area is suitable for the uses permitted in the proposed zoning district. As stated above, granting the rezoning as requested will allow both parcels of the property to have the same NWRAC-MUw zoning designation, which will in turn allow for more cohesive development.

Staff Analysis The character of the proposed area is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses. The NWRAC Master Plan is intended to promote and enhance the existing mix of uses and character of the NWRAC-MUw zoning by providing for a range of residential and non-residential uses, which allow similar uses, such as mixed-use developments, and include similar dimensional requirements. The site is surrounded by properties zoned RMM-25 to the South and NWRAC-MUw to the North, East and West of the parcels.

Pursuant to ULDR Section 47-13.29, future developments are required to meet the NWRAC Design Standards, which include but are not limited to building orientation, architectural requirements, open space, vehicular and pedestrian access, building materials, active ground floor uses and facades. Additional standards for parking facilities, landscaping, signage, and streetscapes will also be applied during the development review process at the time of site plan application to further ensure neighborhood compatibility. Currently, there is a Site Plan Level II development application, Case No. UDP-S25041, under DRC review for a proposed mixed-use development that includes the subject parcels in the proposed development boundaries.

Refer to Table 1 below for a comparison of permitted uses in each district. For a detailed list of uses, refer to ULDR Section 47-5.19, List of Permitted and Conditional uses, for the RMM-25 Zoning District, and ULDR Section 47-13.10, List of Permitted and Conditional uses, for the NWRAC-MUw Zoning District. A comparison of current and proposed dimensional standards for each district is provided in Table 2.

Table 1: General Comparison of Zoning District Uses

EXISTING RMM-25 ZONING DISTRICT	PROPOSED NWRAC-MUw ZONING DISTRICT
Residential Multifamily Mid-Rise / Medium-High	Northwest Regional Activity Center – Mixed-Use West
<u>Permitted Uses</u>	<u>Permitted Uses</u>
Residential Uses	Automotive
Public Purpose Facilities	Commercial Recreation
Child Day Care Facilities (Family Daycare Home)	Food and Beverage Sales and Service
Accessory Uses, Buildings and Structures	Lodging
Urban Agriculture	Marine Parts and Supplies Store

	Mixed Use Development Public Purpose Facilities Residential Uses Retail Sales Service/Office Facilities
Conditional Uses Lodging Mixed-Use Development Nursing Home Facilities Child Day Care Facilities (Small and Intermediate Child Daycare Facility)	Conditional Uses Car Wash, Automatic Charter and Sightseeing Boat Marina Watercraft Repair, Minor Repair Watercraft Sales and Rental, New or Used Communication Towers, Structure, and Stations Hospital, Medical and Public Health Clinic Social Service Residential Facility Child Day Care Facilities Nursing Home Facilities

Table 2: General Comparison of Dimensional Standards

	EXISTING RMM-25 ZONING DISTRICT	PROPOSED NWRAC-MUw ZONING DISTRICT
	Residential Multifamily Mid-Rise / Medium-High Density (RMM-25) *	Northwest Regional Activity Center Mixed-Use West
MAXIMUM DENSITY (du/net acre)	Twenty-Five (25)	N/A
MAXIMUM BUILDING HEIGHT	Thirty-Five (35) feet **	Forty-Five (45) feet ***
FLOOR AREA RATIO (FAR)	N/A	N/A
MINIMUM FRONT SETBACK	Twenty-Five (25) feet	Zero (0) feet Primary Street Five (5) feet Secondary Street Fifteen (15) feet when abutting residential
MINIMUM CORNER YARD SETBACK	Twenty-Five (25) percent of lot width but not less than ten (10) feet nor greater than twenty-five (25) feet Twenty (20) feet when abutting a waterway	N/A
MINIMUM SIDE YARD SETBACK	Five (5) feet Twenty (20) feet when abutting a waterway	Fifteen (15) feet when abutting residential
MINIMUM REAR SETBACK	Fifteen (15) Feet Twenty (20) feet when abutting a waterway	Fifteen (15) feet when abutting residential

* Yard dimensions in this district are the minimum requirements. In no case shall the dimensional requirements be less than an amount equal to one-half (½) the height of the building, when this is greater than the above specified yard minimums. Modification of required yards may be permitted subject to the requirements of Modification of Yards.

** Up to fifty-five (55) feet for the applicable uses i.e. hotel

*** In accordance with Section 47-23.16.B.b.ii., Affordable Housing Regulations – Up to sixty-five (65) feet in height for property with a Northwest Regional Activity Center – Mixed-Use West (NWRAC-MUw) District zoning designation.

