



AGENDA ITEM # 4

CASE	UDP-Z26001	
APPLICATION TYPE	Rezoning	
APPROVAL LEVEL	Planning and Zoning Board Recommendation, City Commission Approval	
REQUEST	Rezoning from Heavy Commercial/Light Industrial (B-3) District to Uptown Urban Village Southeast (UUV-SE) District	
APPLICANT	Pinnacle Corporate Park, LLC.	
AGENT	Robert B. Lochrie, Esq., Lochrie & Chakas, P.A.	
PROPERTY ADDRESS	500 NW 62 Street	
PROPERTY SIZE	13.14 Acres	
ABBREVIATED LEGAL DESCRIPTION	SIXTEEN SIX PROPERTIES 114-3 B PARCEL A LESS PT DESC AS: BEG AT NE COR OF PARCEL A, SLY 10.97 WLY 696.94; SWLY 49.83; SLY 15.57 WLY 70, NLY 60.70; ELY 804.91 TO POB TOGET WITH PARCEL "A" OF SIXTEEN SIX TWO 148-47 B	
ZONING DISTRICT	Heavy Commercial/Light Industrial (B-3)	
PROPOSED ZONING DISTRICT	Uptown Urban Village Southeast (UUV-SE)	
LAND USE	Uptown Urban Village – Transit Oriented Development	
COMMISSION DISTRICT	1 – John Herbst	
NEIGHBORHOOD ASSOCIATION	N/A	
APPLICABLE ULDR SECTIONS	ULDR, Section 47-24.4 Rezoning Criteria ULDR, Section 47-25.2 Adequacy Requirements	
NOTIFICATION REQUIREMENTS	ULDR, Section 47-27.4, Public Participation ULDR Section 47-27.5, Mail Notice 10 days prior to meeting ULDR, Section 47-27.6, Sign Notice 15 days prior to meeting	
STATE STATUTE 166.033 EXPIRATION DATE	180-DAY EXPIRATION DATE	EXTENSION DATE
	July 11, 2026	N/A
ACTION REQUIRED	Recommend Approval, Recommend Rezoning to a More Restrictive Zoning District, or Deny the Application	
CASE PLANNER	Michael Ferrera Urban Planner II	 

PROJECT DESCRIPTION:

The applicant, Pinnacle Corporate Park, LLC., is requesting to rezone 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 to permit the development of a mixed-use project on the site. The associated development application, Case No. UDP-S26007, is currently under review by the Development Review Committee (DRC). A location map is attached as Exhibit 1. The property owner consent form and the application, criteria responses, and sketch and legal description of the property are attached as Exhibit 2 and Exhibit 3, respectively.

BACKGROUND:

The subject property is located in the City's Uptown Project Area (Uptown) and is subject to the vision and goals outlined in the Uptown Master Plan. Uptown is 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 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 were created based on location, planned land use patterns, design characteristics, redevelopment potential, and mobility needs. The five districts are listed below.

- 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 property to the applicable new zoning districts. As an incentive it was determined that city staff will be able to process rezoning requests for property owners with their written consent, at minimum cost to the property owners. This application is based on a request from the property owners to rezone the subject properties.

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 Uptown Urban Village – Transit Oriented Development which is intended to allow for 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.

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 Uptown .

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.

A general comparison of permitted uses in the current and proposed zoning districts is provided in Table 1. For the complete detailed list of uses, refer to ULDR Section 47-6.13, List of Permitted and Conditional Uses, Heavy Commercial/Light Industrial (B-3) District and ULDR Section 47-37B.4, List of Permitted and Conditional Uses; Uptown Urban Village Southeast District (UUV-SE). A general comparison of current and proposed dimensional standards for each district is provided in Table

2. The applicant has submitted a project narrative 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
Heavy Commercial/Light Industrial (B-3) District	Uptown Urban Village Southeast (UUV-SE) District
<u>Permitted Uses:</u> Automotive Boats, Watercraft and Marinas Commercial Recreation Food and Beverage Service Light Manufacturing Lodging Public Purpose Facilities Retail Sales Service/Office Facilities Storage Facilities	<u>Permitted Uses:</u> Commercial Recreation Food and Beverage Sales and Services Mixed Use Development Public Purpose Use Residential Retail Sales Service/Office Facilities
Accessory Uses, Buildings and Structures	Accessory Uses, Buildings and Structures
<u>Conditional uses:</u> Car Wash Charter and Sightseeing Hotel Marina Marina Indoor Firearms Range Social Service Facility Food Distribution Center Medical Cannabis Dispensing	<u>Conditional Uses:</u> Child Day Care Facilities Medical Cannabis Dispensing House of Worship Social Service Residential Facilities Helistop Self-Storage Facility

Table 2: General Comparison of Dimensional Standards*

	EXISTING ZONING DISTRICT	PROPOSED ZONING DISTRICT
	Heavy Commercial/Light Industrial (B-3) District	Uptown Urban Village Southeast (UUV-SE) District
DENSITY	N/A	50 units per acre Additional density permitted based on providing affordable housing units
BUILDING HEIGHT	150 feet, Note B: East of the Intracoastal Waterway, height for all districts is limited to one hundred twenty (120) feet.	75 feet, 150 feet (maximum) with conditional use approval
BUILDING LENGTH	N/A	300 feet (maximum), Maximum building length does not apply to portions of the building that extend pass the maximum setbacks for Primary and Secondary Streets.
FLOOR AREA RATIO (FAR)	N/A	3.0
FRONT SETBACK	5 feet, Where the height of a building in a business zoning district exceeds nine feet measured from the ground floor elevation, that portion of the building may extend into the front yard area.	<u>Primary Streets:</u> 10 feet (minimum) 50 feet (maximum) <u>Secondary Streets:</u> 5 feet (minimum) 10 feet (maximum) <u>Tertiary Street</u> 0 feet
REAR SETBACK	25 feet, When contiguous to residential property or	0 feet

	None, all others	
SIDE SETBACK	20 feet, When contiguous to residential property or None, all others	0 feet
LOT SIZE	N/A	N/A
LANDSCAPE AREA	Open space: 1 tree/1,000 square feet of lot area. 20% shade trees. Vehicle use area landscape requirements in addition to all other landscape requirements.	Varies depending on total number of residential units 20% of vehicle use area

**Table is not inclusive of all dimensional standards due to complexity and specific requirements for the UUV-SE zoning district based on individual proposed site development projects.*

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; 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, Objective 1.1 Design Guidelines, 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 Uptown Urban Village Transit Oriented Development. More specifically, the Uptown Urban Village Transit Oriented Development land use designation is intended to allow for uses such as residential, commercial, office and lodging services. Development applications that propose mixed use projects will be subject to the applicable requirements as prescribed in the UUV-SE district. 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 the ULDR, Section 47-27.4. This section states that public outreach should include any city-recognized civic association within 300 feet of the property. Since there are no city-recognized civic associations within in 300 feet of the property, this portion has been met. However, the applicant did meet with surrounding property owners. A summary of the meeting with the property owners on February 16, 2026, is attached as Exhibit 4.

In addition, there is a mail notification requirement to property owners within 300 feet of the property, which was completed and mailed on March 3, 2026.

This request is subject to public sign notification requirements established in ULDR, Section 47-27.4. Three (3) signs were posted on the property fronting the three street frontages. The public sign notice affidavit and pictures of the signs are attached as Exhibit 5.

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.

EXHIBITS:

1. Location Map
2. Property Owner Consent Form
3. Application, Criteria Response, and Sketch and Legal Description of the Property
4. Public Participation Meeting Summary
5. Public Sign Notice Photographs and Affidavit