



**CITY OF FORT LAUDERDALE  
City Commission Agenda Memo  
REGULAR MEETING**

**#20-0710**

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

**FROM:** Chris Lagerbloom, ICMA-CM, City Manager

**DATE:** September 15, 2020

**TITLE:** Second Reading - Quasi-Judicial Ordinance Approving a Rezoning from Residential Multifamily Mid Rise/ Medium High Density (RMM-25) District to Parking Lot (XP) District with Allocation of 0.25 Acres of Commercial Flexibility Acreage to Construct a Surface Parking Lot Located at 1016 SE 2nd Court - 800 Las Olas, LLC., and Mustang Properties, Inc - Case No. PLN-REZ-20010001 - **(Commission District 4)**

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**Recommendation**

It is recommended the City Commission consider an ordinance rezoning 0.25 acres of land legally described as lots 7 & 8, Block 21, Colee Hammock, According to the Plat thereof, as recorded in Plat Book 1, Page 17 of the Public Records of Broward County, Florida, from Residential Multifamily Mid Rise/Medium High Density District (RMM-25) to Parking Lot (XP) district with allocation of Commercial flexibility acreage with an associated approval for a site plan to construct a surface parking lot.

**Background**

The applicant, 800 Las Olas, LLC., and Mustang Properties, Inc., is proposing to rezone the property located at 1016 SE 2nd Court from RMM-25 to XP to construct a surface parking lot. The Location Map is attached as Exhibit 1. The Sketch and Legal Description of the area to be rezoned is attached as Exhibit 2.

The property has an underlying land use of Medium-High Residential, which requires allocation of 0.25 acres of Commercial flexibility acreage. The request for Commercial flexibility acreage allocation is permitted in the Medium-High Residential land use category if approved through the Site Plan Level IV/Rezoning application, subject to consistency with the City's Comprehensive Plan, Unified Land Development Regulations (ULDR) Section 47-28, Flexibility Rules, as well as the Broward County Land Use Plan. Should the project be approved, 517.59 acres of Commercial flexibility acreage remains. The application, project narratives, and proposed surface parking lot site plan are attached as Exhibit 3.

The Planning and Zoning Board (PZ) reviewed the application on July 15, 2020, and recommended approval by a vote of 9-0 subject to staff conditions and added the condition for the applicant to coordinate with the City on improvements the City will be

making in the area as part of the Redundant Sewer Force Main Project and to coordinate the timing of those changes to minimize the impacts on adjacent property. The July 15, 2020 PZB Staff Report includes detailed analysis of the project, rezoning criteria, and staff conditions of approval, and is attached as Exhibit 4. The July 15, 2020 PZB meeting draft minutes are attached as Exhibit 5.

Pursuant to the City's ULDR, Section 47-24.4, Rezoning, the City Commission shall consider the application and the record and recommendations forwarded by the department and the PZB and shall hear public comment on the rezoning application and determine if the rezoning meets the criteria of the ULDR.

### **Resource Impact**

There is no fiscal impact associated with this action.

### **Strategic Connections**

This item supports the *Press Play Fort Lauderdale 2024* Strategic Plan, specifically advancing:

- The Infrastructure Focus Area
- Goal 2: Build a multi-modal and pedestrian friendly community.
- Objective: Improve roads, sidewalks and trails to prioritize a safer, more walkable and bikeable community.

This item advances the Fast Forward Fort Lauderdale 2035 Vision Plan: We Are Connected.

### **Attachments**

Exhibit 1 – Location Map

Exhibit 2 – Sketch and Legal Description of the Area to be Rezoned

Exhibit 3 – Application, Narratives, and Surface Parking Lot Site Plan

Exhibit 4 – July 15, 2020 PZB Staff Report

Exhibit 5 – July 15, 2020 DRAFT PZB Meeting Minutes

Exhibit 6 – Ordinance

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