



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

**#26-0349**

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

**FROM:** Rickelle Williams, City Manager

**DATE:** May 19, 2026

**TITLE:** Public Hearing – Quasi-Judicial Ordinance Approving a Rezoning  
from Heavy Commercial/Light Industrial Business (B-3) District to Uptown  
Urban Village Southeast (UUV-SE) District – 500 NW 62 Street – Pinnacle  
Corporate Park, LLC – Case No. UDP-Z26001 – (**Commission District 1**)

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**Recommendation**

Staff recommends the City Commission approve an ordinance rezoning 572,589 square feet (13.14 acres) of land, located at 500 NW 62 Street from Heavy Commercial/Light Industrial (B-3) District to Uptown Urban Village Southeast (UUV-SE) District.

**Background**

The City of Fort Lauderdale, on behalf of the property owner, Pinnacle Corporate Park, LLC., is requesting to rezone 500 NW 62 Street to permit the development of a mixed-use project. The associated development application, Case No. UDP-S26007, is currently under review by the City's Development Review Committee (DRC). A Location Map of the subject parcel is provided as Exhibit 1.

The Uptown Master Plan and associated amendments to the (ULDR) were adopted by the City Commission on November 5, 2019, Ordinance C-19-34 and established new zoning districts for Uptown to implement the master plan vision. During their adoption, the City Commission requested staff examine potential incentives to encourage property owners to rezone their property to the applicable new zoning districts. Therefore, the City adopted an incentive for City staff to process rezoning requests for property owners with their written consent at minimum cost to the property owner, except for legal advertising costs. The Property Owner Consent Form is attached as Exhibit 2. The Application, Rezoning Criteria Responses, and Sketch and Legal Description of the area proposed to be rezoned are attached as Exhibit 3.

The associated development application that is under review consists of four (4), five (5)-story residential buildings containing a total of 310 multifamily units and 2,817 square feet of commercial space, inclusive of 483 square feet of outdoor seating. Of the 310 units, forty-six (46) units will be restricted for households earning up to 120% of the area median

income for a period of thirty (30) years. In addition, the project proposes to incorporate a five (5)- story parking garage along the east portion of the property containing 321 parking spaces.

To accommodate the proposed residential use, because residential is not permitted under the Uptown Urban Village land use west of Andrews Avenue, the City has been processing a Land Use Plan Amendment (LUPA) to allow residential as a permitted use. The amendment removes language that restricts the location of residential uses in the UUV-SE zoning district. The LUPA was presented and recommended for approval (9-0) by the Planning and Zoning Board (PZB). Subsequently the first reading of the LUPA was approved by the City Commission (5-0) on December 16, 2025. Staff is also concurrently working on an amendment to the Unified Land Development Regulations (ULDR) to align with the land use designation.

**REVIEW CRITERIA:**

Pursuant to 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.

*Response: The property is currently zoned B-3 and has an underlying land use designation of Uptown Urban Village – Transit Oriented Development which is intended to allow a mix of uses such as residential, commercial, office and lodging services. The City Commission recently approved a transmittal of an amendment to the underlying land use to remove an existing residential restriction for properties east of Powerline Road and north of Cypress Creek Road, and east of Andrews Avenue and south of Cypress Creek Road to allow residential uses in the UUV-SE district. 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.

*Response: The development in the surrounding area is characterized mainly by office, hotel, and commercial uses. The proposed rezoning to UUV-SE will have a positive impact by allowing for mixed-use development that will help further the “live, work, play” environment envisioned for the Uptown 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.

*Response: The UUV-SE zoning district permitted uses are compatible with the surrounding zoning districts permitted uses in that office, hotel, and commercial uses are permitted in both the existing and proposed zoning.*

The PZB reviewed the application on March 18, 2026, and recommended approval by a vote of 8-0. The March 18, 2026, 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 requested rezoning meets the criteria, 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 *2026 Commission Priority*, advancing the Bolster Thriving Communities initiative.

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

- The Business Growth and Support Focus Area, Goal 6: Build a diverse and attractive economy

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 Responses, and Sketch & Legal Description

Exhibit 4 – March 18, 2026, PZB Meeting Minutes

Exhibit 5 – March 18, 2026, PZB Staff Report

Exhibit 6 – Business Impact Estimate

Exhibit 7 – Ordinance

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