



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

Case Number	
Date of complete submittal	

NOTE: For purpose of identification, the **PROPERTY 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] <u>Warranty Deed</u> or [X] <u>Tax Record</u>

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 19 th 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	<u>Existing:</u> 6500 and 6520 N. Andrews Avenue	<u>New:</u>
Legal Description		
Tax ID Folio Numbers (For all parcels in development)	494210130010, 494210130081, 494210130074	
Request / Description of Project	Request for City Initiated Rezoning from B3 to UUV-NE	
Applicable ULDR Sections	ULDR, Sec. 47-24.4, Rezoning Criteria ULDR, Sec. 47-25.2, Adequacy Review	
Total Estimated Cost of Project	\$0.00 (Including land costs)	

Future Land Use Designation	Employment Center
Proposed Land Use Designation	Employment Center
Current Zoning Designation	Heavy Commercial Light Industrial B3
Proposed Zoning Designation	Uptown Urban Village Northeast UUV-NE
Current Use of Property	Office
Residential SF (and Type)	n/a
Number of Residential Units	n/a
Non-Residential SF (and Type)	n/a
Total Bldg. SF (include structured parking)	2 existing structures totaling 5,029 square feet
Site Adjacent to Waterway	[] Yes [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 [E]	5 Feet	10 Feet
Side [N]	5 Feet	5 Feet
Side [S]	5 Feet	0 Feet
Rear [W]	0 Feet	0 Feet



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

