



REQUEST: Amend Spectrum Development of Regional Impact Development (DRI) Order to Allow 15,500 Square-Feet of Senior Citizen Center Use

CASE NUMBER	UDP-DRI23001	
APPLICANT	North Broward Hospital District	
AGENT	Stephanie J. Toothaker, Esq.	
GENERAL LOCATION	1700 NW 49 th Street	
ZONING DISTRICT	Airport Industrial Park (AIP) District	
LAND USE	Employment Center	
COMMISSION DISTRICT	1 – John Herbst	
APPLICABLE ULDR SECTIONS	Sec. 47-24.10 Development of Regional Impact (DRI) (City Commission)	
NOTIFICATION REQUIREMENTS	Sec. 47-27.11 Development of Regional Impact	
SECTION 166.033, FLORIDA STATUTES	180-Day Expiration Date	
	November 29, 2023	
ACTION REQUIRED	Recommend Approval or Denial to City Commission	
PROJECT PLANNER	Lorraine Tappen, Principal Urban Planner	LTJ CP

Project Description:

The applicant is requesting amendments to the Spectrum Development of Regional Impact (DRI) development order to permit a senior citizen center use. The property is located within the Spectrum Business Park and subject to the Spectrum DRI development order which outlines permitted uses, maximum square footage of uses, and conditions regarding infrastructure improvements that must be met by the property owners. An associated application (Case No. UDP-A23006) to permit a senior citizen center which is not specifically permitted in the Airport Industrial Park (AIP) zoning district is also scheduled on this agenda.

Background:

Pursuant to Section 380.06(1), Florida Statutes, a Development of Regional Impact (DRI) is defined as "any development which, because of its character, magnitude, or location, would have a substantial effect upon the health, safety or welfare of citizens of more than one county." Local governments have used the DRI section of the Florida Statutes since the 1980's to regulate projects that have substantial regional impacts and required local jurisdictional approval of associated development orders. Although DRIs are no longer required per Florida Statutes, the Spectrum Business Park has chosen to maintain the DRI and related development order to retain the overall development program.

The Spectrum DRI development order, originally adopted in 1984, permits 1.1 million square feet of office use, a 261,000 square-foot garage, and light manufacturing and research uses on the 60.05-acre site, generally bound by Commercial Boulevard to the north, NW 15th Avenue to the east, and Prospect Road to the south and west. The current development order also outlines the process of review and approval of deviations based upon Section 380.06(19), Florida Statutes, that was in effect in 1987, and stipulates that changes to the development order must be reviewed by the Planning and Zoning Board prior to City Commission approval. The applicant is requesting amendments to the development order to allow the conversion of 15,500 square feet of office space to a senior citizen center on Tract G, the site of the existing North Broward Hospital District administrative offices.

On March 30, 2023, the Aviation Advisory Board reviewed the application to permit a senior

citizen center use in Airport Industrial Park District (AIP) zoning designation and determined that the use would not negatively impact Fort Lauderdale Executive Airport operations. Table 1 shows the uses and intensities in the existing development order, the proposed development order, square footage built to date and remaining development rights with the proposed amendment.

A map of the Spectrum DRI is attached as **Exhibit 1**. The application and the applicant's narratives and responses to criteria are attached as **Exhibit 2**. Minutes from the March 30, 2023 Airport Advisory Board Meeting are attached as **Exhibit 3**. The proposed amendments to the development order are attached as **Exhibit 4**. Ordinances C-98-24 and C-03-40, which include the existing development order and including allowable uses, are attached as **Exhibit 5**. The Development Review Committee reviewed the application on June 13, 2023. DRC Comments and responses are attached as **Exhibit 6**.

Table 1- Existing and Proposed Uses and Intensities

Use	Existing Development Order	Proposed Development Order	Built to Date	Remaining Development Rights with Proposed Amendments
Office	1,109,960 square feet	1,109,960 square feet	732,268 square feet	326,834 square feet
Senior Citizen Center	0 square feet	15,500 square feet of allowable office use may be converted to a senior citizen center use on Tract G with the option to convert back to office use	0 square feet	15,500 square of allowable office use may be converted to a senior citizen center use on Tract G with the option to convert back to office use
Hotel	89,000 square feet of allowable office space maybe converted to 175 hotel rooms located adjacent to West Commercial Boulevard between Northwest 15th Avenue and Northwest 17th Way	89,000 square feet of allowable office space maybe converted to 175 hotel rooms located adjacent to West Commercial Boulevard between Northwest 15th Avenue and Northwest 17th Way	100 hotel rooms converted from 50,858 square feet of office space located adjacent to West Commercial Boulevard between Northwest 15th Avenue and Northwest 17th Way	38,142 square feet maybe converted to 75 hotel rooms located adjacent to West Commercial Boulevard between Northwest 15th Avenue and Northwest 17th Way
Restaurant	36,000 square feet of allowable office use may be converted to 10,000 square feet of free-standing restaurant in lieu of (located adjacent to West Commercial Boulevard between Northwest 15th Avenue and Northwest 17th Way	36,000 square feet of allowable office use may be converted to 10,000 square feet of free-standing restaurant in lieu of (located adjacent to West Commercial Boulevard between Northwest 15th Avenue and Northwest 17th Way	0 square feet	36,000 square feet of allowable office use may be converted to 10,000 square feet of free-standing restaurant in lieu of (located adjacent to West Commercial Boulevard between Northwest 15th Avenue and Northwest 17th Way
Garage	261,000 square feet	261,000 square feet	0 square feet	261,000 square feet
Light Manufacturing and High Technology/ Research Uses	Not specified in the development order. Intensity determined by ULDR and Comprehensive Plan.	Not specified in the development order. Intensity determined by ULDR and Comprehensive Plan.	0 square feet	Intensity to be determined by ULDR and Comprehensive Plan

