



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#20-0452

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

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: June 16, 2020

TITLE: Quasi-Judicial Ordinance Approving a Rezoning from Residential Low Rise Multifamily/Medium Density District (RMs-15) to Northwest Regional Activity Center-Mixed Use West District (NWRAC-MUw) - Townhomes at River Gardens - 534 NW 22nd Avenue - STKR Sistrunk, LLC. - Case No. Z19005 - **(Commission District 3)**

Recommendation

It is recommended the City Commission consider an ordinance rezoning 0.195 acres of land legally described as Lot 25, Block 2, River Gardens, Plat Book 19, Page 23, of the Public Records of Broward County, Florida, from Residential Low Rise Multifamily/Medium Density District (RMs-15) to Northwest Regional Activity Center-Mixed Use west District (NWRAC-MUw).

Background

The applicant, STKR Sistrunk, LLC., requests to rezone 0.195 acres of land located at 534 NW 22nd Avenue from RMs-15 to NWRAC-MUw to unify the site under a consistent zoning designation. The applicant has submitted an associated Site Plan Level II (Development Review Committee) application (Case No. PLN-SITE-19100004), known as "Townhomes at River Gardens West", a 19-unit townhouse development should the proposed rezoning be approved.

The sketch and legal description of the area proposed to be rezoned is included as Exhibit 1.

The application and applicant's narrative responses to criteria are included as Exhibit 2.

The Planning and Zoning Board (PZB) reviewed the application on February 19, 2020, and recommended approval by a vote of 5-1. The PZB staff report includes a detailed analysis of the rezoning criteria and is attached as Exhibit 3. The PZB meeting minutes are available as Exhibit 4.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a Press Play Fort Lauderdale Strategic Plan 2018 initiative, included within the Neighborhood Enhancement Cylinder of Excellence, specifically advancing:

- Goal 6: Be an inclusive community made of distinct, complementary, and diverse neighborhoods.
- Objective 1: Evolve and update the land development code to balance neighborhood quality, character, and livability through sustainable development.
- Initiative 6: Amend the Northwest Regional Activity Center (NW RAC) zoning regulations and implement design guidelines

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

Attachments

Exhibit 1 – Sketch & Legal Description

Exhibit 2 – Application and Applicant's Narratives

Exhibit 3 – February 19, 2020 PZB Staff Report

Exhibit 4 – February 19, 2020 PZB Meeting Minutes

Exhibit 5 – Ordinance

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

Department Director: Anthony Greg Fajardo, Sustainable Development