



**CITY OF FORT LAUDERDALE**  
Department of Sustainable Development  
Urban Design & Planning Division  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, FL 33311  
Telephone: (954) 828-6520

## PLANNING & ZONING BOARD (PZB)

### Rezoning Application

(For a rezone only, not tied to a site plan and/or not requiring flexibility units or acreage.)

- Cover:** Deadline, Notes, and Fees
- Page 1:** Applicant Information Sheet
- Page 2:** Applicant Information Sheet, continued
- Page 3:** Required Documentation & Mail Notice Requirements
- Page 4:** Sign Notification Requirements & Affidavit

**DEADLINE:** Submittals are received prior to 4:00 PM Monday through Thursday and prior to 12:00 PM on Friday. Pursuant to Section 47-24.1(1), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via e-mail, if plans do not meet the submittal requirements and if changes are required.

**FEES:** All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

**N/A** Rezoning **\$ 2,200.00**

**CITY INITIATED REZONING NO FEE AS PART OF UPTOWN INCENTIVES**

# Page 1: PZB Rezone - Applicant Information Sheet

**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

<b>Case Number</b>	UDP-Z22001
<b>Date of complete submittal</b>	

**NOTE:** For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

<b>Property Owner's Name</b>	Double Mountain Dev Ventures, LLC
<b>Property Owner's Signature</b>	See Consent Forms for Signatures
<b>Address, City, State, Zip</b>	8201 Peters Road, Suite 2200 Plantation, FL 33324
<b>E-mail Address</b>	-
<b>Phone Number</b>	-
<b>Proof of Ownership</b>	<input checked="" type="checkbox"/> <u>Warranty Deed</u> or <input type="checkbox"/> <u>Tax Record</u>

**NOTE:** If **AGENT** is to represent **OWNER**, notarized letter of consent is required

<b>Applicant / Agent's Name</b>	City of Fort Lauderdale, Urban Design and Planning, Michael P. Ferrera, Urban Planner II
<b>Applicant / Agent's Signature</b>	Anthony Fajardo, Director Sustainable Development
<b>Address, City, State, Zip</b>	700 NW 19th Avenue, Fort Lauderdale, FL 33311
<b>E-mail Address</b>	<a href="mailto:mferrera@fortlauderdale.gov">mferrera@fortlauderdale.gov</a>
<b>Phone Number</b>	954-828-5265
<b>Letter of Consent Submitted</b>	See Consent Forms

<b>Development / Project Name</b>	Uptown Project Area
<b>Development / Project Address</b>	<u>Existing:</u> 6210-6282 North Andrews Avenue <u>New:</u>
<b>Legal Description</b>	Parcel "A", charter plat, plat book 92, page 23, of public records of Broward County
<b>Tax ID Folio Numbers</b> (For all parcels in development)	494210210010
<b>Request / Description of Project</b>	Request for City Initiated Rezoning from B-3 (County zoning) to UUV-NE
<b>Applicable ULDR Sections</b>	ULDR, Sec. 47-24.4, Rezoning Criteria ULDR, Sec. 47-25.2, Adequacy Review

<b>Future Land Use Designation</b>	Commercial
<b>Current Zoning Designation</b>	B-3, (County Zoning)
<b>Proposed Zoning Designation</b>	Uptown Urban Village Northeast
<b>Current Use of Property</b>	Vacant

Dimensional Requirements	Required	Proposed
<b>Lot Size (SF / Acreage)</b>	N/A	N/A
<b>Lot Density</b>	N/A	N/A
<b>Lot Width</b>	N/A	N/A
<b>Building Height (Feet / Levels)</b>	120 Feet	N/A
<b>Structure Length</b>	N/A	N/A
<b>Floor Area Ratio</b>	N/A	N/A
<b>Lot Coverage</b>	N/A	N/A
<b>Open Space</b>	Open space: 1 tree/2,000 square feet of lot area. 10 shrubs/2,000 square feet of lot area Foundation planting: 20% of building frontage facing widest right-of-way Open space: 1 tree/2,000 square feet of lot area. 10 shrubs/2,000 square feet of lot area Foundation planting: 20% of building frontage facing widest right-of-way	N/A
<b>Landscape Area</b>	Varies	N/A