Section 380.06 (19) of the Florida Statutes as of 1987 states that any proposed change which creates a regional impact created by the change shall constitute a substantial deviation. Per the criteria of Section 380.06 (19), the change of use does not constitute a substantial deviation or create a regional impact. Section 380.06(19)(e)(6) states that if the local government determines

that the proposed change does not require further development of regional impact review, the local government shall issue an amendment to the development order incorporating the approved change.

The development order outlines conditions for development within the Spectrum DRI. The conditions in the development order have been met with the exception of on-site bicycle storage facilities and a bus shelter facility. A condition of approval to provide on-site bicycle storage for the proposed senior citizen center has been included as part of the development application for the senior citizen center (Case No. UDP-A23006) also scheduled on this agenda. Regarding the bus shelter, the applicant will be requesting to remove the condition.

REVIEW CRITERIA:

Per the Spectrum DRI development order, all proposed deviations from the requirements of the development order shall be presented to the City Commission after review and recommendation of the Planning and Zoning Board, for review and determination with respect to whether one or more of the proposed deviations constitute a substantial deviation per Section 380.06 (19), Florida Statutes, in effect in 1987 and that the change is consistent with the Comprehensive Plan.

Section 380.0(7), Florida Statutes, in effect as of 2022 states that any proposed change to a previously approved development of regional impact shall be reviewed by the City based on the standards and procedures in its land development regulation and adopted local comprehensive plan.

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. The City of Fort Lauderdale Public Works Department has determined that the change of use from office to senior citizen center will result in a decreased demand and that the existing water and sewer infrastructure have the capacity to support the proposed development and no improvements are needed. The water and sewer capacity letter is attached as **Exhibit 7**.

COMPREHENSIVE PLAN CONSISTENCY:

The future land use designation is Employment Center and senior citizen center is a permitted use in the Employment Center Designation. The amendment also supports Objective FLU 2.6 regarding enhancing community health through access to public amenities, and safe environments, for everyone. Furthermore, the amendment complies with Objective FLU 3.5: and related Policy FLU 3.5.1 that areas surrounding existing airports shall be developed or redeveloped to promote compatible land uses consistent with the elements of the City of Fort Lauderdale Comprehensive Plan.

PUBLIC PARTICIPATION

According to the applicant, a public participation meeting was held a meeting on April 17, 2023 to present the project. Property owners within 300 feet of the proposed site were notified by mail of the date, time, and location of the meeting. There are no neighborhood associations within 300 feet of the site, however, the applicant sent notification to surrounding businesses, the Spectrum Business Park Association and the Twin Lakes North Neighborhood Association. There were no attendees at the public participation meeting. The public participation notice and meeting summary is provided as **Exhibit 8**.

The applicant has installed a total of two signs on the property and has submitted a sign affidavit indicating proper sign notification was provided. The Sign Affidavit and Photograph of the Posted Signs are included as **Exhibit 9**.

PLANNING AND ZONING BOARD ACTION:

The Planning and Zoning Board application based on the review criteria of Section 380.06 (19), Florida Statutes (1987).

1. If the Planning and Zoning Board determines that the proposed amendment does not constitute a substantial deviation, the Planning and Zoning Board may recommend that the City Commission approve or approve with conditions an amendment to the development order to allow a senior center use and to update the amendment review process.
2. If the Planning and Zoning Board determines that the proposed amendment constitutes a substantial deviation, the Planning and Zoning Board may recommend that the City Commission not approve an amendment to the development order to allow a senior center use.

EXHIBITS:

1. Spectrum DRI Map
2. Application, Applicant's Narratives and Responses to Criteria
3. Airport Advisory Board Meeting Minutes, March 30, 2023
4. Proposed Amendments to the Spectrum DRI Development Order
5. Ordinances C-98-24 and C-03-40
6. DRC Comments and Responses
7. Water and Sewer Capacity Letter
8. Public Participation Notice and Meeting Summary
9. Sign Affidavit and Photographs of Signs