



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#25-0587

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

FROM: Rickelle Williams, City Manager

DATE: June 17, 2025

TITLE: Public Hearing Quasi-Judicial – Ordinance Approving a Medical Office Building with Request for a Design Deviation and Application of Prior Zoning Regulation – Broward Health Medical Center Medical Office Building and Parking Garage – North Broward Hospital District – Case No. UDP-S24072-
(Commission District 4)

Recommendation

Staff recommends the City Commission consider adopting an ordinance approving a medical office building with a request for a design deviation and the application of prior zoning regulation for a 518,858-square-foot Broward Health Medical Center medical office building and parking garage.

Background

The applicant, North Broward Hospital District, is proposing a 140-foot-high medical office building located at 1601 South Andrews Avenue. The building will be comprised of 207,981 gross square feet of medical office use and a 310,877 gross square foot parking garage. The property has a zoning designation of South Regional Activity Center-South Andrews East (SRAC-S Ae) with a South Regional Activity Center (SRAC) future land use designation. The Broward Health Medical Center abuts South Andrews Avenue and is located directly across from the site of the proposed medical office building. The medical office building will support Broward Health Medical Center services and offer additional patient care.

The applicant has requested the use of prior height requirements for the Community Business (CB) zoning district. Pursuant to ULDR Section, 47-26A.1, Request for Application of Prior Zoning Regulation, an application of prior zoning regulation is subject to a Site Plan Level IV review process, requiring Planning and Zoning Board (PZB) review and recommendation and City Commission review and approval.

Pursuant to ULDR Section, 47-13.30, Table of Dimensional Requirements for the SRAC Districts, the applicant is also requesting a site-specific design alternative for the tower setback on SW 1st Avenue to accommodate the building design. The minimum tower setback identified in the South Andrews Master Plan 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 (Southwest 1st Avenue), a 15-foot reduction to accommodate the building's design.

The location map is attached as Exhibit 1. The application and applicant's narrative responses to criteria are attached as Exhibit 2 and the site plan set is attached as Exhibit 3.

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 provided as Exhibit 4. All comments have been addressed. The PZB reviewed the application at their meeting on May 21, 2025, and recommended the City Commission approve the public purpose use (7-0), with a request to change the seventh condition of approval to allow the submittal of the Federal Aviation Administration (FAA) height determination letter from prior to building permitting submittal to prior to building permit issuance. The PZB staff report, and minutes are attached as Exhibit 5 and Exhibit 6, respectively.

Review Criteria

The following criteria apply to the proposed request:

- ULDR Section 47-13.29, Design Standard Applicability
- ULDR Section, 47-25.2, Adequacy Review
- ULDR Section 47-25.3, Neighborhood Compatibility Requirements
- ULDR Section 47-26A.1, Request for Application of Prior Zoning Regulation

Design Standard Applicability

Pursuant to the ULDR, Section 47-13.29, projects in the SRAC zoning districts are subject to the 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 South Andrews Avenue, Southwest 17th Street, and Southwest 1st Avenue includes shade trees, sidewalks, and on-street parking on Southwest 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 building façade. In addition, the applicant will be coordinating with the City's Transportation and Mobility Department to implement a Broward County Metropolitan Planning Organization (MPO) separated bike lane and sidewalk on Southwest 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 Medical Center 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 is approved.

Deviation Request

The applicant is requesting a site-specific design alternative for the tower stepback on Southwest 1st Avenue to accommodate the building design. Tower stepbacks apply to building towers, which refers to the floors above the parking podium. Tower stepbacks represent the distance between the parking 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 Southwest 1st Avenue, a 15-foot reduction to accommodate the building's design.

Request for Application of Prior Zoning Regulation

Pursuant to ULDR Section, 47-26A.1, Request for Application of Prior Zoning Regulation, the applicant is requesting a height of 120 feet in height (140 feet to top of parapet) as permitted under the previous zoning designation of CB, which permitted a maximum height of 150 feet. The SRAC-SAe zoning designation was adopted on January 04, 2011, under Ordinance No. C-10-52 replacing the previous CB zoning designation.

The following criteria shall apply for a request for an application of prior zoning regulation:

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 setback.

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 owner. 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 for the previous CB zoning designation.

Table 2 provides a summary of the quantitative dimensions in the SAMP and those proposed for the project.

