



REQUEST: Site Plan Level IV Review: Medical Office Building with Request for a Design Deviation and Application of Prior Zoning Regulation.

CASE	UDP-S24072	
PROJECT NAME	Broward Health Medical Center Medical Office Building and Parking Garage	
APPLICATION TYPE	Site Plan Level IV Review	
APPROVAL LEVEL	Planning and Zoning Board Recommendation, City Commission Approval	
REQUEST	Medical Office Building with Requests for a Design Deviation Request and Application of Prior Zoning Regulations	
APPLICANT	North Broward Hospital District	
AGENT	Stephanie J. Toothaker, Esq.	
GENERAL LOCATION	1601 South Andrews Avenue	
ABBREVIATED LEGAL DESCRIPTION	CROISSANT PARK RESUB BLK 38 52-8 B LOTS 1 TO 8,25 TO 30 TOG WITH CROISSANT PARK 4-28 B LOTS 11 THRU 18 BLK 35 TOG WITH POR VAC R/W DESC'D IN OR 34245/470, LESS E 3' THEREOF FOR RD R/W	
ZONING DISTRICT	South Regional Activity Center – South Andrews East (SRAC-SAe) District	
LAND USE	South Regional Activity Center (SRAC)	
COMMISSION DISTRICT	4 – Ben Sorensen	
NEIGHBORHOOD ASSOCIATION	Poinciana Park Civic Association	
DIMENSIONAL STANDARDS	REQUIRED	PROPOSED
LOT SIZE	N/A	1.74 Acres
BUILDING HEIGHT	110 Feet to 150 Feet with City Commission Approval (Request of Prior Community Business (CB) Zoning District - Permitted Height of 150 feet By-Right)	8 Floors / 120 Feet (9 Floors/ 140 Feet, 6 Inches - Including machine room and parapet)
BUILDING LENGTH	150 Feet, Unless Providing Design Variation and Articulation	429 Feet
PARKING	473 Spaces	690 Spaces
SETBACKS/ BUILD-TO-LINE – FRONT (E)	0 Feet	0 Feet
CORNER(S)	0 Feet	6 Feet, 3 Inches
CORNER(W)	5 Feet	6 Feet, 4 Inches
CORNER(N)	5 Feet	7 Feet, 5 Inches
APPLICABLE ULDR SECTIONS	ULDR, Section, 47-25.2, Adequacy Review ULDR, Section, 47-13.29, Design Standard Applicability ULDR, Section, 47-24.3, Neighborhood Compatibility ULDR, Section, 47-26A.1, Request for Application of Prior Zoning Regulations	
NOTIFICATION REQUIREMENTS	ULDR, Section 47-27.2.A.1., Mail Notice ULDR, Section 47-27.2.A.2., Newspaper Notice ULDR, Section 47-27.2.A.3., Sign Notice ULDR, Section 47-27.4.A.2., Public Participation	
STATE STATUTE 166.033 EXPIRATION DATE	180-DAY EXPIRATION DATE	EXTENSION DATE
	June 17, 2025	None
ACTION REQUIRED	Recommend approval, approve with conditions, or Denial to City Commission	
CASE PLANNER	Adam Schnell, Urban Planner III	KD AS

PROJECT DESCRIPTION:

The applicant, North Broward Hospital District, is proposing a 140-foot-high medical office building located at 1601 South Andrews Avenue. The building is 518,858 square feet, comprised of 207,981 gross square feet of medical office use and 310,877 gross square feet of parking garage. The property has a zoning designation of South Regional Activity Center- South Andrews East (SRAC-SAE), with South Regional Activity Center (SRAC) future land use designation. The project is part of the Broward Health Medical Center, which is located to the east across the street along South Andrews Avenue, with the intent of the medical office building supporting hospital services and offering additional patient care. A project location map has been provided as Exhibit 1.

