



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

**#21-0888**

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

**FROM:** Chris Lagerbloom, ICMA-CM, City Manager

**DATE:** September 21, 2021

**TITLE:** Motion for Discussion – City Commission Request for Review – RK Center  
Mixed-Use Parcel 1 (Searstown Parcel) – Case No. PLN-SITE-19120001 –  
901 N. Federal Highway – **(Commission District 2)**

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**Recommendation**

Staff recommends the City Commission consider a motion setting a hearing to review of a proposed site plan for the project known as “RK Center Mixed-Use Parcel 1 (Searstown Parcel)”, Case No. PLN-SITE-19120001, and determine whether to set a de-novo hearing to review the application.

**Background**

The City Clerk has received a statement of intent filed from the office of Mayor Dean Trantalis, from the office of Commissioner Steven Glassman, and from the office of Commissioner Ben Sorensen, pursuant to the City of Fort Lauderdale Unified Land Development Regulations (ULDR), Section 47-26A.2, City Commission Request for Review (CRR) to review the site plan for “RK Center Mixed-Use Parcel 1 (Searstown Parcel)”.

The development application for this project was submitted on December 13, 2019, prior to the codification of the Downtown Master Plan (DMP), which were adopted on November 5, 2020. The application was reviewed for consistency with the DMP design guidelines with an evaluation of site-specific design features proposed to meet the intent of the design guidelines. There are two associated applications: “RK Center Mixed-Use with Hotel Parcel 2” / Case No. PLN-SITE-19120002, and “RK Center Residences Parcel 3” / Case No. PLN-SITE-19120003, provided concurrent with this Commission Agenda Memorandum.

The applicant is proposing to redevelop the existing parcel of land bound by Sunrise Boulevard to the north, NE 9<sup>th</sup> Street to the south, Federal Highway to the east, and Florida East Coast Railroad/Flagler Drive to the west. The subject property contains the existing *Searstown* shopping center which the applicant proposes to redevelop into a mixed-use project consisting of 797 residential units, 78,631 square-feet of retail and

office use, and 8,074 square-feet of restaurant use. The site is located in the Downtown Regional Activity Center and is subject to the DMP guidelines.

The project was reviewed by the Development Review Committee (DRC) on January 14, 2020. All comments have been addressed and are available on file with the Department of Sustainable Development. Staff sent the City Commission Request for Review Memo on September 10, 2021, notifying the City Commission that the project received preliminary approval.

A Location Map of the project site is provided as Exhibit 1. An Abbreviated Site Plan Set that contains the proposed site plan, floor plans, building elevations, and renderings is provided as Exhibit 2. The City Commission Request for Review Memo is provided as Exhibit 3.

### **City Commission Request for Review**

Pursuant to ULDR, Section 47-13.20.J, approval of all other Site Plan Level II development within the Downtown RAC shall not be final until thirty (30) days after preliminary DRC approval and then only if no motion is adopted by the City Commission seeking to review the application pursuant to the process provided in Section 47-26.A.2 of the ULDR. The City Commission may adopt a motion to set a hearing to review the application if it is found that the new project is in an area which due to characteristics of the project and the surrounding area requires additional review in order to ensure that development standards and criteria have been met and to ensure that the area surrounding the development is protected from the impacts of the development. The process for CRR may be initiated by a statement of intent filed by any member of the City Commission with the City Clerk with a copy to the department. The motion shall be considered within thirty days of the decision by the lower body with the certain exceptions provided in Section 47-26.A.2 of the ULDR.

The motion approving a CRR shall set a date for consideration of the application no later than sixty (60) days from the date the motion is adopted. Notice of the hearing shall be provided by posting a sign at least ten days before the hearing in accordance with ULDR, Section 47-27, Notice Procedures. Review by the City Commission shall be by de-novo hearing supplemented by the record and the same standards and criteria applicable to the development permit shall be applied. At the conclusion of the hearing the City Commission shall take action approving, approving with conditions or denying the application.

Should the City Commission wish to proceed with the CRR request, a hearing must be set within the requisite sixty (60) day period to consider the application.

### **Resource Impact**

There is no fiscal impact associated with this action.

### **Strategic Connections**

This item is a *2021 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 – Abbreviated Site Plan Set

Exhibit 3 – Commission Request for Review Memo

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Prepared by: Jim Hetzel, Principal Urban Planner, Sustainable Development

Department Director: Anthony Greg Fajardo, Sustainable Development