



REQUEST: Rezone 0.195 acres from Residential Low Rise Multifamily/Medium Density District (RMs-15) to Northwest Regional Activity Center-Mixed Use West District (NWRAC-MUw)

Case Number	Z19005
Applicant	STKR Sistrunk, LLC.
General Location	534 NW 22 nd Avenue
Property Size	8,499sf (0.195 acres)
Portion of Property to be Rezoned	8,499sf (0.195 acres)
Current Zoning	Residential Low Rise Multifamily/Medium Density District (RMs-15)
Proposed Zoning	Northwest Regional Activity Center-Mixed Use west (NWRAC-MUw)
Existing Use	Vacant Land
Proposed Use	Townhouse
Future Land Use Designation	Northwest Regional Activity Center (NW-RAC)
Applicable ULDR Section	Section 47-24.4 Rezoning Criteria
Notification Requirements	Section 47-24.1 Public Participation Section 47-27.6 Sign Notice 15 days prior to meeting Section 47-27.6 Mail Notice (300-foot radius) 10 days prior to meeting
Project Planner	Nicholas Kalargyros, Urban Planner II <i>el. ngs</i>

PROJECT DESCRIPTION:

The applicant is requesting to rezone 0.195 acres of land located at 534 NW 22nd Avenue from Residential Low Rise Multifamily/Medium Density District (RMs-15) to Northwest Regional Activity Center-Mixed Use west District (NWRAC-MUw) to unify the site under a consistent zoning designation in order to construct a 19-unit townhouse development known Townhomes at River Gardens. The Applicant has submitted a corresponding Site Plan Level II (Development Review Committee) application for the proposed townhouse development should the proposed rezoning be approved.

A map indicating the zoning and location of the property is included as **Exhibit 1**. The sketch and legal description of the lot proposed to be rezoned is included as **Exhibit 2**.

REVIEW CRITERIA:

As per Section 47-24.4.D of the City's Unified Land Development Regulations (ULDR), an application for a rezoning shall be reviewed in accordance with the following criteria:

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

The property's future land use designation is Northwest Regional Activity Center which is consistent with the proposed zoning designation. Please refer to the Comprehensive Plan Consistency section within this report 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.

The property's future land use designation of Northwest Regional Activity Center encourages a variety of residential uses along main corridors such as Sistrunk Boulevard, which is consistent with the proposed zoning designation. The proposed rezoning will permit a townhouse project that will

be consistent and compatible with the lower density residential nature of the surrounding neighborhood, as well as with the mix of existing and new residential uses within the neighborhood to the south.

3. The character of the area surrounding the parcel proposed to be rezoned is compatible with the uses permitted in the proposed zoning district.

The rezoning of the property to NWRAC-MUw is compatible with the existing mix of land uses along Sistrunk Boulevard and NW 22nd Avenue. The property to the north of the subject site is also zoned NWRAC-MUw and properties to the south, west and east are zoned RMs-15.

The proposed rezoning expands the NWRAC-MUw mixed use zoning southward along NW 22nd Avenue and will work as a buffer between the higher density corridor of Sistrunk Boulevard and the River Gardens / Sweeting Estates neighborhood to the south. It will also reinforce the residential character of the adjacent residentially-zoned areas. In order to ensure that townhouse development of the parcel is compatible with the adjacent residential area, the development will be required to meet specific ULDR neighborhood design criteria for design of townhouses that were put in place to better incorporate new development into the surrounding neighborhoods, while preserving the residential character of neighborhoods. Per ULDR requirements, setbacks, building placement, and landscaping requirements will also be applied during the development review process.

Though the RMs-15 and NWRAC-MUw districts are clearly different, as detailed in Table 1 below, the Sistrunk Boulevard corridor is currently comprised of a mix of uses, thus rezoning the RMs-15 portion of the parcel to NWRAC-MUw will not negatively affect the character of the area and will further support the character of a mixed use corridor supporting the adjacent residential areas. To transition existing residential areas from adjacent development, building articulation, buffer and setback provisions as provided for in the NWRAC-MUw zoning designation will be assessed and applied through the Development Review Committee process at time of site plan application.

