



**CITY OF FORT LAUDERDALE  
City Commission Agenda Memo  
REGULAR MEETING**

**#21-0508**

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

**FROM:** Chris Lagerbloom, ICMA-CM, City Manager

**DATE:** May 18, 2021

**TITLE:** Second Reading – Quasi-Judicial Ordinance Approving a Rezoning  
from Regional Activity Center West Mixed Use (RAC-WMU) District to  
Regional Activity Center City Center (RAC-CC) District – FTL/AD LTD –  
Case No. UDP-Z20001 – **(Commission District 2)**

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**Recommendation**

Staff recommends the City Commission consider an ordinance rezoning 4.6 acres of land located south of West Broward Boulevard, north of SW 2nd Street, east of SW 4th Avenue and west of SW 2nd Avenue from Regional Activity Center - West Mixed Use (RAC-WMU) District to Regional Activity Center - City Center (RAC-CC) District.

**Background**

The applicant, FTL/AD LTD is proposing to rezone the property located south of West Broward Boulevard, north of SW 2nd Street, east of SW 4th Avenue and west of SW 2nd Avenue from RAC-WMU District to RAC-CC District, in preparation for a future mixed-use development on the subject site.

The property has an underlying future land use designation of Downtown Regional Activity Center (D-RAC). The proposed zoning is consistent with this land use designation. The location map is attached as Exhibit 1. The sketch and legal description of the area to be rezoned is attached as Exhibit 2. The application and project narratives, including applicant's responses to the applicable criteria, are attached as Exhibit 3.

The Planning and Zoning Board (PZB) reviewed the application on March 17, 2021, and recommended approval to the City Commission by a vote of 8-1. The March 17, 2021 PZB meeting minutes are attached as Exhibit 4. The March 17, 2021 PZB staff report is attached as Exhibit 5 and contains a detailed summary of the project including staff's analysis of the applicable rezoning criteria.

The exhibits, presented to the PZB, are identified below, and include:

- Location Map, Zoning District Map, Future Land Use Map, Sketch and Legal (Exhibits 1 and 2)
- Application and Project Narratives (Exhibit 3)

The City Commission shall hold a public hearing to consider the application, the record and recommendations forwarded by the department and the Planning and Zoning Board. Additionally, at the public hearing, the Commission shall hear public comment on the application and determine whether the request 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 Strategic Plan 2024, included within the Business Development Cylinder of Excellence, specifically advancing:

- The Business Development Focus Area.
- Goal 5: Build an attractive global and local economic community marketplace.
- Objective: Nurture and support existing local businesses

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

### **Attachments**

Exhibit 1 – Location Map

Exhibit 2 – Sketch and Legal Description of the Area to be Rezoned

Exhibit 3 – Application and Project Narratives

Exhibit 4 – March 17, 2021 PZB Meeting Minutes

Exhibit 5 – March 17, 2021 PZB Staff Report

Exhibit 6 – Ordinance

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Prepared by: Nicholas Kalargyros, Urban Planner, Sustainable Development

Department Director: Anthony Greg Fajardo, Sustainable Development