



REQUEST: Rezoning from Heavy Commercial/Light Industrial Business (B-3) District to Uptown Urban Village Northeast (UUV-NE) District

CASE NUMBER	UDP-Z23001	
APPLICANT	RD Investment Properties, LLC.	
AGENT	City of Fort Lauderdale	
GENERAL LOCATION	6700 and 6750 N. Andrews Avenue	
PROPERTY SIZE	804,467 square feet / 18.46 acres	
CURRENT ZONING	Heavy Commercial/Light Industrial Business (B-3) District	
PROPOSED ZONING	Uptown Urban Village Northeast (UUV-NE) District	
EXISTING USE	Office and Vacant	
PROPOSED USE	Mixed Use Development	
FUTURE LAND USE DESIGNATION	Employment Center	
COMMISSION DISTRICT	1 – John Herbst	
NEIGHBORHOOD ASSOCIATION	N/A	
APPLICABLE UNIFIED LAND DEVELOPMENT REGULATIONS (ULDR) SECTIONS	Section 47-24.4, Rezoning Criteria Section 47-25.2, Adequacy Requirements	
NOTIFICATION REQUIREMENTS	Section 47-27.5, Sign Notice 15 days prior to meeting Section 47-27.5, Mail Notice	
SECTION 166.033, FLORIDA STATUTES	180-DAY EXPIRATION DATE	EXTENSION DATE (S)
	December 2, 2023	N/A
ACTION REQUIRED	Recommend Approval, Recommend Rezoning to a More Restrictive Zoning District, or Deny	
PROJECT PLANNER	Michael P. Ferrera, Urban Planner II	<i>MPF CP</i>

PROJECT DESCRIPTION:

The applicant, RD Investment Properties, LLC., is requesting to rezone 804,467 square feet (18.46 acres) of land located at 6700 and 6750 N. Andrews Avenue from Heavy Commercial/Light Industrial Business (B-3) District to Uptown Urban Village Northeast District (UUV-NE) to permit the development of a mixed-use project on the site. The property owner intends to submit an associated development application in the future. The property owner consent form is attached as **Exhibit 1**, a location map is attached as **Exhibit 2** and the application, applicant's responses to criteria, and sketch and legal description of the property is attached as **Exhibit 3**.

BACKGROUND:

The subject property is located in the City's Uptown Project Area (Uptown) and is subject to the vision and goals outlined in the Uptown Master Plan. Uptown is generally described as the area flanked by the C-14 canal and McNab Road to the north, NW 57th Street to the south, Powerline Road to the west, and Interstate 95 (I-95) to the east.

The Uptown Master Plan and associated amendments to the Unified Land Development Regulations (ULDR) were adopted by the City Commission on November 5, 2019, Ordinance C-19-34. The ULDR amendments established new zoning districts for Uptown in order to implement the Uptown Master Plan. The five zoning districts were created based on location, planned land use patterns, design characteristics, redevelopment potential, and mobility needs, as listed below:

- Uptown Urban Village Northeast (UUV-NE)
- Uptown Urban Village Northwest (UUV-NW)
- Uptown Urban Village Southeast (UUV-SE)
- Uptown Urban Village Southwest (UUV-SW)
- Uptown Urban Village Southcentral (UUV-SC)

During the adoption of the ordinance, the City Commission requested staff examine potential incentives that would encourage property owners to rezone their property to the applicable new zoning districts. As an incentive it was determined that city staff will be able to process rezoning requests for property owners with their written consent, at minimum cost to the property owners. This application is based on a request from the property owners to rezone the subject properties.

REVIEW CRITERIA:

Pursuant to the City's Unified Land Development Regulations (ULDR) Section 47-24.4.D, Rezoning Criteria, 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 is currently zoned B-3 and has an underlying land use designation of Employment Center which is intended to allow for uses such as retail and restaurant, office, service and business, automobile sales with repair and other commercial and employment-based uses. The proposed UUV-NE zoning district is consistent with this land use 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 development in the surrounding area is characterized mainly by office, hotel, and commercial uses. Rather than adversely impacting the character of development in the area with more intense uses such as industrial manufacturing and automotive repair shops, the proposed rezoning to UUV-NE will have a positive impact by allowing for mixed-use development that will add a residential component to the area to support the other uses, and will further the live, work, play environment that the City envisions for the area.

3. The character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses.
 The UUV-NE zoning district permitted uses are compatible with the surrounding zoning district uses in that office, hotel, and commercial are permitted in both the existing and proposed zoning, with the residential use permitted in the proposed zoning district as a mixed-use development. The City explicitly adopted the Uptown Master Plan to promote residential and mixed-use development in the area.

A general comparison of permitted uses in the current and proposed zoning districts is provided in Table 1. For the complete detailed list of uses, refer to ULDR Section 47-6.12, List of Permitted and Conditional Uses, General Business (B-2) District and ULDR Section 47-37B.4, List of Permitted and Conditional Uses; Uptown Urban Village Southeast District (UUV-SE). A general comparison of current and proposed dimensional standards for each district is provided in Table 2. The applicant has submitted project narratives outlining how the rezoning complies with the applicable sections of the ULDR, attached as **Exhibit 3**.