PRIOR REVIEWS:

The project was reviewed by the Development Review Committee (DRC) on January 14, 2025. The DRC Comment Report and applicant's response to comments are available as Exhibit 2. The application, project narratives, and plans are provided as Exhibit 3.

REVIEW CRITERIA:

The following Unified Land Development Regulations (ULDR) criteria apply to the proposed request:

- ULDR, Section, 47-25.2, Adequacy Review
- ULDR, Section, 47-13.29, Design Standard Applicability
- ULDR, Section, 47-24.3, Neighborhood Compatibility Requirements
- ULDR, Section, 47-26A.1, Request for Application of Prior Zoning Regulations

Development Permit and Procedures

Pursuant to ULDR, Section, 47-26A.1, Request for Application of Prior Zoning Regulation, an application requesting the use of a previous iteration of zoning regulations are subject to a Site Plan Level IV review process, requiring Planning and Zoning Board (PZB) review and recommendation and City Commission (CC) review and approval. The applicant has requested the use of the prior height requirements for the Community Business (CB) district. Additional information can be found within the Request for Application of Prior Zoning Regulations section of the staff report.

Regional Activity Center Requirements

Pursuant to the ULDR, Section 47-13.29, projects in the South Regional Activity Center South Andrews Avenue zoning district are subject to South Andrews Avenue Master Plan (SAMP) dimensional standards and design guidelines. The applicant has demonstrated compliance with the following SAMP design intents:

- Principles of Street Design
The streetscape design for S. Andrews Avenue, SW 17th Street, and SW 1st Avenue includes shade trees, sidewalks, and on-street parking on SW 1st Avenue. To enhance pedestrian safety and to accommodate ride-share services, a drop-off lane has been placed between the northern private drive and existing Sports Medicine and Orthopedic Center along the northern façade. In addition, the applicant will be coordinating with the city's Transportation and Mobility Department on implementing a Broward County Metropolitan Planning Organization (MPO) separated bike lane and sidewalk on SW 17th Street.
- Principles of Building Design
The medical offices will be constructed at the north end of the building and will be located on floors one to eight, aligning with the Broward Health Hospital entrance, allowing patients and healthcare professionals to cross between both facilities using the proposed midblock crossing on South Andrews Avenue. The total height of the structure is 120 feet, with an enclosed mechanical room that also serves as an architectural element to enhance the character of the building. The seven-story parking garage will be located on the southern end of the building and will include an exposed staircase.

- Quality of Architecture

The project contains high levels of fenestration, spandrel glass, metal louvers, aluminum trim, and metal panel systems. The building's garage will be screened with aluminum louvers with an exposed stairwell that provides a break in the garage screening.

The current zoning designation of SRAC-SAe requires City Commission approval for additional height when exceeding 110 feet and a maximum floorplate size of 20,000 gross square feet. The applicant is proposing a floorplate size of 23,409 gross square feet but is requesting the use of the prior CB zoning district height regulations, which do not contain floorplate size requirements based on building height. Therefore, floorplate size restrictions are not applicable if the request for using the prior CB zoning height regulations are approved.

Deviation Request

The applicant is requesting a site-specific design alternative for the tower stepback on SW 1st Avenue to accommodate the building design, as follows:

- Tower Stepback

Tower stepbacks apply to building towers, which are floors above the podium. Tower stepbacks represent the distance between the podium's face and the tower. The minimum tower stepback identified in the SAMP for corner yards on secondary streets is 15 feet, to be applied above the maximum podium height of 75 feet. The development is 120 feet in height (140 feet to top of parapet) and is requesting a tower stepback of 0-ft on the secondary street of SW 1st Avenue, a 15-foot reduction to accommodate the building's design.

