

Page 1: City Commission Submittal Requirements

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

| | |
|----------------------------|-------------------|
| Case Number | PL-Z19005 |
| Date of complete submittal | FEBRUARY 20, 2020 |

NOTE: To be filled out by Applicant

| | | |
|-------------------------------|--|--|
| Property Owner's Name | STARRSISTAR, LLC | If no signature is provided, no signature is required on the application by the owner. |
| Applicant / Agent's Name | Rob Stiegele | |
| Development / Project Name | Townhomes at River Gardens - Rezoning of Lot 25, Blk 2 | |
| Development / Project Address | Existing: 534 NW 22 Avenue | New: same |
| Current Land Use Designation | NW Regional Activity Center | |
| Proposed Land Use Designation | NW Regional Activity Center | |
| Current Zoning Designation | RMS-15 | |
| Proposed Zoning Designation | NWRAC-MUw | |
| Specific Request | rezoning of Lot 25, Blk 2 River Gardens 19-23 | |

The following number of Plans:

- ☒ One (1) original signed-off set, signed and sealed at 24" x 36"
- ☒ Two (2) copy sets at 11" x 17"
- ☒ One (1) electronic version* of complete application and plans in PDF format to include only the following:
 - ☒ Cover page
 - ☒ Survey
 - ☒ Site plan with data table
 - ☒ Ground floor plan
 - ☐ Parking garage plan
 - ☒ Typical floor plan for multi-level structure
 - ☐ Roof plan
 - ☒ Building elevations
 - ☒ Landscape plan
 - ☒ Project renderings i.e. context plan, street-level perspectives, oblique perspectives, shadow study, etc.
 - ☒ Important details i.e. wall, fence, lighting, etc.

*All electronic files provided should include the name followed by case number "Cover Page Case no.pdf"

MAIL NOTIFICATION

Mail notice is required for City Commission hearing of a Rezoning of Less than Ten Acres and of an Appeal of ROW Vacation. Notice shall be in the form provided by the Department and mailed on the date the application is accepted by the Department. The names and addresses of homeowner associations shall be those on file with the City Clerk. Rezoning of Less Than Ten Acres hearing notice must be mailed within 30 days of the hearing and Appeal of ROW Vacation hearing notice within 10 days of hearing.

- **REQUIREMENT:** Mail notice of development proposal shall be provided to real property owners within 300 feet of applicant's property, as listed in the most recent ad valorem tax records of Broward County.
- **TAX MAP:** Applicant shall provide a tax map of all property within the required notification radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
- **PROPERTY OWNERS NOTICE LIST:** Applicant shall provide a property owners notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required notification radius. The list shall also include all homeowners associations, condominium associations, municipalities and counties noticed, as indicated on the tax roll.
- **ENVELOPES:** The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required notification radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. Indicate the following as the return address on all envelopes: City of Fort Lauderdale, Urban Design & Planning, 700 NW 19th Avenue, Fort Lauderdale, FL 33311.
- **DISTRIBUTION:** The City of Fort Lauderdale, Urban Design & Planning Division will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.

STKR SISTRUNK, LLC
201 S.E. 12th Street, Suite 100
Fort Lauderdale, Florida 33316
(954) 324-1718

September 17, 2019

City of Fort Lauderdale
Department of Sustainable Development
Urban Design & Planning

Re: The Townhomes at River Gardens
Rezoning Request for Lot 25 - Block of River Gardens, P.B. 19, pg 23 BCR
534 NW 22nd Avenue, Ft. Lauderdale

To Whom it May Concern:

STKR Sistrunk, LLC ("STKR"), has applied for a rezoning of Lot 25, Block 2 of the River Gardens Plat ("Lot 25"), in connection with its proposed redevelopment of Lot 25 as part of a ten-lot assemblage located along the south side of Sistrunk Boulevard between NW 22nd Avenue and the Seaboard Railroad Right-of-Way. Six of the Lots are owned by STKR (including Lot 25), with the remaining four Lots presently owned by the City of Fort Lauderdale Community Redevelopment Agency ("CRA"). The CRA issued a request for proposal for the sale of the CRA-owned Lots as well as a redevelopment plan for the CRA-owned lots. The CRA approved STKR's bid for the CRA-owned Lots, as well as STKR's proposed plan to develop twenty-five (25) two-story townhomes (hereafter the "Townhomes at River Gardens") within the overall assemblage of the STKR-owned Lots and the CRA-owned Lots. In addition, the CRA approved a Development Incentive Program grant to STKR for the Townhomes at River Gardens project.

