

CITY OF FORT LAUDERDALE

Department of Sustainable Development Urban Design & Planning Division

700 NW 19th Avenue Fort Lauderdale, FL 33311 Telephone: (954) 828-3266 Fax (954) 828-5858 Website: http://www.fortlauderdale.gov/sustainable

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.

NOTE: If your development site is separated by any public right-of-way (alley, alley reservation, or ROW easement) you must complete a separate application for each parcel.

<u>NOTE</u>: Optional 15-minute time slots are available during DRC meetings for scheduling to applicants, for general project inquiries or to obtain signatures on completed DRC plans (including Pre-Planning and Zoning Board, Pre- City Commission and Final DRC plans) from all representatives at one time in preference to scheduling individual appointments. Appointments are subject to availability. To make an appointment, please call 954-828-6531 latest by Friday at 12:00 noon prior to the meeting date.

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.

<u>N/A</u> Rezoning \$ 1,010.00

CITY INITIATED REZONING NO FEE AS PART OF UPTOWN INCENTIVES

Updated: 4/11/18

Page 1: PZB Rezone - Applicant Information Sheet

<u>INSTRUCTIONS</u>: 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		
Case Number		
Date of complete submittal		
NOTE: For purpose of identification, the PF	ROPERTY OWNER is the APPLICANT	
Property Owner's Name	6500 4R3G LLC. and Poliakoff Becker & Streitfeld LLP	
Property Owner's Signature	See consent forms for signatures Signature →	
Address, City, State, Zip	6500 and 6520 N. Andrews Avenue, Fort Lauderdale, FL 33309	
E-mail Address	keith.poliakoff@saul.com	
Phone Number	954-713-7644	
Proof of Ownership	[X] Warranty Deed or [X] Tax Record	
NOTE: If AGENT is to represent OWNER,	notarized letter of consent is required	
Applicant / Agent's Name	City of Fort Lauderdale, Urban Design and Planning, Jim Hetzel, Principal Planner	
Applicant / Agent's Signature	Anthony Fajardo, Director Sustainable Development	
Address, City, State, Zip	700 NW 19th Avenue, Fort Lauderdale, FL 33311	
E-mail Address	Jhetzel@fortlauderdale.gov	
Phone Number	954-828-5019	
Letter of Consent Submitted	Yes	
Development / Project Name	Uptown Project Area – Fairfield Cypress Creek	
Development / Project Address	Existing: 6500 and 6520 N. Andrews Avenue New:	
Legal Description		
Tax ID Folio Numbers	494210130010, 494210130081, 494210130074	
(For all parcels in development)		
Request / Description of Project	Request for City Initiated Rezoning from B3 to UUV-NE	
Annihashla III DD Gastiana	HIDD 0 47 04 4 D 1 0 7 1	
Applicable ULDR Sections	ULDR, Sec. 47-24.4, Rezoning Criteria ULDR, Sec. 47-25.2, Adequacy Review	
	3251, 330. 17 20.2, Adoquady Noview	
Total Estimated Cost of Project	\$0.00 (Including land costs)	
Future Land Use Designation	Employment Center Employment Center	
Proposed Land Use Designation	Employment Center Heavy Commercial Light Industrial B3	
Current Zoning Designation	Uptown Urban Village Northeast UUV-NE	
Proposed Zoning Designation	Office	
Current Use of Property	omice n/a	
Residential SF (and Type)	n/a	
Number of Residential Units	n/a	
Non-Residential SF (and Type) Total Bldg. SF (include structured parking)		
Site Adjacent to Waterway	2 existing structures totaling 5,029 square feet [] Yes [X] No	
One Adjacent to Waterway	[] Tes [X] No	
Dimensional Requirements	Required (B3)	Proposed (UUV-NE)
Lot Size (SF / Acreage)	N/A	221,911 Square Feet / 5.09 Acres
Lot Density	N/A	None
Lot Width	N/A	None
Building Height (Feet / Levels)	150 feet	75 Feet
Structure Length	N/A	300 Feet
Floor Area Ratio	N/A	3.0 FAR
Lot Coverage	N/A	None
Open Space	20%	Site Specific
Landscape Area	N/A	20%
Parking Spaces	Varies	Varies
NOTE: State north, south, east or west for	each yard.	
Setbacks/Yards*	Required	Proposed
Front <u>E</u>	5 Feet	10 Feet
Side [N]	5 Feet	5 Feet
Side [<u>S</u>]	5 Feet	0 Feet
		0 Feet
Rear [<u>W</u>]	0 Feet	U Feel





May 30, 2020

Uptown Rezoning Application Case No. PLN-REZ-20060001

RE: Rezoning from Heavy Commercial/Light Industrial Business District (B-3) to Uptown Urban Village Northeast District (UUV-NE) for 6500 and 6520 N. Andrews Avenue ULDR Rezoning Criteria Responses

The property owner, 6500 4R3G, LLC. and Poliakoff Becker & Streitfield, 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 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 and has an underlying land use designation of Employment Center, which is intended to encourage employment-based uses, compatible with residential and other supporting 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. The proposed rezoning to UUV-NE will have a positive impact on the area by allowing for mixed-use development that will add residential uses to the area, and promote a "live, work, play" environment that is envisioned 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 districts, with the addition of the residential use which is permitted in the proposed zoning district. The adopted Uptown Master Plan promotes residential and mixed-use development in specific character subareas including the subject site.

Prepared by Urban Design and Planning staff for Case No. PLN-REZ-20060001