Request for Application of Prior Zoning Regulations

The applicant is requesting to apply prior zoning regulations for the height and a design deviation from SRAC-SAe for building length. As permitted by the Unified Land Development Regulation (ULDR) Section, 47-26A.1, Request for Application of Prior Zoning Regulation, applicants may request application of one requirement from the prior zoning designation. The previous zoning designation is CB, and the applicant is requesting a height of 150 feet. The following criteria shall apply for a request for an application of prior zoning regulations:

1. The new project is consistent with the City's Comprehensive Plan.

The project is consistent with the City's Comprehensive Plan, as detailed in the Comprehensive Plan Consistency section.

2. The new project meets all of the requirements of the ULDR except for the zoning regulation which has been amended on or after the adoption date and, but for the amendment of such zoning regulation, the project would meet all the provisions of the ULDR.

The project meets all the requirements of the ULDR except for the requested deviation in tower stepback.

3. The new project is suitable for the property and meets the Neighborhood Compatibility Criteria as provided in Sec. 47-25.3.

The project meets the Neighborhood Compatibility Requirements. Refer to the Adequacy and Neighborhood Compatibility section herein for additional information.

4. Restricting the property from being used for the proposed new project as a result of the new zoning regulation unreasonably restricts the use of the property such that the property owner

bears a disproportionate share of a burden imposed for the good of the public which in fairness should be borne by the public at large.

The applicant has stated the application of the SRAC-SAe dimensional requirements unreasonably restricts use of the property for a medical office building and disproportionately burdens the property. The proposed 140-foot, 9-story Medical Office Building has a 23,409-square-foot floorplate for the portion of the building above 75 feet in height. Medical office buildings require greater floor-heights to accommodate more extensive mechanical and HVAC systems, as well as occupancy and safety requirements unique to healthcare. The 110'-0" (10-story) limit in Sec. 47- 13.30 does not account for the specialized demands of medical office facilities. Imposing such dimensional standards on the medical office building places a disproportionate burden on the property owner, who is effectively prevented from providing a building that meets the community's growing healthcare needs.

5. The new project if approved protects the public interest served by the regulation at issue and is the appropriate relief necessary to prevent the governmental regulation from unreasonably restricting the use of the real property.

The dimensional limitation disproportionately restricts the use of the applicant's property which provides a public service to the City's residents by allowing for the expansion of hospital services.

6. No action of the City which prohibits a new project from being built based on an amendment to the ULDR on or after the adoption date and which project is eligible to be reviewed under this section shall be deemed final until a denial of an application under this section.

This has been acknowledged by applicant.

Table 1 provides a summary of the quantitative dimensions in the SAMP and those proposed for the project.

Table 1 – SAMP Design Guideline Comparison Summary

	REQUIRED		PROPOSED	COMPLIES OR SPECIFIC REQUEST
MAX HEIGHT Section 47-26.A.1 Request	(SRAC- SAe) 150 Feet		8 Floors /120 Feet (9 Floors/140 Feet, 6 Inches - Including machine room and parapet)	Request Based Upon Application of Prior CB Zoning
	(CB) 150 Feet Request to CB Height Requirements			
BUILDING STREETWALL LENGTH	None		429 feet	Complies
FRONT & CORNER YARD BUILD-TO LINE	PRIMARY STREET	SECONDARY STREET	Primary Street/Front (S. Andrews Ave): 0 Feet Primary Street/Corner (SW 17th Street): 6.3 Feet Secondary Street/Corner (SW 1st Ave): 6.4 Feet Side/Rear Yard Setback: N/A	Complies
	0 Feet	5 Feet Minimum 10 Feet Maximum		
SIDE & REAR YARD SETBACK	None	None		
FLOORPLATE SIZE	(SRAC- SAe) Commercial Building: 20,000 GSF for Per Floor Building Tower		23,409 GSF Per Floor	Complies

