

AGENDA ITEM #2

CASE	UDP-Z26002	
APPLICATION TYPE	Rezoning	
APPROVAL LEVEL	Planning and Zoning Board Recommendation, City Commission Approval	
REQUEST	Rezoning from Residential Multifamily Mid-Rise/Medium-High Density (RMM-25) District to Northwest Regional Activity Center – Mixed-Use West (NWRAC-MUw) District	
APPLICANT	Fort Lauderdale Community Redevelopment Agency (CRA)	
AGENT	Greg Brewton, Greg Brewton Associates	
GENERAL LOCATION	538 NW 8 Avenue and 537 NW 7 Terrace	
PROPERTY SIZE	13,500 Square Feet (0.310 Acres)	
ABBREVIATED LEGAL DESCRIPTION	North Lauderdale 1-48 D Lot 45-48 Tog with W ½ of Pt Vacated Alley Lying E of & Adj to Lots 45-48 As Per or 15316/195, Blk 15 and North Lauderdale 1-48 D Lot 6,7,8 Tog with E ½ of Pt Vacated Alley Lying W of & Adj to Lots 6-8 As Per or 15316/195, Blk 15	
ZONING DISTRICT	Residential Multifamily Mid-Rise / Medium-High Density (RMM-25) District	
PROPOSED ZONING DISTRICT	Northwest Regional Activity Center – Mixed-Use West (NWRAC-MUw) District	
LAND USE	Northwest Regional Activity Center (NWRAC)	
COMMISSION DISTRICT	3 - Pamela Beasley-Pittman	
NEIGHBORHOOD ASSOCIATION	Historical Dorsey-Riverbend Civic Association, Inc	
APPLICABLE ULDR SECTIONS	ULDR, Section 47-24.4 Rezoning Criteria ULDR, Section 47-25.2 Adequacy Requirements	
NOTIFICATION REQUIREMENTS	ULDR, Section 47-27.4, Public Participation ULDR Section 47-27.5, Mail Notice ten (10) days prior to meeting ULDR, Section 47-27.6, Sign Notice fifteen (15) days prior to meeting	
STATE STATUTE 166.033 EXPIRATION DATE	180-DAY EXPIRATION DATE	EXTENSION DATE
	July 26, 2026	N/A
ACTION REQUIRED	Recommend Approval, Approval with Conditions, or Denial to the City Commission	
CASE PLANNER	Jonathan D'Angelo - Urban Planner	

PROJECT DESCRIPTION

The applicant is proposing to rezone 13,500 square feet (0.310 acres) of total land split over two (2) separate parcels located at 538 NW 8 Avenue and 537 NW 7 Terrace, from Residential Multifamily Mid-Rise/Medium-High Density (RMM-25) District to Northwest Regional Activity Center – Mixed-Use West (NWRAC-MUw) District. The parcels have an underlying land use designation of Northwest Regional Activity Center (NWRAC) and are located within the Northwest-Progresso-Flagler Heights Community Redevelopment Area (CRA). The Location Map is included as Exhibit 1. The sketch and legal description of the property are provided as Exhibit 2. The application and applicant's responses to criteria are attached as Exhibit 3.

REVIEW CRITERIA

Pursuant to the City's Unified Land Development Regulations (ULDR) Section 47-24.4.D, Rezoning Criteria, an application shall be reviewed in accordance with the rezoning criteria. The following includes the applicant verbatim responses to the criteria followed by staff analysis. The applicant's complete project narrative is attached as Exhibit 2.

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 that the remaining .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 Residential Multifamily Mid-Rise/Medium-High Density (RMM-25) to Northwest Regional Activity Center – Mixed-Use West (NWRAC-MUw) is consistent with the City's Comprehensive Plan and the underlying land use designation of Northwest Regional Activity Center (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 of the parcels to NWRAC-MUw 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 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 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 and would permit development with similar dimensional requirements and such as mixed-use developments. In addition, the site is surrounded by properties zoned Northwest Regional Activity Center – Mixed-Use West (NWRAC-MUw) to the north, east and west.

Pursuant to ULDR Section 47-13.29, future developments are required to meet the Northwest Regional Activity Center 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 parcel in the development boundaries.

A general comparison of permitted uses in existing and proposed zoning district is provided in Table 1. For a detailed list of uses, refer to ULDR Section 47-5.19, List of Permitted and Conditional uses, Residential Multifamily Mid-Rise / Medium-High (RMM-25) District, and ULDR Section 47-13.10, List of Permitted and Conditional uses, Northwest Regional Activity Center - Mixed-Use West (NWRAC-MUw). 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 Density	Northwest Regional Activity Center – Mixed-Use West
Permitted Uses Residential Uses Public Purpose Facilities Child Day Care Facilities (Family Daycare Home) Accessory Uses, Buildings and Structures Urban Agriculture	Permitted Uses Automotive Commercial Recreation Food and Beverage Sales and Service Lodging 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 & NW 2 Avenue 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	N/A

	Twenty (20) feet when abutting a waterway	
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 (1/2) 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.

COMPREHENSIVE PLAN CONSISTENCY

The City's Future Land Use Map indicates this property has a future land use designation of Northwest Regional Activity Center (NWRAC). The Northwest Regional Activity Center 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 and character of the NWRAC with a wide range of employment, shopping, services, cultural and residential opportunities, and a mixture of residential and non-residential uses. The proposed rezoning is consistent with this designation.

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 2.4, Encourage Revitalization of Redevelopment Areas, which encourages revitalization of redevelopment areas and redevelopment 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 the public participation requirements established in the ULDR, Section 47-27.4. This section states that public outreach should include any city-recognized civic association within 300 feet of the property. 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 the city-recognized civic associations located within 300 feet of the project site. The 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 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 City Commissioner Pamela Beasley-Pittman's District 3 pre-agenda meeting and provided an opportunity for comments from the public.

According to the applicant summary, the feedback from attendees was positive and 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.

This request is subject to public mail notice and sign notification requirements established in ULDR, Section 47-27.4 to notify the public hearing. Three (3) signs were posted on the property fronting the three (3) street frontages indicating the Planning and Zoning meeting date and time. The public participation meeting summary is attached as Exhibit 4, the mail notice and address list are attached as Exhibit 5, and the public notice sign and affidavit are attached as Exhibit 6.

PLANNING & ZONING BOARD REVIEW OPTIONS

The Planning and Zoning Board shall consider the application and make a determination based on the criteria in ULDR Section 47-24.4, Rezoning Criteria.

If the Planning and Zoning Board determines the application does meet 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 criteria for the rezoning and if consented to by 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 ULDR Section 47-26.B, Appeals.

The applicant has submitted project narratives outlining how the rezoning complies with the applicable sections of the ULDR, attached as Exhibit 3, to assist the Board in determining if the proposal meets the criteria.

EXHIBITS

1. Location Map
2. Sketch and Legal Description
3. Application and Applicant's Responses to Criteria
4. Public Participation Meeting Summary
5. Mail Notice and Address List
6. Public Notice Sign, and Affidavit