



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#20-0525

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

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: August 18, 2020

TITLE: Public Hearing and Quasi-Judicial Ordinance Approving a Rezoning from General Industrial (I) to Northwest Regional Activity Center-Mixed Use East District (NWRAC-MUe) Known As Blocks 324/325 Located North of NW 6th Street, East of NW 7th Avenue, South of NW 7th Street and West of NW 5th Avenue - Sunshine Shipyard, LLC. - Case No. PLN-REZ-20020001 - **(Commission District 2)**

Recommendation

It is recommended the City Commission consider an ordinance rezoning 3.47 acres of land legally described as Lots 2 through 18, Block 25, Lots 31 through 48, Block 325, and Lots 18 and 31, Block 324, from General Industrial (I) to Northwest Regional Activity Center-Mixed Use east District (NWRAC-MUe).

Background

The applicant, Sunshine Shipyard, LLC., requests to rezone 3.47 acres of land south of NW 7th Street, north of NW 6th Street (Sistrunk Boulevard), east of NW 7th Avenue and west of NW 5th Avenue from General Industrial District (I) to Northwest Regional Activity Center-Mixed Use east District (NWRAC-MUe) in preparation for a proposed mixed use development on the subject site. The applicant currently owns the surrounding parcels, which are zoned NWRAC-MUe. The rezoning request of the subject parcels to NWRAC-MUe will provide overall unity in the project design and ensure consistency with the City's Northwest Regional Activity Center Design Standards.

An aerial location map and the sketch and legal description of the area proposed to be rezoned is included as Exhibits 1 and 2, respectively. The application and applicant's narrative responses to criteria are included as Exhibit 3.

The Planning and Zoning Board reviewed the application on June 17, 2020, and recommended approval by a vote of 8-0. The Planning and Zoning Board staff report includes a detailed analysis of the rezoning criteria and is attached as Exhibit 4. The Planning and Zoning Board meeting minutes are available as Exhibit 5.

The City Commission shall consider the application and the record and recommendations forwarded by the Department and the Planning and Zoning Board and public comments on the application to determine whether the application meets the criteria for rezoning.

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 Business Development Focus Area
- Goal 5: Build an attractive global and local economic community marketplace.
- Objective 1: Create a responsive and proactive business climate to attract emerging industries.

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

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Attachments

Exhibit 1 – Aerial Location Map

Exhibit 2 – Sketch and Legal Description

Exhibit 3 – Application and Applicant's Narrative Responses to Criteria

Exhibit 4 – Planning and Zoning Board Staff Report from June 17, 2020

Exhibit 5 – Planning and Zoning Board Meeting Minutes from June 17, 2020

Exhibit 6 – Ordinance

Prepared by: Nicholas Kalargyros, Urban Planner II, Sustainable Development

Department Director: Anthony Greg Fajardo, Sustainable Development