



REQUEST: Rezoning from B-3 (Intense Commercial Business District - Broward County) to Uptown Urban Village Northeast District (UUV-NE)

Case Number	UDP-Z22001	
Property Owner/Applicant	Double Mountain Dev Ventures, LLC	
Agent	City of Fort Lauderdale	
General Location	6210-6282 North Andrews Avenue	
Property Size	89,826 square feet / 2.06 acres	
Current Zoning	B-3, County Zoning	
Proposed Zoning	Uptown Urban Village Northeast District (UUV-NE)	
Existing Use	Vacant	
Proposed Use	Mixed Use Development	
Future Land Use Designation	Commercial	
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	Michael P. Ferrera, Urban Planner II	<i>MPF</i> <i>CP</i>

PROJECT DESCRIPTION:

The applicant, the City of Fort Lauderdale on behalf of 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 (Intense Commercial Business District - Broward County) to Uptown Urban Village Northeast District (UUV-NE) zoning district to permit the development of a mixed-use project on the site. The property owner is in the process of submitting a development permit application at this time. Once the development permit application is received by the city, it will be reviewed and processed accordingly. The Property Owner Consent Forms are attached as **Exhibit 1**. A location map is attached as **Exhibit 2**. The application, project narrative, and sketch and legal description of the properties proposed to be rezoned are attached as **Exhibit 3**.

BACKGROUND:

The subject property is located in the City's Uptown Area, 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 associated development application will be reviewed against the vision and goals outlined in the Uptown Master Plan. 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 outlined below were created based on location, planned land use patterns, design characteristics, redevelopment potential, and mobility needs:

- 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 of the ordinance, the City Commission requested staff examine potential incentives that would encourage property owners to rezone their properties to the applicable new zoning districts. One of the adopted incentives entails city staff to process rezoning requests for property owners, with their written consent, at significant cost savings to applicants.

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 (Intense Commercial Business District - Broward County) and has an underlying land use designation of Commercial which is intended to allow for uses such as business, service, office and other commercial uses, and can include a residential development component through the allocation of residential flex units. The proposed UUV-NE zoning district permits uses 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 and supporting uses, encouraging new residential units in the area, and furthering a live, work, play environment 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. The surrounding zoning districts permit office, hotel, commercial, and warehouse uses, which are permitted in both the existing and proposed zoning, with the proposed zoning district also allowing residential use as part of a mixed-use development. The city explicitly adopted the Uptown Master Plan to promote residential and mixed-use development in the area. The Uptown Master Plan identifies specific character subareas where residential and mixed-use development is suitable.

A general comparison of permitted uses in the current and proposed zoning district is provided in Table 1. For the complete detailed list of uses, refer to Broward County Code of Ordinances Section 39-295, Permitted Uses; B-3 (County Zoning) and ULDR Section 47-37B.4, List of Permitted and Conditional Uses; Uptown Urban Village Northwest District (UUV-NE). A general comparison of current and proposed dimensional standards for each district is provided in Table 2. The applicant has submitted project narratives outlining how the rezoning complies with the applicable sections of the ULDR, attached as **Exhibit 3**.

Table 1: General Comparison of Zoning District Uses

Existing Zoning District	Proposed Zoning District
B-3 (County Zoning)	Uptown Urban Village Northeast District (UUV-NE)
<u>Permitted Uses:</u> Offices (medical, dental, professional, etc.) Restaurant, fast food, full service Retail Lodging Service/Office Facilities	<u>Permitted Uses:</u> Commercial Recreation Food and Beverage Sales and Services Mixed Use Development Public Purpose Use Retail Sales Service/Office Facilities
Accessory Uses, Buildings and Structures	Accessory Uses, Buildings and Structures
<u>Limitations of uses:</u> Home offices Outdoor event permits Holiday wayside stands Off-site parking Yard sales Pain management Outdoor grilling accessory to fast food, full services, or take-out restaurant	<u>Conditional Uses:</u> Communication Towers, Structures, and Stations Child daycare Medical Cannabis Dispensing House of Worship Social Service Residential Facilities Helistop

Table 2: General Comparison of Dimensional Standards*

	Existing Zoning District	Proposed Zoning District
	B-3 (County Zoning)	Uptown Urban Village Northeast District (UUV-NE)
Density	N/A	50 units per acre Additional density permitted based on providing affordable housing units, 100 units per acre (maximum)
Building Height	<p>A building or structure may be erected or altered to a height of fifty-five (55) feet, provided the building or structure is located more than one hundred (100) feet from any plot zoned for detached one-family dwellings, two-family dwellings, or townhouses.</p> <p>A building or structure may be erected or altered to a height of one hundred twenty (120) feet, provided the building or structure is located more than two hundred (200) feet from any plot zoned for detached one-family dwellings, two-family dwellings, or townhouses.</p>	75 feet, 150 feet (maximum) with conditional use approval
Building Length	n/a	300 feet (maximum)
Floor Area Ratio (FAR)	n/a	3.0

Front Setback	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.	<u>Primary Streets:</u> 10 feet (minimum) 50 feet (maximum) <u>Secondary Streets:</u> 5 feet (minimum) 10 feet (maximum)
Rear Setback	N/A	0 feet
Side Setback	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.	0 feet
Lot Size	N/A	n/a
Landscape Area	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	Varies depending on total number of residential units 20% of vehicle use area

**Table is not inclusive of all dimensional standards based on proposed development and context-specific requirements for the UUV-NE zoning district.*

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 2, Objective 2.3, Encouraging mixed use development to enhance the livability of the City; Objective 2.3, Policy 2.3.8, Transform the Uptown area into an urban village that contains a mix of land uses with access to multi-modal options through the implementation of the Uptown Master Plan; and the Urban Design Element, Goal 1.1, Strengthen the urban form throughout the City by building upon the character and fabric of the built environment while allowing complementary new development through urban design criteria that supports exceptional sense of place.

The City's Future Land Use Map indicates this property has a future land use designation of Commercial. More specifically, the Commercial land use designation is intended to allow for uses such as business, service, office, and other commercial enterprises. Development applications that propose residential or mixed-use development are 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 ULDR, Section 47-27.4. This section states that public outreach should include any city-recognized civic associations within 300 feet of the property. According to the City's official civic association list and map, there are none within 300 feet of the proposal 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 February 1, 2022.

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 the two street frontages. The public sign notice affidavit and pictures of the signs are attached as **Exhibit 4**.

PLANNING & ZONING BOARD REVIEW OPTIONS:

The Planning and Zoning Board shall consider the application and make a determination based on the criteria in ULDR Section 47-24.4, Rezoning Criteria.

If the Planning and Zoning Board determines the application meets 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 criteria for the rezoning and if consented to by 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 ULDR Section 47-26.B, Appeals.

The applicant has submitted project narratives outlining how the rezoning complies with the applicable sections of the ULDR, attached as **Exhibit 3**, to assist the Board in determining if the proposal meets the criteria.

EXHIBITS:

1. Property Owner Consent Forms
2. Location Map
3. Application, Narrative, and Sketch and Legal Description
4. Public Sign Notice Photographs and Affidavit