



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

Case Number	PLN-REZ-20060001
Property Owner/Applicant	6500 4R3G, LLC; Poliakoff Becker & Streitfeld
Agent	City of Fort Lauderdale
General Location	6500 and 6520 N. Andrews Avenue
Property Size	187,924 square feet / 4.3 acres
Current Zoning	Heavy Commercial/Light Industrial Business (B-3)
Proposed Zoning	Uptown Urban Village Northeast District (UUV-NE)
Existing Use	Office
Proposed Use	Mixed Use Development
Future Land Use Designation	Employment Center
Applicable Unified Land Development Regulations (ULDR) Sections	Section 47-24.4 Rezoning Criteria
Notification Requirements	Section 47-27.5, Sign Notice 15 days prior to meeting Section 47-27.5, Mail Notice
Action Required	Recommend Approval, Recommend Rezoning to a More Restrictive Zoning District, or Deny
Project Planner	Jim Hetzel, Principal Urban Planner

PROJECT DESCRIPTION:

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. The five districts are 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, the City Commission requested staff examine potential incentives that would encourage property owners to rezone their property to the applicable new zoning district. A potential incentive was to have city staff process rezoning requests for property owners with their written consent at minimum cost to the property owners. Essentially, staff would complete the application requirements and public meeting process. With that said, this application is the first request from a property owner to rezone their property. The signed Consent Form is attached as **Exhibit 1**.

The applicant, the City of Fort Lauderdale on behalf of the property owners 6500 4R3G, LLC. and Poliakoff Becker & Streitfeld, is requesting to rezone 187,924 square feet (4.3 acres) of land located at 6500 and 6520 N. Andrews Avenue from Heavy Commercial/Light Industrial Business District (B-

3) to Uptown Urban Village Northeast District (UUV-NE) to permit the development of a mixed use project on the site. The associated development application, Case No. PLN-SITE-20050005, is currently under review by the Development Review Committee (DRC) and will be presented to the Planning and Zoning Board (PZB) at a future date. A location map and the application, narratives, and sketch and legal description of the property is attached as **Exhibit 2** and **Exhibit 3**, respectively.

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 encourage employee-based uses, compatible with residential and other less intense 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 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. 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.

A general comparison of permitted uses in the current and proposed zoning districts are provided in Table 1. For the complete detailed list of uses, refer to ULDR Section 47-6.13, List of Permitted and Conditional Uses; Heavy Commercial/Light Industrial Business District (B-3) and ULDR Section 47-37B.4, List of Permitted and Conditional Uses; Uptown Urban Village Northeast District (UUV-NE). A comparison of current and proposed dimensional standards for each district are provided in Table 2.

Table 1: Comparison of Zoning District Uses

Existing Zoning District	Proposed Zoning District
Heavy Commercial/Light Industrial Business District (B-3)	Uptown Urban Village Northeast District (UUV-NE)
<u>Permitted Uses:</u> Automotive Boats, Watercraft and Marinas Commercial Recreation	<u>Permitted Uses:</u> Active and passive parks Beach Civic, Cultural, and Education Facilities Conservation Areas

Food and Beverage Service, Retail and Wholesale Light Manufacturing Lodging Public Purpose Facilities Retail and Wholesale Sales Service/Office Facilities	Fisher Pier Indoor and Outdoor Public Recreational Facility
Accessory Uses, Buildings and Structures	Accessory Uses, Buildings and Structures
Urban Agriculture	Urban Agriculture
<u>Conditional Uses:</u> Car Wash, Outdoor Hand-Wash Communication Towers, Structures, Station Charter and Sightseeing Boat Hotel Marina Marinas Marine Service Station Shipyard Watercraft Sales, Rental, new or used Indoor Firearms Range Social Service Facility Communication Towers, Structures, and Stations Addiction Treatment Center Pain Management Clinic. Adult Gaming Center, Child Day Care Facilities, Large Medical Cannabis Dispensing Facilities	<u>Conditional Uses:</u> Golf Course Public Marina Public Utility Communication Towers, Structures, and Stations Yacht Club

Table 2: Comparison of Dimensional Standards*

	Existing Zoning District	Proposed Zoning District
	Heavy Commercial/Light Industrial Business District (B-3)	Uptown Urban Village Northeast District (UUV-NE)
Density	50 units per acre (maximum) Flex unit policy is applied	50 units per acre Additional density permitted based on providing affordable housing units, 100 units per acre (maximum)
Building Height	150 feet (maximum)	75 feet, 150 feet (maximum) conditional use approval
Building Length	n/a	300 feet (maximum)
Floor Area Ratio (FAR)	n/a	3.0
Front Setback	5 feet	<u>Primary Streets:</u> 10 feet (minimum) 50 feet (maximum) <u>Secondary Streets:</u> 5 feet (minimum) 10 feet (maximum)
Rear Setback	15 feet	0 feet
Side Setback	0 feet 10 feet when contiguous to residential property	0 feet
Lot Size	n/a	n/a
Landscape Area	20% of vehicle use area	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 proposed rezoning is consistent with the City's Comprehensive Plan Goals, Objectives and Policies, including the Future Land Use Element, Goal 1, Objective 1.21, Encouraging mixed use development to enhance the livability of the City; Objective 1.21, Encouraging high quality development through the use of design criteria; Objective 1.32, Guiding growth to discourage sprawl and encourage transit; and Objective 1.36, Use of flexibility and irregular density provisions.

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 encourage employee-based uses, compatible with residential and other less intense uses. Development applications that propose residential or mixed use is subject to the allocation of residential flex units, available at time of site plan approval on a first come, first serve basis. The proposed rezoning meets the intent of the land use designation.

PUBLIC PARTICIPATION

The proposed rezoning request is subject to the public participation requirements established in the ULDR, Section 47-27.4. Said 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, 2020.

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 Andrews Avenue. The public sign notice affidavit and pictures of the signs are attached as **Exhibit 4**.

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. Consent Form
2. Location Map
3. Application, Narrative, and Sketch and Legal Description
4. Progresso Village Civic Association Letter of Support
5. Public Sign Notice Pictures and Affidavit