Table 1: General Comparison of Zoning District Uses

EXISTING ZONING DISTRICT	PROPOSED ZONING DISTRICT
Heavy Commercial/Light Industrial (B-3) District	Uptown Urban Village Northeast (UUV-NE) District
<u>Permitted Uses:</u> Commercial Recreation Food and Beverage Service Lodging Offices (medical, dental, professional, etc.) Public Purpose Facilities Retail Sales	<u>Permitted Uses:</u> Commercial Recreation Food and Beverage Sales and Services Mixed Use Development Public Purpose Use Residential Retail Sales

Service/Office Facilities Storage Facilities	Service/Office Facilities
Accessory Uses, Buildings and Structures	Accessory Uses, Buildings and Structures
<u>Conditional uses:</u> Indoor Firearms Range Social Service Residential Facility Food Distribution Center Medical Cannabis Dispensing Mixed-Use Development	<u>Conditional Uses:</u> Communication Towers, Structures, and Stations Child daycare Medical Cannabis Dispensing House of Worship Social Service Residential Facilities Helistop

Table 2: General Comparison of Dimensional Standards*

	EXISTING ZONING DISTRICT	PROPOSED ZONING DISTRICT
	Heavy Commercial/Light Industrial (B-3) District	Uptown Urban Village Northeast (UUV-NE) District
DENSITY	N/A	50 units per acre Additional density permitted based on providing affordable housing units
BUILDING HEIGHT	150 feet, Note B: East of the Intracoastal Waterway, height for all districts is limited to one hundred twenty (120) feet.	75 feet, 150 feet (maximum) with conditional use approval
BUILDING LENGTH	n/a	300 feet (maximum), Maximum building length does not apply to portions of the building that extend past the maximum setbacks for Primary and Secondary Streets.
FLOOR AREA RATIO (FAR)	n/a	3.0
FRONT SETBACK	5 feet, Where the height of a building in a business zoning district exceeds nine feet measured from the ground floor elevation, that portion of the building may extend into the front yard area.	<u>Primary Streets:</u> 10 feet (minimum) 50 feet (maximum) <u>Secondary Streets:</u> 5 feet (minimum) 10 feet (maximum)
REAR SETBACK	15 feet, When contiguous to residential property or 0 feet, all others	0 feet
SIDE SETBACK	10 feet, When contiguous to residential property or 0 Feet, all others	0 feet
LOT SIZE	N/A	n/a
LANDSCAPE AREA	Vehicle use area landscape requirements in addition to all other landscape requirements.	Varies depending on total number of residential units 20% of vehicle use area

*Table is not inclusive of all dimensional standards due to complexity and specific requirements for the UUV-NE zoning district based on individual proposed site development projects.

COMPREHENSIVE PLAN CONSISTENCY:

The City's Future Land Use Map indicates this property has a future land use designation of Employment Center. More specifically, the Employment Center land use designation is intended to allow for uses such as retail and restaurant, office, service and business, automobile sales with repair and other commercial and employment-based uses. Development applications that propose mixed use projects will be subject to the applicable requirements as prescribed in the UUV-NE district. The proposed rezoning meets the intent of the land use designation.

The proposed rezoning is consistent with the City's Comprehensive Plan Goals, Objectives and Policies, including the Future Land Use Element, Goal 2, Objective 2.3, Encouraging mixed use development to enhance the livability of the City; Objective 2.3, Policy 2.3.8, Transform the Uptown area into an urban village that contains a mix of land uses with access to multi-modal options through the implementation of the Uptown Master Plan; and the Urban Design Element, Goal 1.1, Strengthen the urban form throughout the City by building upon the character and fabric of the built environment while allowing complementary new development through urban design criteria that supports exceptional sense of place.

PUBLIC PARTICIPATION

The proposed rezoning request is subject to the public participation requirements established in the ULDR, Section 47-27.4. This section states that public outreach should include any city-recognized civic association within 300 feet of the property. According to the City's official civic association list and map, there are none within 300 feet and therefore, this requirement has been satisfied. However, there is a mail notification requirement to property owners within 300 feet of the property, which was completed and mailed on June 29, 2023.

In addition, this request is subject to public sign notification requirements established in ULDR, Section 47-27.4. Two signs were posted on the property fronting the two street frontages. The public sign notice affidavit and pictures of the signs are attached as **Exhibit 4**.

PLANNING & ZONING BOARD REVIEW OPTIONS:

The Planning and Zoning Board shall consider the application and make a determination based on the criteria in ULDR Section 47-24.4, Rezoning Criteria.

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

The applicant has submitted project narratives outlining how the rezoning complies with the applicable sections of the ULDR, attached as **Exhibit 3**, to assist the Board in determining if the proposal meets the criteria.

EXHIBITS:

1. Location Map
2. Property Owner Consent Form
3. Application, Applicant's Responses to Criteria, and Sketch and Legal Description of the Property
4. Public Sign Notice Photographs and Affidavit