	(CB) None		Based Upon Application of Prior CB Zoning
SHOULDER HEIGHT	25 Feet (2 stories) Minimum to 75 Feet (6 Stories or 75 Feet) Maximum	73 Feet	Complies
Front & Corner Stepback	Primary Streets/Front & Corner: (S. Andrews Ave and SW 17th Street): Exempt Secondary Street (SW 1st Ave) 15 Feet	Primary Street/Front (S. Andrews Ave): 0 Feet Primary Street/Corner: (SW 17th St): 274 Feet, 3 Inches Secondary Street/Corner: (SW 1st Ave): 0 Feet	Deviation Request for SW 1st Street
SEPARATION BETWEEN BUILDING TOWERS	60 Feet (minimum) (30 Feet minimum abutting adjacent property lines)	63 Feet, 6 Inches Between Northern Building	Complies

Adequacy and Neighborhood Compatibility

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 and a capacity letter was issued by the City's Public Works Department on February 25, 2025. The letter indicates that there is sufficient water and wastewater capacity to serve the project, and no infrastructure improvements are required currently. The Water and Wastewater Capacity Availability Letter is attached Exhibit 4.

The neighborhood compatibility criteria of ULDR Section 47-25.3 include performance standards requiring all developments to be "compatible with and preserve the character and integrity of adjacent neighborhoods... the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, bufferyards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts".

The proposed medical office building aligns with the intent of the underlying zoning district and future land use, providing medical services to the City's growing population. The SRAC-SAE zoning district is intended to provide a "mixture of professional office, small to medium scale businesses, cultural and residential uses" and the underlying future land use of SRAC was established to support a mixed-use urban neighborhood to encourage both residential and commercial uses.

The design of the building is guided by the SAMP which guides building form, interaction with the built environment, and streetscape design. The proposed building provides treelined sidewalks around the perimeter of the property, and a drop-off lane between the proposed medical office building and existing Broward Health Sports Medicine and Orthopedic Center. The office building is placed in alignment with the existing entryway of the hospital across S. Andrews Avenue, with the intention of building a pedestrian midblock crossing for patients and staff to cross between facilities. The height of the structure is 120 feet, with an enclosed mechanical room that also serves as an architectural element to enhance the character of the building. The office building primarily consists of clear and spandrel glass, offering a seamless façade that is accented by metal panels, accompanied by metal louvered garage screening.

Properties surrounding the site are all located within the SRAC future land use designation. Properties to the north, east, and south are zoned SRAC-S Ae, and the property to the west is zoned SRAC-S Aw. Both zoning districts permit a mixture of uses, with similar intensities and height maximums of 150 feet for commercial structures. The uses to the north and east are hospital-owned and operated, including the Broward Health Medical Center and Sports Medicine and Orthopedic Center. To the west across SW 1st Avenue, there are existing parking lots and warehouses. The properties to the south across SW 17th Street, contain commercial uses. The proposed development meets the character of the area and is alignment with the pattern of development.

PARKING AND TRANSPORTATION:

Primary vehicular ingress and egress is proposed from SW 1st Avenue, providing access to the building's parking garage. A secondary access point which currently connects South Andrews Avenue and SW 1st Avenue, will be converted into a drop-off lane, and will continue to function as a private throughfare between both streets, and secondary access to the existing medical office to the north.

In addition, the applicant has submitted a traffic study identifying that the project will generate a net increase of 433 A.M. peak weekday trips and 606 P.M. peak weekday trips. An analysis of required and provided is provided in Table 2 below. The Traffic Impact Analysis Executive Summary, dated April 2025, prepared by the applicant's consultant, Kimerly Horn, is attached as Exhibit 5.

