



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#23-0834

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

FROM: Greg Chavarria, City Manager

DATE: September 5, 2023

TITLE: Second Reading – Ordinance Amending the Spectrum Development of Regional Impact (DRI) Development Order to Allow Up to 15,361 Square Feet of Senior Citizen Center Use and Update the Authorized Agent, Conditions of Approval, and Process for Changes to the Development Order – Case No. UDP – DRI23001 – **(Commission District 1)**

Recommendation

Staff recommends the City Commission consider an ordinance amending the Spectrum Development of Regional Impact (DRI) development order to allow up to 15,361 square feet of senior citizen center use and update the authorized agent, conditions of approval, and process for changes to the development order.

Background

Pursuant to Section 380.06(1), Florida Statutes, a Development of Regional Impact (DRI) is defined as "any development which, because of its character, magnitude, or location, would have a substantial effect upon the health, safety or welfare of citizens of more than one county." Local governments have used the DRI section of the Florida Statutes since the 1980s to regulate projects that have substantial regional impacts and required local jurisdictional approval of associated development orders. Although DRIs are no longer required per Florida Statutes, the Spectrum Business Park has chosen to maintain the DRI and related development order to retain the overall development program.

The Spectrum DRI development order, originally adopted in 1984, permits 1.1 million square feet of office use, a 261,000 square-foot garage, and light manufacturing and research uses on the 60.05-acre site, generally bound by Commercial Boulevard to the north, NW 15th Avenue to the east, and Prospect Road to the south and west. The current development order also outlines the process of review and approval of deviations based upon Section 380.06(19), Florida Statutes, that was in effect in 1987, and stipulates that changes to the development order must be reviewed by the Planning and Zoning Board prior to City Commission approval. The applicant is requesting amendments to the development order to allow the conversion of up to 15,361 square feet of office space to a senior citizen center on Tract G, the site of the existing North Broward Hospital District administrative offices. A location map of the Spectrum DRI is attached as Exhibit 1.

The application and the applicant’s narratives and responses to criteria are attached as Exhibit 2.

On March 30, 2023, the Aviation Advisory Board reviewed the application to permit a senior citizen center use in Airport Industrial Park District (AIP) zoning designation and determined that the use would not negatively impact Fort Lauderdale Executive Airport operations. Minutes from the March 30, 2023, Airport Advisory Board Meeting are attached as Exhibit 3.

On July 19, 2023, the Planning and Zoning Board (PZB) reviewed both the proposed amendments to the development order, Case No. UDP-DRI23001, and the companion site plan application, Case No. UDP-A23006.

The PZB made a motion to recommended (6-0) that the City Commission approve the proposed amendments to the Spectrum DRI development order, as presented. Conditions in the development order have been met with the exception of on-site bicycle storage facilities and a bus shelter facility. The condition to provide the on-site bicycle storage facilities is included in the conditions for development within the Spectrum DRI development order; however, the provision of bus shelters was removed.

The PZB voted to approve (6-0) the site plan application to allow a senior citizen center use in the AIP district (Case No. UDP-A23006). As part of the resolution approving this item, the planned new development is subject to the terms and requirements of the development order which would include providing on-site bicycle storage facilities. The Planning and Zoning staff report and meeting minutes are attached as Exhibit 4 and Exhibit 5. The proposed amendments to the development order are attached as Exhibit 6. Ordinances C-98-24 and C-03-40, which include the existing development order, including allowable uses, are attached as Exhibit 7.

Table 1 shows the uses and intensities in the existing development order, the proposed development order, square footage built to date and remaining development rights with the proposed amendment.

Table 1- Existing and Proposed Uses and Intensities

Use	Existing Development Order	Proposed Development Order	Built to Date	Remaining Development Rights with Proposed Amendments
Office	1,109,960 square feet	1,109,960 square feet	732,268 square feet	326,834 square feet
Senior Citizen Center	0 square feet	Up to 15,361 square feet of allowable office use may be converted to a senior citizen center use on Tract G with the option to convert back to office use	0 square feet	Up to 15,361 square of allowable office use may be converted to a senior citizen center use on Tract G with the option to convert back to office use
Hotel	89,000 square feet of allowable office space maybe converted to 175 hotel rooms located	89,000 square feet of allowable office space maybe converted to 175 hotel rooms located	100 hotel rooms converted from 50,858 square feet of office space located adjacent to	38,142 square feet maybe converted to 75 hotel rooms located adjacent to West Commercial

