



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#23-0848

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

FROM: Greg Chavarria, City Manager

DATE: September 19, 2023

TITLE: Public Hearing – Quasi-Judicial Ordinance Approving a Rezoning from Heavy Commercial/Light Industrial Business (B-3) District to Uptown Urban Village Northeast (UUV-NE) District – City of Fort Lauderdale – 6700 and 6750 N. Andrews Avenue – RD Investment Properties, LLC. – Case No. UDP-Z23001 – **(Commission District 1)**

Recommendation

Staff recommends the City Commission consider an ordinance rezoning 18.46 acres of land, located at 6700 and 6750 N. Andrews Avenue from Heavy Commercial/Light Industrial Business (B-3) District to Uptown Urban Village Northeast (UUV-NE) District.

Background

The City of Fort Lauderdale on behalf of the property owner, RD Investment Properties, LLC., is requesting to rezone 804,467 square feet (18.46 acres) of land located at 6700 and 6750 N. Andrews Avenue from Heavy Commercial/Light Industrial Business (B-3) District to Uptown Urban Village Northeast (UUV-NE) District to permit the development of a mixed-use project on site. The property owner intends to submit an associated development application in the future. A location map of the subject site proposed to be rezoned is provided 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. Essentially, staff would complete the application requirements and public meeting process. The City Commission directed staff to proceed with this incentive. The property owner's consent forms are attached as Exhibit 2. The application, rezoning criteria narrative, and sketch and legal description of the area proposed to be rezoned is attached as Exhibit 3.

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 allow for uses such as retail and restaurant, office, service and business, automobile sales with repair and other commercial and employment-based 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. Rather than adversely impacting the character of development in the area with more intense uses such as industrial manufacturing and automotive repair shops, the proposed rezoning to UUV-NE will have a positive impact by allowing for mixed-use development that will add a residential component to the area to support the other uses, 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 district uses in that office, hotel, and commercial are permitted in both the existing and proposed zoning, with the residential use permitted in the proposed zoning district as a mixed-use development. The City explicitly adopted the Uptown Master Plan to promote residential and mixed-use development in the area.

The Planning and Zoning Board (PZB) reviewed the application on July 19, 2023, and recommended approval by a vote of 7-0. The PZB meeting minutes and staff report are attached as Exhibit 4 and Exhibit 5, respectively. In addition, the public sign notice and affidavit for the July 19, 2023, PZB meeting is attached as Exhibit 6.

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. If the City Commission determines that the rezoning meets the criteria for rezoning, the City Commission shall approve the change in zoning as requested in the application or approve a change to a more restrictive zoning district than that requested in the

application if necessary to meet the criteria provided for rezoning and if consented to by the applicant. If the City Commission determines that the proposed rezoning does not meet the criteria in, or if the applicant does not consent to a more restrictive zoning district, the City Commission shall deny the application.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a *2022 Commission Priority*, advancing the Smart Growth initiative.

This item supports the *Press Play Fort Lauderdale 2024 Strategic Plan*, specifically advancing:

- Neighborhood Enhancement
- Goal 4: Build a thriving and inclusive community of neighborhoods
- Objective: Ensure a range of affordable housing options

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

This item supports the *Advance Fort Lauderdale 2040 Comprehensive Plan* specifically advancing:

- The Neighborhood Enhancement Focus Area
- The Future Land Use Element
- Goal 2: The City shall encourage sustainable, smart growth which designates areas for future growth, promotes connectivity, social equity, preservation of neighborhood character and compatible uses.
- The Urban Design Element
- Goal 1: Promote high-quality and sustainable building design elements which complement the public realm.

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Property Owner Consent Form

Exhibit 3 – Application, Rezoning Criteria Narrative and Sketch and Legal Description

Exhibit 4 – July 19, 2023, PZB Meeting Minutes

Exhibit 5 – July 19, 2023, PZB Staff Report

Exhibit 6 – PZB Public Sign Notice and Affidavit

Exhibit 7 – Ordinance

Prepared by: Michael P. Ferrera, Urban Planner II, Development Services Department

Department Director: Christopher Cooper, AICP, Development Services Department