



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#24-0014

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

FROM: Greg Chavarria, City Manager

DATE: February 20, 2024

TITLE: Public Hearing – Quasi-Judicial Ordinance Approving a Rezoning from Broward County General Commercial Business District (B-2), Broward County Planned Business Center (B-2A) District, and Broward County Office Park (OP) District to City Commerce Center (CC) District – Case No. UDP-Z23005 – 600, 800, and 1000 Corporate Drive – (**Commission District 1**)

Recommendation

Staff recommends the City Commission consider an ordinance rezoning 18.36 acres of land located at 600, 800, and 1000 Corporate Drive from Broward County General Commercial Business District (B-2), Broward County Planned Business Center (B-2A) District and Broward County Office Park (OP) District to City's zoning Commerce Center (CC) District.

Background

The applicant, RCC I Inc., RCC II Inc., and RCC III Inc, is requesting to rezone an 18.36-acre parcel of land located at 600, 800, and 1000 Corporate Drive from Broward County B-2, B-2A, and OP zoning districts to the City's CC zoning district. The property's future land use designations are Commercial and Office Park, which are consistent with the proposed zoning designation. The properties are part of a commerce office park, known as the Radice Corporate Center. Each property address is developed with an office building, totaling three buildings with associated surface parking areas. More specifically, the Arizona College of Nursing is a trade school currently occupying the building located at 600 Corporate Drive. The trade school wishes to expand their current operations to the building located at 800 Corporate Drive; however, this property is designated OP which does not list a trade school as a permitted use. The City's CC district is the most suitable designation for these parcels as the development area is primarily characterized as an office park. A location map of the subject site proposed to be rezoned is provided as Exhibit 1.

The subject property was annexed into the City on April 14, 1995, pursuant to Ordinance No. C-95-6. Florida Statutes Section 171.062 (2) states "If the area annexed was subject to a county land use plan and county zoning or subdivision regulations, these regulations

remain in full force and effect until the municipality adopts a comprehensive plan amendment that includes the annexed area.” Upon annexation, the City adopted a Comprehensive Land Use Plan amendment on July 18, 1995, incorporating the subject property into the City’s Future Land Use Map. A rezoning of these properties was not completed subsequent to the land use amendment. Furthermore, Section 47-1.3 of the Unified Land Development Regulations (ULDR) provides “If because of error or omission in the zoning map, any property in the city is not shown as being in a zoning district, the zoning district for such property shall be RS-8 until the property is rezoned,” which has led to confusion regarding the applicable regulations for the subject property. This rezoning would establish consistency and conformity with the City’s ULDR. The application, rezoning criteria narrative, and sketch and legal description of the area proposed to be rezoned is attached as Exhibit 2.

REVIEW CRITERIA:

Pursuant to the City’s 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 proposed CC District is consistent with the Commercial and Office Park future land use designations for the properties. The Commercial and Office Park future land use designations are intended primarily for business, retail, service, office and other commercial enterprises, and planned office complexes and corporate headquarters, respectively.

2. The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration.

The character of development in or near the area supports the rezoning. The Radice Corporate Center includes the subject property, the Westin hotel and two parcels that are classified as a canal and environmentally sensitive land, respectively (not to be developed). The CC District is intended to provide locations suitable for planned corporate and business park development geared to employment generating uses such as light industrial; research and development; corporate offices; conference center; and complementary business retail and service uses. The CC district also encourages large, unified developments within an aesthetically pleasing environment with controlled vehicular access and internal traffic flow. If approved, the rezoning will be consistent with the character of development in the area, which is commercial and office park.

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 proposed rezoning will ensure the zoning district is compatible with the existing uses surrounding the area, which is primarily office uses. The applicant has indicated their wish to expand their current operations from the 600 Corporate

Drive building to the 800 Corporate Drive building is infeasible due to the OP zoning district designation. Moving forward with the rezoning will ensure the existing uses will be consistent with the current land use which is commercial and office park. The proposed CC District is suitable for the character of the area, given that the existing uses and vehicular network of the commerce park meet the intent of the CC zoning district.

COMPREHENSIVE PLAN CONSISTENCY:

The City's Future Land Use Map indicates these properties have future land use designations of Commercial and Office Park. The proposed uses under the CC District are consistent with this land use designation. The proposed rezoning is consistent with the City's Comprehensive Plan Goals, Objectives, and Policies, specifically Future Land Use Element Goal 1, Objective 1.1, Policy 1.1.9.

The Planning and Zoning Board (PZB) reviewed the application on September 20, 2023, and recommended approval by a vote of 9-0. The PZB meeting minutes and staff report are attached as Exhibit 3 and Exhibit 4, respectively. In addition, the public sign notice and affidavit for the September 20, 2023, PZB meeting is attached as Exhibit 5.

The City Commission shall consider the application and the record and recommendations forwarded by the Department and PZB and public comments on the application to determine whether the application meets the criteria for a rezoning. If the City Commission determines that the rezoning meets the criteria for rezoning, the City Commission shall approve the change in zoning as requested in the application or approve a change to a more restrictive zoning district than that requested in the application if necessary to meet the criteria provided for rezoning and if consented to by the applicant. If the City Commission determines that the proposed rezoning does not meet the criteria in, or if the applicant does not consent to a more restrictive zoning district, the City Commission shall deny the application.

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:

- The 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 Prosperous.

This item also supports the Advance Fort Lauderdale 2040 Comprehensive Plan, specifically advancing:

- The Business Development Focus Area
- The Economic Development Element
- Goal 1: Enhance the economic competitiveness of Fort Lauderdale through policies that encourage retention and recruitment of business and industry which provide living-wage employment and increased training and competitiveness of the local workforce.
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Attachments

Exhibit 1 – Location Map

Exhibit 2 – Application, Rezoning Criteria Narrative, and Sketch & Legal Description

Exhibit 3 – September 20, 2023, PZB Meeting Minutes

Exhibit 4 – September 20, 2023, PZB Staff Report

Exhibit 5 – PZB Public Sign Notice and Affidavit

Exhibit 6 – Ordinance

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