



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

**FROM:** Lee R. Feldman, ICMA-CM, City Manager

**DATE:** January 22, 2014

**TITLE:** QUASI-JUDICIAL – SECOND READING OF ORDINANCE – Rezone from  
Heavy Business/Light Industrial (B-3) to General Business (B-2) – Harbor  
Park Warehouse, LLC. - Case 5Z13

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**Recommendation**

It is recommended that the City Commission adopt an ordinance rezoning a 126,788 square-foot parcel of land, located west of Southeast 10<sup>th</sup> Avenue between SE 19<sup>th</sup> Street and SE 20<sup>th</sup> Street, from Heavy Business/Light Industrial District (B-3) to General Business (B-2) to accommodate a mixed use development known as Harbor Park Apartment.

**Background**

The applicant proposes to develop a mixed-use project consisting of 310 multifamily residential units and 2,500 square feet of commercial space as well as structured parking, proposed between SE 19<sup>th</sup> Street and SE 20<sup>th</sup> Street. An associated development of a 45,000 square-foot fitness center is currently under review on the east side of 10<sup>th</sup> Avenue under a separate process.

Pursuant to criteria outlined in ULDR Section 47-24.4.D, Rezoning, the project was reviewed by the Planning and Zoning Board (PZB) on November 20, 2013, and was recommended for approval by a vote of 8-0. The application and the record and report of the PZB are available as Exhibits 3, 4 and 5 respectively. The sketch and description is provided as part of the attached ordinance.

Pursuant to criteria outlined in ULDR Section 47-24.4.D, Rezoning, 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 site is currently designated Employment Center on the City's Future Land Use Map. This designation encourages employment-based development. Such areas are intended to be compatible with residential developments along with

less intense uses. The proposed mixed-use development will provide additional residential units along with a commercial component into the area. The Employment Center land use also supports and encourages tourist-oriented segments of the economy. Residential uses are permitted without the need to amend the local land use map, provided that the local government applies flexibility or reserve units to the parcel. The project will require the allocation of 310 residential flexibility units. The property is located in Flex Zone 55, which currently has 690 residential flex units available. If the application is approved, 380 residential flexibility units will remain.

2. Substantial changes in the character of development in or near the area under consideration support the proposed rezoning.

The surrounding properties to the south are zoned Residential Multi-Family/Medium High Density District (RMM-25), Commerce Center (CC), Port Everglades Development District (PEDD) and Heavy Commercial/Light Industrial (B-3). The proposed mixed-use development is located at the gateway to the Downtown and Port area and is in close proximity to the airport and major commercial corridors, supporting a mix of uses.

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.

A large multi-family complex, the "Village East Condominiums" is located directly to the south of the proposal. The Harbor Shops Shopping Center is located to the east of the site as well as a new proposed L.A. Fitness Center directly across from the site. Single family and multi-family residential uses are mixed throughout the area to the west and the existing Hyatt Place Hotel is directly to the north. The proposed rezoning would be consistent with the character of the surrounding area, which is mixed-use in nature.

The City Commission shall hold a public hearing to consider the application and the record and recommendations forwarded by the Department and the Planning and Zoning Board ("PZB") and shall hear public comment on the application when determining whether the rezoning request meets the criteria for rezoning.

### **Resource Impact**

There is no fiscal impact associated with this action

Related CAM: 13-1611

Attachments:

Exhibit 1 – Location Map

Exhibit 2 – Applicant's Narrative

Exhibit 3 – Staff Report from the November 20, 2013 PZB Meeting  
Exhibit 4 – Approved Minutes from the November 20, 2013 PZB Meeting  
Exhibit 5 – Ordinance

**Strategic Connections**

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the Neighborhood Enhancement Cylinder of Excellence, specifically advancing:

- Goal 6: Be an inclusive community made up of distinct, complementary, and diverse neighborhoods.

This item advances the *Fast Forward Fort Lauderdale 2035 Vision Plan: We are Community*.

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