**NOTE:** State north, south, east or west for each yard.

Setbacks/Yards*	Required	Proposed
<b>Front [E]</b>	No building or structure shall be erected or maintained within twenty-five (25) feet of the intersection of two streets, nor within fifteen (15) feet of the intersection of any driveway and street, except as permitted in subsection (7) following.	N/A
<b>Side [N]</b>	No building or structure shall be erected or maintained within twenty-five (25) feet of the intersection of two streets, nor within fifteen (15) feet of the intersection of any driveway and street, except as permitted in subsection (7) following.	N/A
<b>Side [S]</b>	No building or structure shall be erected or maintained within twenty-five (25) feet of the intersection of two streets, nor within fifteen (15) feet of the intersection of any driveway and street, except as permitted in subsection (7) following.	N/A
<b>Rear [W]</b>	0 Feet	N/A



January 27, 2022

Uptown Rezoning Application  
6210-6282 North Andrews Avenue  
Case No. UDP-Z22001

**RE: Rezoning from B-3 (county zoning) to Uptown Urban Village Northeast District (UUV-NE)  
6210-6282 North Andrews Avenue - ULDR Rezoning Criteria Responses**

The property owner, Double Mountain Dev Ventures, LLC., is requesting to rezone 89,826 square feet (2.06 acres) of land located at 6210-6282 North Andrews Avenue from B-3 (county zoning) to Uptown Urban Village Northeast (UUV- NE) to permit the development of a mixed-use project on the site. The City of Fort Lauderdale staff is processing the rezoning on behalf of the property owner.

Pursuant to the City's Unified Land Development Regulations (ULDR) Section 47-24.4.D, Rezoning Criteria, an applicant must demonstrate that the application for a rezoning meet the following criteria:

1. The zoning district proposed is consistent with the City's Comprehensive Plan.  
The property is currently zoned B-3 (county zoning) and has an underlying land use designation of Commercial which is intended to allow for uses such as business, service, office, and other commercial enterprises. 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 with a lack of residential and mixed-use developments. Rather than adversely impacting the character of development in the area with more intense uses such as industrial manufacturing, the proposed rezoning to UUV-NE will have a positive impact by allowing for mixed-use development that will create a stronger tax base, add residential to the area, 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 districts permitted uses in such that office, hotel, commercial, and warehouse are permitted in both the existing and proposed zoning, with the addition of 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 for the area. Furthermore, the Uptown Master Plan identifies specific character subareas that residential and mixed-use should be allowed which are more suitable, which is applicable in this request.

Prepared by Urban Design and Planning staff for Case No. UDP-Z22001

**DEPARTMENT OF SUSTAINABLE DEVELOPMENT**  
700 NW 19<sup>TH</sup> AVENUE | FORT LAUDERDALE, FLORIDA 33311  
954-828-5207 | [www.fortlauderdale.gov](http://www.fortlauderdale.gov)

M. J. O. K.



SKETCH AND LEGAL DESCRIPTION  
BY  
**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com  
CERTIFICATE OF AUTHORIZATION LB#3870



**LEGAL DESCRIPTION: UPTOWN PARCEL TO BE REZONED FROM B-3 (COUNTY ZONING)  
TO UPTOWN URBAN VILLAGE NORTHEAST (UUV-NE)**

PARCEL "A", "CHARTER PLAT", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 92, PAGE 23, AS DEPICTED IN CYPRESS CREEK PLAZA OFFICE CONDOMINIUM – PLAN OF TERMINATION OF THE DECLARATION ESTABLISHING A PLAN FOR CONDOMINIUM OWNERSHIP, RECORDED IN INSTRUMENT NO. 114620458, ALL BEING IN AND OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 89,907 SQUARE FEET (2.0640 ACRES) MORE OR LESS

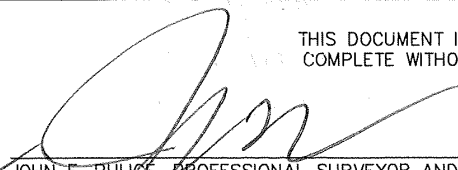
**NOTES:**

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
6. BEARINGS ARE BASED ON F.D.O.T. RIGHT-OF-WAY MAP SECTION 86070-2524, SHEET 6 OF 15, WITH THE SOUTH LINE OF THE NW 1/4 SECTION 10-49-42 BEING N88°29'43"E.
7. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
8. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY RECORDS, UNLESS OTHERWISE NOTED.