	adjacent to West Commercial Boulevard between Northwest 15th Avenue and Northwest 17th Way	adjacent to West Commercial Boulevard between Northwest 15th Avenue and Northwest 17th Way	West Commercial Boulevard between Northwest 15th Avenue and Northwest 17th Way	Boulevard between Northwest 15th Avenue and Northwest 17th Way
Restaurant	36,000 square feet of allowable office use may be converted to 10,000 square feet of free-standing restaurant (located adjacent to West Commercial Boulevard between Northwest 15th Avenue and Northwest 17th Way	36,000 square feet of allowable office use may be converted to 10,000 square feet of free-standing restaurant (located adjacent to West Commercial Boulevard between Northwest 15th Avenue and Northwest 17th Way	0 square feet	36,000 square feet of allowable office use may be converted to 10,000 square feet of free-standing restaurant (located adjacent to West Commercial Boulevard between Northwest 15th Avenue and Northwest 17th Way
Garage	261,000 square feet	261,000 square feet	0 square feet	261,000 square feet
Light Manufacturing and High Technology/ Research Uses	Not specified in the development order. Intensity determined by ULDR and Comprehensive Plan.	Not specified in the development order. Intensity determined by ULDR and Comprehensive Plan.	0 square feet	Intensity to be determined by ULDR and Comprehensive Plan

Section 380.06 (19) of the Florida Statutes as of 1987 states that any proposed change to a previously approved development which creates a reasonable likelihood of additional regional impact, or any type of regional impact created by the change not previously reviewed by the regional planning agency, shall constitute a substantial deviation and shall cause the development to be subject to further development-of-regional impact review. Per the criteria of Section 380.06 (19), the change of use does not constitute a substantial deviation or create a regional impact. Section 380.06(19)(e)6. states that if the local government determines that the proposed change does not require further development of regional impact review, the local government shall issue an amendment to the development order incorporating the approved change.

Review Criteria

Per the Spectrum DRI development order, all proposed deviations from the requirements of the development order shall be presented to the City Commission after review and recommendation of the Planning and Zoning Board, for review and determination with respect to whether one or more of the proposed deviations constitute a substantial deviation per Section 380.06 (19), Florida Statutes, in effect in 1987 and that the change is consistent with the Comprehensive Plan.

Section 380.06 (7), Florida Statutes, in effect as of 2022 states that any proposed change to a previously approved development of regional impact shall be reviewed by the City based on the standards and procedures in its land development regulation and adopted local comprehensive plan.

Infrastructure Capacity Analysis

The adequacy criteria of ULDR Section 47-25.2 are used to evaluate the demand created on public services and facilities by a proposed development. Water and wastewater are serviced by the City of Fort Lauderdale. The City of Fort Lauderdale Public Works Department has determined that the change of use from office to senior citizen center will result in a decreased demand and that the existing water and sewer infrastructure have

the capacity to support the proposed development and no improvements are needed. The water and sewer capacity letter is attached as Exhibit 8.

Comprehensive Plan Consistency

The future land use designation is Employment Center and senior citizen center is a permitted use in the Employment Center Designation. The amendment also supports Objective FLU 2.6 regarding enhancing community health through access to public amenities, and safe environments, for everyone. Furthermore, the amendment complies with Objective FLU 3.5: and related Policy FLU 3.5.1 that areas surrounding existing airports shall be developed or redeveloped to promote compatible land uses consistent with the elements of the City of Fort Lauderdale Comprehensive Plan.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

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

- Business Development Focus Area.
- Goal 5: Build an attractive global and local economic community marketplace.
- Objective: Create a responsive and proactive business climate to attract emerging industries

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: Sustainable Development: The City shall encourage sustainable, smart growth which designates areas for future growth, promotes connectivity, social equity, preservation of neighborhood character and compatibility of uses.

Attachments

Exhibit 1 – Map of Spectrum DRI

Exhibit 2 – Application and Narratives

Exhibit 3 – Aviation Advisory Board Meeting Minutes, March 30, 2023

Exhibit 4 – Planning and Zoning Board Staff Report, July 19, 2023

Exhibit 5 – Planning and Zoning Board Meeting Minutes, July 19, 2023

Exhibit 6 – Proposed Amendments to the Spectrum DRI Development Order

Exhibit 7 – Ordinances C-98-24 and C-03-40

Exhibit 8 – Water and Sewer Capacity Letter

Exhibit 9 – Ordinance

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09/05/2023

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