Adequacy Requirements

The adequacy requirements of ULDR Section 47-25.2 are used to evaluate the demand created on public services and facilities. This section includes but is not limited to public services for water and wastewater service, public schools, solid waste, transportation facilities, pedestrian facilities, right-of-way dedication, and historic and archaeological

resources. A rezoning application is reviewed for adequacy at a macro level regarding the applicable public services listed under adequacy requirements. A detailed analysis will be completed as part of a site plan development permit review as provided in Section 47-25.2.

The rezoning application meets the adequacy requirements as evaluated for this type of application. The City provides water, wastewater, drainage, police and fire services which are available to serve the parcel. Solid waste and trash are based on City contractual services which will be identified upon site plan review. Traffic and roadway requirements, including right-of-way dedications, have been met and site is not in a historic district or archaeological zone.

Comprehensive Plan Consistency

The City's Future Land Use Map indicates the property to be rezoned has a future land use designation of NWRAC. The NWRAC designation is intended to encourage redevelopment and expansion of employment and housing opportunities within the area, while enhancing the existing and proposed mix of uses with a wide range of employment, shopping, services, cultural and residential opportunities.

The proposed rezoning is consistent with the City's Comprehensive Plan applicable goals, objectives, and policies, including without limitation Future Land Use Element, Goal 2, Objective FLU 2.4, Encourage Revitalization of Redevelopment Areas, which encourages revitalization of redevelopment areas to be consistent with the Northwest-Progresso-Flagler Heights Redevelopment Plan; and Goal 2, Objective FLU 2.3, Mixed-Use Development Multimodal Environment, which encourages mixed-use development to help support active and vibrant neighborhoods through well-integrated land use combinations.

Public Participation

The proposed rezoning request is subject to public participation requirements established in ULDR, Section 47-27.4, which specifies that the public participation meeting should be held at least thirty (30) days prior to the PZB meeting and mail notice shall be provided to surrounding property owners and any city-recognized civic association(s) within 300 feet of the project site, at least ten (10) days in advance of the meeting.

Notice of the meeting was provided to the Historic Dorsey-Riverbend Civic Association, Progresso Village Civic Association, and the Home Beautiful Park Civic Association which are city-recognized civic associations located within 300 feet of the site proposed for rezoning. The public notice informed the associations of the date, time, and location of the public participation meeting and provided information regarding the proposed rezoning request.

The applicant also conducted a public participation meeting in person on Monday, March 2, 2026, at 6:00 p.m. at the Joseph C. Carter Park Community Center located at 1450 West Sunrise Boulevard. The meeting was conducted as part of Commissioner Pamela Beasley-Pittman's District 3 pre-agenda meeting and provided an opportunity for comments on the rezoning from the public.

According to the applicants' summary, the feedback from attendees was positive and participants were supportive of the project. Several participants expressed enthusiasm about the proposed development and indicated that they were excited to see the project move forward and contribute to the continued revitalization of the Sistrunk corridor.

Prior to the PZB meeting, the applicant provided mail notice to the owners of the subject property, as well as all property owners within 300 feet at least ten (10) days before the hearing. Additionally, three (3) signs were posted on the property along the property's street frontages providing notice of the PZB meeting.

The notice requirement for the City Commission meeting is limited to publication of a newspaper notice, which must be issued at least ten (10) days prior to the adoption of the ordinance approving the zoning map change. The Public Participation Summary, Notices, and Affidavits are attached as Exhibit 5.

Resource Impact

There is no fiscal impact associated with this section.

Strategic Connections

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- The Business Growth and Support Focus Area, Goal 6: Build a diverse and attractive economy.

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

This item supports the *Advance Fort Lauderdale 2040 Comprehensive Plan* specifically advancing:

- The Neighborhood Enhancement Focus Area
- The Future Land Use Element
- Goal 2: The City shall encourage sustainable, smart growth which designates areas for future growth, promotes connectivity, social equity, preservation of neighborhood character and compatible uses.
- Goal 3: Promote the advancement of great neighborhoods throughout the implementation of the Goals, Objectives and Policies of this plan in compliance with the Broward County Land Use Plan and State Regulations.

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Application, Applicant's Narratives and Sketch and Legal Description

Exhibit 3 – April 15, 2026, PZB Staff Report

Exhibit 4 – April 15, 2026, PZB Meeting Minutes

Exhibit 5 – Public Participation Summary, Notices, and Affidavits

Exhibit 6 – Ordinance

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