



**CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING**

#20-0575

TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: August 18, 2020

TITLE: Public Hearing for a Quasi-Judicial Ordinance Approving a Rezoning from Heavy Commercial / Light Industrial Business District (B-3) to Uptown Urban Village Northeast District (UUV-NE) – City of Fort Lauderdale – 6500 and 6520 N. Andrews Avenue – 6500 4R3G, LLC. and Poliakoff Becker & Streitfeld – Case No. PLN-REZ-20060001 – **(Commission District 1)**

Recommendation

It is recommended the City Commission consider an ordinance rezoning 4.3 acres of land legally described as Pine Crest Isles 63-48 B, Plat Book 63, Page 48, of the Public Records of Broward County, Florida, from Heavy Commercial / Light Industrial Business District (B-3) to Uptown Urban Village Northeast District (UUV-NE).

Background

The applicant, the City of Fort Lauderdale on behalf of the property owners 6500 4R3G, LLC. and Poliakoff Becker & Streitfeld, is requesting to rezone 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 board meeting. A location map is attached as Exhibit 1.

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. 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, with the exception of legal advertisement costs being paid by the property owner.

Essentially, staff would complete the application requirements and public meeting process. City Commission directed staff to proceed with this incentive offer to owners.

The property owner's written consent is attached as Exhibit 2. The sketch and legal description of the area proposed to be rezoned is attached as Exhibit 3. The application and response to rezoning criteria are attached as Exhibit 4.

The PZB reviewed the application on July 15, 2020, and recommended approval by a vote of 8-0. The PZB staff report and meeting minutes are attached as Exhibit 5 and Exhibit 6, respectively.

The City Commission shall consider the application and the record and recommendations forwarded by the Department and Planning and Zoning Board and public comments on the application to determine whether the application meets the criteria for a rezoning.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item supports the Press Play Fort Lauderdale Strategic Plan 2024, included within the Neighborhood Enhancement Cylinder of Excellence, specifically advancing:

This item also supports the Infrastructure Cylinder of Excellence, advancing:

- Goal 2: Build a multi-modal and pedestrian friendly community.
- Objective: Improve transportation options and reduce congestion by working with partners.
- Objective: Improve roads, sidewalks, and trails to prioritize safer, more walkable and bikeable community.

This item advances the Fast Forward Fort Lauderdale 2035 Vision Plan: We Are Community.

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Property Owner's Written Consent

Exhibit 3 – Sketch & Legal Description of Area to be Rezoned

Exhibit 4 – Application and Response to Rezoning Criteria

Exhibit 5 – July 15, 2020 PZB Staff Report

Exhibit 6 – July 15, 2020 Draft PZB Meeting Minutes

Exhibit 7 – Ordinance

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08/18/2020

CAM #20-0575