Please refer to Table 1 below for a comparison of permitted uses in each district. For a detailed list of uses, refer to ULDR Section 47-5.17, List of Permitted and Conditional Uses; RMs-15 Residential Low Rise Multifamily/Medium Density 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 key dimensional requirements between the existing and proposed zoning district is highlighted in Table 2 below.

Table 1 – Comparison of Uses

Existing Zoning District Permitted Uses	Proposed Zoning District Permitted Uses
RMs-15	NWRAC-MUw
Single Family Dwelling	Automotive
Existing Dwelling Unit Structures	Boats, Watercraft and Marinas
Existing Single-Family Dwelling: Zero-lot-line.	Commercial Recreation
Existing Multifamily Dwelling	Food and Beverage Service
Community Residence, 3 residents maximum	Lodging
Community Residence, 4 to 10 residents; 1,000' distance separation	Mixed Use Developments
Active and Passive Park	Public Purpose Facilities
Social Service Residential Facility, Level I	Residential Uses (including townhouse)
Family Day Care Home	Retail Sales

Accessory Uses, Buildings and Structures	Services/ Office Facilities
Urban Agriculture	Accessory Uses, Buildings and Structures
	Urban Agriculture

Table 2 – Comparison of Dimensional Requirements

Requirement	Existing Zoning District	Proposed Zoning District
	<i>RMs-15</i>	<i>NWRAC-MUw</i>
Building Height	35 feet	45 feet
Building Length	n/a	n/a
Front Setbacks	25 feet	none
Rear Setback	15-feet	15-feet when abutting residential
Side Setback	5-feet	15-feet when abutting residential
Lot Size	5,000sf	n/a
Landscape Area	n/a	n/a

COMPREHENSIVE PLAN CONSISTENCY:

The property's future land use designation is Northwest Regional Activity Center which is consistent with the proposed zoning designation. The Applicant is seeking the rezoning for the entire development parcel to have a unified NWRAC-MUw designation. Since the RMs-15 zoning district is limited to single-family detached residential use, the site will be rezoned to allow for the intended townhouse development supported by the Northwest Regional Activity Center land use designation. Rezoning the property to NWRAC-MUw is also consistent and compatible with the future land use map and abutting zoning to the north.

The proposed rezone is generally consistent with the City's Goals, Objectives and Policies of the Northwest Regional Activity Center land use category. More specifically, the proposed rezoning and resulting development will be consistent and compatible the following Goals Objectives and Policies of the Fort Lauderdale Comprehensive Plan including Land Use Element Goal 1, Objective 1.8, Objective 1.10, Objective 1.19, Objective 1.20, and Objective 1.32. Objective 1.19 of the Comprehensive Plan encourages redevelopment to be compatible with present neighborhood densities and Policy 1.19.4 encourages the revision of existing zoning in established single-family neighborhoods to be consistent with existing density, scale and intensity of that neighborhood. The surrounding neighborhood grew with a variety of housing types that include single family, duplex and multi-family residential homes and a revision to the existing zoning would be closer in line to the density, scale and intensity of the neighborhood.

PUBLIC PARTICIPATION

The rezoning request is subject to the public participation requirements established under Section 47-24.1.F.14 of the ULDR. According to the applicant, a public participation meeting was held on March 25, 2019 and January 27, 2020, to offer the neighborhood and surrounding properties the opportunity to learn about the proposed rezoning. The public participation meeting summary and affidavit are attached as **Exhibit 4**.

In addition, this request was subject to sign notification requirements established in ULDR, Section 47-27.4. The Applicant received and posted one (1) sign and has met the requirements of Section.

STAFF FINDINGS:

Staff recommends the Board consider this request, consistent with:

ULDR, Section 47-24.4, Rezoning Criteria

The applicant's narrative responses to all criteria are included as part of **Exhibit 3** to help the Board assess how the project addresses applicable criteria.

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PLANNING & ZONING BOARD REVIEW OPTIONS:

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

EXHIBITS:

1. Location and Zoning Map
2. Sketch and Legal Description
3. Applicant's Narrative Responses
4. Public Participation Meeting Summary and Affidavit