CLIENT: MEYERS GROUP, LLC	
SCALE: 1"=80'	DRAWN: B.B.
ORDER NO.: 69523	
DATE: 1/13/22; REVISED 1/19/22	
UPTOWN PARCEL TO BE REZONED	
6210-6282 NORTH ANDREWS AVENUE	
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA	
FOR: COMMERCIAL SITE	

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2



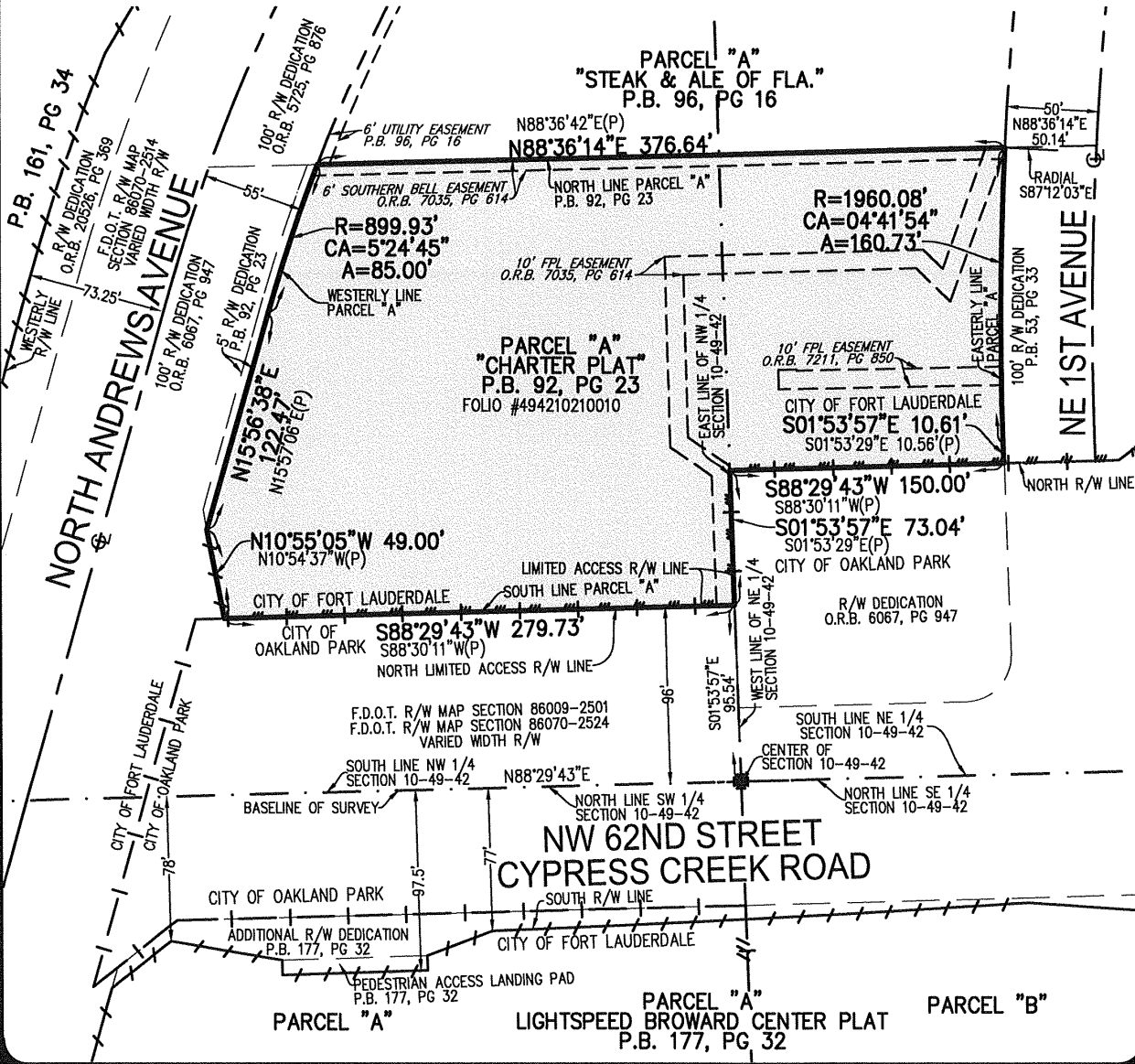
JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691  
 BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136  
 VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274  
 DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290  
 STATE OF FLORIDA

M.D. O.K.



# SKETCH AND LEGAL DESCRIPTION BY PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351  
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CERTIFICATE OF AUTHORIZATION LB#3870



CLIENT: MEYERS GROUP, LLC  
 SCALE: 1"=80' DRAWN: B.B.  
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 FOR: COMMERCIAL SITE

SHEET 2 OF 2  
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LEGEND:  
 ⊕ CENTERLINE  
 - - - - LIMITED ACCESS RIGHT-OF-WAY LINE  
 - | - CITY LIMITS LINE  
 O.R.B. OFFICIAL RECORDS BOOK  
 P.B. PLAT BOOK R= RADIUS  
 PG PAGE CA= CENTRAL ANGLE  
 R/W RIGHT-OF-WAY A= ARC LENGTH