



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

#25-0160

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

FROM: Susan Grant, Acting City Manager

DATE: March 18, 2025

TITLE: Public Hearing – Quasi-Judicial Ordinance Approving a Rezoning from
General Business (B-2) District to Uptown Urban Village Southeast (UUV-
SE) District – City of Fort Lauderdale – 6000 N. Andrews – Florida
Department of Transportation and Leaseholder of the Property, Cypress
Creek Leaseholder, LLC., – Case No. UDP-Z23006 – (**Commission
District 1**)

Recommendation

Staff recommends the City Commission consider an ordinance rezoning 225,706 square feet (5.18 acres) of land located at 6000 N. Andrews Avenue from General Business (B-2) District to Uptown Urban Village Southeast (UUV-SE) District.

Background

The City of Fort Lauderdale, on behalf of the property owner and leaseholder, Florida Department of Transportation and Cypress Creek Leaseholder, LLC, are requesting to rezone 225,706 square feet (5.18 acres) of land located at 6000 N. Andrews Avenue from General Business (B-2) District to Uptown Urban Village Southeast (UUV-SE) District to permit the development of a mixed-use project on the site. The associated Site Plan Level II development application, Case No. UDP-S22083, is currently under review by the Development Review Committee (DRC). It should be noted that the proposed development application traverses the City of Fort Lauderdale and City of Oakland Park jurisdictional lines. Staff and the applicant are coordinating the placement of a physical delineation (i.e., physical marker) of the jurisdictional boundary to distinguish associated responsibilities for each jurisdiction. A location map of the subject site proposed to be rezoned is provided as Exhibit 1.

The subject property is located in the City's Uptown Area. 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 establish 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. An adopted incentive is for City staff to process rezoning requests for property owners with their written consent at minimum cost to the property owner, with the exception of legal advertisement costs. Essentially, staff helps to complete the application requirements and public meeting process.

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-2 and has an underlying land use designation of Commercial which is intended to allow for uses such as business, service, office, and other commercial enterprises. The proposed UUV-SE zoning district is consistent with this land use designation. Please refer to the Comprehensive Plan Consistency section in the Planning and Zoning Board (PZB) Staff Report, which is Exhibit 5, 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-SE will have a positive impact by allowing for mixed-use development that will create a stronger tax base, add residential to the area, 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-SE zoning district permitted uses are compatible with the surrounding zoning districts permitted uses in such that office, hotel, and commercial are permitted in both the existing and proposed zoning, with the addition of 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 for the area. Furthermore, the Uptown Master Plan identifies specific character subareas that residential and mixed-use should be allowed which are more suitable, which is applicable in this request.

The Planning and Zoning Board (PZB) reviewed the application on January 15, 2025, and recommended approval by a vote of 8-0. The PZB meeting minutes and staff report are

attached as Exhibit 4 and Exhibit 5, 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. 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 *2025 Commission Priority*, advancing the Affordable Housing and Economic Development initiative.

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- Business Growth and Support
- Goal 6: Build a diverse and attractive economy
- Objective: Expanding and retaining existing businesses in the community

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

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 & Legal Description

Exhibit 4 – January 15, 2025, PZB Meeting Minutes

Exhibit 5 – January 15, 2025, PZB Staff Report

Exhibit 6 – Business Impact Estimate
Exhibit 7 – Ordinance

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

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