All ten lots comprising the Townhomes at River Gardens have a City Land Use designation of NW Regional Activity Center. Additionally, all the lots except for Lot 25 are located within the NWRAC-MUw zoning district. Lot 25 is contiguous with the other lots; however, it is zoned RMs-15.

Based upon several meetings with City Planning and Zoning Staff and the CRA, it was determined that the subject lot should be rezoned to NWRAC-MUw (ULDR Sec. 47-13.2.1.C.1. and Sec. 47-13.31) so that the overall development will have consistent zoning and development regulations. Lot 25 has an existing zoning of RMs-15. The residential lots south of Lot 25 are also zoned RMs-15 and consist of one and two-story single-family dwellings.

There exists development and zoning compatibility between the proposed NWRAC-MUw and existing adjoining RMs-15 Zoning Districts:

1. The rezoning of Lot 25 will not increase allowable density. Single-family dwelling attached Townhomes (ULDR Sec. 47-13.10 and Sec. 47-18.33) are a permitted use within NWRAC-MUw zoning district. The proposed overall development density is approximately 14 dwelling units per acre. Based upon the proposed site plan, two townhomes will be constructed within Lot 25 with a resulting development density of 10 dwelling units per acres for that Lot, which is less than the maximum density of 15 dwelling units per acre for the RMs-15 zoning district .
2. The rezoning will not result in additional building height. The NWRAC-MUw zoning district regulations provides that a townhouse structure height shall not exceed twenty-five feet (25') at the building's minimum side yard setback of fifteen feet (15') where it abuts a residential use. At the same side yard setback of 15', the RMs-15 zoning district would permit a maximum structure height of thirty-two feet (32'). Accordingly, the rezoning will actually result in a larger side yard setback adjacent to the single family home adjacent to Lot 25, with a building structure height less than what would have been permitted under the existing RMs-15 zoning.
3. The allowable use under the NWRAC-MUw zoning will not be substantially different from that allowed under the RMs-15 zoning. The proposed development will consist of two-story single-family townhomes with 3 bedrooms, 2 baths and one or two-car garages. Existing and proposed uses within the adjoining RMs-15 zoned lots include two-story single-family homes with one or two-car garages of similar size to the proposed townhomes to be constructed on Lot 25.

The proposed rezoning of Lot 25 from RMs-15 to NWRAC-MUw zoning district regulations will not have an adverse effect on the existing neighborhood and adjacent residential uses, as the Townhomes at River Gardens will provide for a maximum structure height that is lower than what is permitted, an increased side yard setback, and a development density less than what is permitted in both the RMs-15 and NWRAC-MUw zoning district regulations. Further, the proposed townhomes will have garages facing inward into the overall development rather than facing NW 22nd Avenue, which will provide a more appealing street-view of the project than a single-family home with a garage and driveway fronting NW 22nd Avenue. Accordingly, STKR respectfully requests the approval of its application for rezoning Lot 25 to NWRAC-MUw.

City of Fort Lauderdale
Department of Sustainable Development
Urban Design & Planning
September 17, 2019
Page 3

If you have any questions or require any additional information, please do not hesitate to contact me at 954-914-8109 or at jkeith@tdondevelopment.com.

Best Regards,

STKR SISTRUNK, LLC

A handwritten signature in blue ink, appearing to read 'Jonathan Keith', with a long horizontal stroke extending to the right.

Jonathan Keith, P.E.