Table 2 – Parking Summary

USE	Square Footage	PARKING RATIO	REQUIRED
Office Use	186,929 square feet	1 space per 250 square feet	752 spaces
Public metered parking Res. No. 11-147	N/A	N/A	22 spaces
Subtotal			774 spaces
Automatic 40% Reduction Per Section 47-20.2. (752 x .60 = 451 + 22 Metered parking= 473)			473 spaces
Total Provided			690 spaces

COMPREHENSIVE PLAN CONSISTENCY:

The proposed use is consistent with the City's Comprehensive Plan Goals, Objectives and Policies, by expanding hospital services and increasing medical access to residents, as supported in the Future Land Use Element, Policy 2.6.3., which states, "The City shall institute a cross-disciplinary approach to addressing the social determinants of health and potential impacts to health equity resulting from land use policy, public infrastructure, or services decisions. Considerations shall include potential impacts upon individuals' access to clinical care, air and water quality, housing, transportation, jobs, income, education, social cohesion, community safety, child development, diet and exercise."

The future land use designation of the site is South Regional Activity Center Land Use Designation. The South Regional Activity Center Land Use Designation is intended to encourage development of regional significance with access to mass transit, reduction of vehicle travel, and strong definition of urban form. The proposed project meets the intent of the land use designation.

Furthermore, the Comprehensive Plan requires that the city track development in the SRAC and monitor the allocated office square footage of projects. Table 3, provided below, provides a summary of allocated office space from the SRAC square footage pool.

Table 3 – SRAC Office Square Footage Summary

	SRAC Units
Total Permitted	4,000,000 SF
Assigned to Date	974,236 SF
Current Project	204,589 SF
Remaining	2,821,506 SF

PUBLIC PARTICIPATION:

This application is subject to the public participation requirements established in ULDR Section 47-27.4, which applies to projects within 300 feet of City-recognized civic associations. To provide an opportunity for comments from the public, the applicant conducted a public participation meeting. The public participation meeting was conducted on April 21, 2025, via Zoom. The meetings included the Poinciana Park Civic Association and Croissant Park Civic Association. The applicant indicated that notice for the virtual meetings was mailed to property owners within 300 feet of the project and emailed to the officially recognized neighborhood associations listed above. The applicant's public participation meeting summary is provided as Exhibit 6.

In addition, this request is subject to sign notification requirements established in ULDR Section 47-27.4. The applicant has installed a total of three signs on the property and has submitted a sign affidavit indicating proper sign notification was provided. The affidavit of the posted signs and public participation meeting are provided as Exhibit 7.

PLANNING & ZONING BOARD REVIEW OPTIONS:

The Planning and Zoning Board shall consider the application and make a determination based on the following criteria:

- ULDR Section 47-13, Regional Activity Center Requirements
- ULDR, Section, 47-25.2, Adequacy Review
- ULDR, Section, 47-13.29, Design Standard Applicability
- ULDR, Section, 47-24.3, Neighborhood Compatibility Requirements
- ULDR, Section, 47-26A.1, Request for Application of Prior Zoning Regulations

The Planning and Zoning Board shall determine if the proposed development or use meets the standards and requirements of the ULDR and shall forward its recommendation to the City Commission.

If approved, the following conditions shall apply:

1. Prior to Final DRC, the applicant shall provide the following:
 - a. Approval of all applicable utility easement vacations.
 - b. The applicant shall agree to a mitigation amount with the City of Fort Lauderdale's Transportation and Mobility department for the loss of metered parking spaces required per City Ordinance C-25-06 and the loss of metered parking spaces on SW 1st Avenue. Payment for the loss of these metered parking stalls shall be paid to the Transportation and Mobility department prior to issuance of building permit.
 - c. Prior to Final DRC Sign-off, the corresponding utility easement vacations UDP-EV25002 and UDP-EV25003 shall be approved by City Commission. The vacation resolutions shall also be in full force and effect prior to the issuance of any building permit.
 - d. In accordance with Section 47-25.2.H of the City's Unified Land Development Code, the development must demonstrate provision of adequate potable water service meeting all applicable City engineering standards. Prior to Final DRC sign-off, the plans must be revised to correctly show the location of the two (2) proposed 4-inch domestic water meters along Southwest 1st Avenue. The meters shall be relocated entirely onto private property and situated within a dedicated 15-foot-wide water easement. This easement must