Table 1 - Community Business (CB) Table of Dimensional Requirements

CB District Requirements		
Maximum height (ft.)		150 Feet
Minimum lot size Minimum lot width		None
Maximum FAR		None
Minimum front yard (ft.)		5 Feet
Minimum corner yard (ft.)		5 Feet
Minimum side yard (ft.):		
	When contiguous to residential property	10 Feet
	All Others	None
Minimum rear yard (ft.):		
	When contiguous to residential property	15 Feet
	All others	None

Table 2 – SAMP Design Guideline Comparison Summary

	REQUIRED		PROPOSED	COMPLIES OR SPECIFIC REQUEST
MAX HEIGHT Section 47-26.A.1 Request	(SRAC- SAe) 110 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 (South Andrews Ave): 0 Feet	Complies
	0 Feet	5 Feet Minimum 10 Feet Maximum	Primary Street/Corner (Southwest 17 th Street): 6.3 Feet Secondary Street/Corner (Southwest 1 st Ave): 6.4 Feet	
SIDE & REAR YARD SETBACK	None	None	Side/Rear Yard Setback: N/A	
FLOORPLATE SIZE	(SRAC-SAe) Commercial Building: 20,000 GSF Per Floor Building Tower		23,409 GSF Per Floor	Complies Based Upon Application of Prior CB Zoning
	(CB) None			

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 Avenue and SW 17 th Street): Exempt Secondary Street (SW 1 st Ave) 15 Feet	Primary Street/Front (South Andrews Avenue): 0 Feet Primary Street/Corner: (Southwest 17 th St): 274 Feet, 3 Inches Secondary Street/Corner: (Southwest 1 st 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 To building to the north.	Complies

Adequacy Requirements

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 currently required. The Water and Wastewater Capacity Availability Letter is attached as Exhibit 7.

Traffic and Parking

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

Additionally, 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 parking is provided in Table 3. The Traffic Impact Analysis Executive Summary, dated April 2025, prepared by the applicant's consultant, Kimley-Horn, is attached as Exhibit 8.

Table 3 – 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 60% Reduction Per Section 47-20.2. (752 x .60 = 451 + 22 Metered parking= 473)			473 spaces
Total Provided			690 spaces

Neighborhood Compatibility

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 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 tree lined sidewalks around the perimeter of the property, and a drop-off lane between the proposed medical office building and the existing Broward Health Sports Medicine and Orthopedic Center. The office building is placed in alignment with the existing entryway of the medical center across South Andrews Avenue, with the intention of building a pedestrian midblock crossing for patients and staff to cross between the 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 medical office building primarily consists of clear and spandrel glass, offering a seamless building 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-SAE, and the property to the west is zoned SRAC-SAW. 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 Southwest 1st Avenue, there are existing parking lots and warehouses. The properties to the south across Southwest 17th Street contain commercial uses. The proposed development meets the character of the area and is in alignment with the general pattern of development.

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 South Regional Activity Center 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. The Comprehensive Plan requires that the City track development in the SRAC and monitor the allocated office square footage of projects. Table 4 provides a summary of allocated office space in the SRAC.

Table 4 – 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 public comments, the applicant conducted a public participation meeting on April 21, 2025, via Zoom. Participants included representatives from 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 mentioned herein. The applicant's public participation meeting summary is provided as Exhibit 9.

Conditions of Approval

Should the City Commission approve the development, the following conditions 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 and 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 Broward 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 feet NAVD is required to be flood proofed and all machinery elevated in accordance with FBC 1612. Additionally, any areas intended to be flood proofed must be noted Additional requirements will be requested at permit submittal.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- Business Growth and Support
- Goal 5: Build a diverse and attractive economy.

This item advances the *Fast Forward Fort Lauderdale 2035* Vision Plan: We Are Prosperous

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

- The Business Development Focus Area
- The Economic Development Element
- Goal 2: 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.

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Application Extension Notice, and Applicant's Narrative Response to Criteria

Exhibit 3 – Site Plan Set

Exhibit 4 – January 14, 2025, DRC Comments and Applicant's Responses

Exhibit 5 – May 21, 2025, PZB Staff Report

Exhibit 6 – May 21, 2025, PZB Meeting Minutes

Exhibit 7 – February 25, 2025, Water and Wastewater Capacity Letter

Exhibit 8 – April 2025, Traffic Impact Analysis Summary, Kimley-Horn

Exhibit 9 – Public Participation Summary

Exhibit 10 – Business Impact Statement

Exhibit 11 – Ordinance

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