- accommodate the service line, meter vault, and remain clear of all structural improvements and conflicting utilities to ensure long-term access and maintenance.
- e. Prior to Final DRC sign-off, the applicant shall revise the architectural, civil engineering, and landscape plans to clearly show and dimension all required sidewalk easement areas. In addition, the required sidewalk easements must be formally dedicated and recorded prior to the issuance of a Certificate of Occupancy, as outlined below:
 - i. The applicant shall dedicate and record a minimum of five (5) foot public pedestrian sidewalk access easement along the north side of Southwest 17th Avenue extending the width of the setback as outlined by the SRAC-SA, to accommodate a portion of the required pedestrian clear path located outside of existing right-of-way.
 - ii. The applicant shall dedicate and record a minimum of five (5) foot public pedestrian sidewalk access easement along the east side of Southwest 1st Avenue extending the width of the setback as outlined by the SRAC-SA, to accommodate a portion of the required pedestrian clear path located outside of existing right-of-way.
 - f. Prior to Final DRC sign-off, the applicant shall revise the architectural, civil engineering, and landscape plans to ensure safe and continuous pedestrian access across the vehicular driveway on South Andrews Avenue. The sidewalk design shall provide a clearly defined, ADA-compliant pedestrian path that continues uninterrupted across the driveway to promote safe and adequate pedestrian movement per ULDR Sec. 47-25.2.M.6.
2. Prior to the issuance of building permit, early start or any phased construction approvals, the applicant must demonstrate having obtained Broward County Surface Water Management License as required prior to any construction activities that alter the flow of surface water.
 3. Prior to issuance of Certificate of Occupancy, applicant shall record a public right-of-way dedication or right-of-way easement along the west side of South Andrews Avenue consisting of three (3) feet to complete the minimum fifty-three (53) foot right-of-way section required per the Broward County Trafficways Plan as approved by the Florida Department of Transportation (FDOT).
 4. Prior to issuance of Certificate of Occupancy, all proposed improvements adjacent and within South Andrews Avenue shall be reviewed and approved by Broward County Highway Construction and Engineering Division (BCHCED).
 5. Prior to issuance of Certificate of Occupancy, applicant shall coordinate and provide a Maintenance Agreement with the BCHCED (for property frontage along South Andrews Avenue), and with the City (for property frontage along Southwest 17th Avenue and Southwest 1st Avenue). Proposed improvements within adjacent City right-of-way include concrete driveway, on-street parallel parking stall paving, concrete curb & gutter, curb and valley gutters, and landscaping.
 6. Prior to building permitting issuance, per the requirements of ULDR, Section, 47-26A.1, Request for Application of Prior Zoning Regulations, the applicant shall execute a development agreement by the city and the property owner. The development agreement shall specify the development standards applicable to the property, and any conditions imposed as a part of the approval and shall reference the approved site plan. Such agreement shall be recorded in the public records of the county and shall act as a restrictive covenant running with the land.
 7. The applicant shall obtain an FAA approval letter for building height prior to the submittal of building permits and provide the Urban Design and Planning Department with a copy at time of building permit submission.

8. Prior to building permitting plans shall be updated to show elevations of ancillary areas (e.g. fire pump room, electrical transformers room, emergency electrical room, etc.) Any area below minimum required lowest floor elevation of 8.5 ft NAVD is required to be floodproofed and all machinery elevated in accordance with FBC 1612. Additionally, any areas intended to be floodproofed must be noted. Additional requirements will be requested at permit submittal.

EXHIBITS:

1. Location Map
2. January 14, 2025, DRC Comment Report and Applicants Response to Comments
3. Application, Project Narratives, and Plans
4. February 25, 2025, Water and Wastewater Capacity Availability Letter
5. April 2025, Traffic Impact Analysis Executive Summary, Prepared by Kimly Horn
6. Public Participation Meeting Summary
7. Public Sign Notice and Public Participation Affidavit