



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

**#20-0586**

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

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

**DATE:** September 15, 2020

**TITLE:** Public Hearing - Quasi-Judicial Ordinance Approving a Rezoning From A-1-A Beachfront Area District (ABA) to Planned Development District (PDD) with Associated Site Plan Approval for 215 Multifamily Residential Units and 5,150 Square-Foot of Retail and Restaurant Space, and Public Parking – KT Seabreeze Atlantic, LP. – Case No. PDD19001 – **(Commission District 2)**

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**Recommendation**

It is recommended the City Commission consider an ordinance rezoning 2.27 acres of land legally described as all of Lots 1 through 20, Block 5 Lauder Del Mar, according to the Plat thereof as recorded in Plat Book 7, Page 30, of Public Records of Broward County, Florida, from A-1-A Beachfront Area District (ABA) to Planned Development District (PDD) and approving a site plan for 215 residential units and 5,150 square-feet of ground floor retail and restaurant space, and public parking.

**Background**

The applicant, KT Seabreeze Atlantic, LP., is proposing to construct 215 residential units and 5,150 square-feet of ground floor retail and restaurant space located at 3000 Alhambra Street. The proposed project also includes 120 public parking spaces. The property was acquired by KT Seabreeze Atlantic, LP. in 2017 by way of a land swap agreement with the City of Fort Lauderdale. The land swap was for the property adjacent to the Bonnet House known as the “Natchez Parcel” in exchange for the Sebastian Parking Lot at 3009 Sebastian Street property. The intent of the land swap was to relocate more intense development away from the historic Bonnet House property and to provide parking in the North Beach area, which was deemed a significant need for the area. A location map is attached as Exhibit 1.

The applicant is requesting to rezone the property from ABA to PDD and approval of a Site Plan Level IV development permit which together with the design narrative become the specific zoning regulations for the property rezoned consistent with Unified Land Development Regulations (ULDR), Section 47-37A.6, Application Requirements. The sketch and legal description of the area to be rezoned is attached as Exhibit 2. The application, project narratives, and PDD abbreviated site plan are attached as Exhibit 3. The complete PDD site plan including site detail drawings, specific architectural elements,

and other specific design related details are on file for the case with the Department of Sustainable Development.

The Planning and Zoning Board (PZB) reviewed the application on July 15, 2020, and recommended approval by a vote of 8-1 subject to conditions. The July 15, 2020 PZB staff report, attached as Exhibit 4, includes a detailed analysis of the project, rezoning criteria, and conditions of approval. The June 17, 2020 PZB meeting minutes are attached as Exhibit 5.

Pursuant to the City's ULDR, Section 47-37A.10, Review Process, the City Commission shall hold a public hearing to consider the application and the record and recommendations forwarded by the department and the PZB and shall hear public comment on the PDD rezoning application and if it is determined that the rezoning meets the criteria of the ULDR may approve the application by the affirmative vote of a super majority of four (4) members of the City Commission.

### **Resource Impact**

There is no fiscal impact associated with this action.

### **Strategic Connections**

This item supports the Press Play Fort Lauderdale Strategic Plan 2024, included within the Neighborhood Enhancement Cylinder of Excellence, specifically advancing:

- The Neighborhood Enhancement Focus Area.
- Goal 4: Build a thriving and inclusive community of neighborhoods.
- Objective: Ensure a range of affordable housing options.

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

### **Attachments**

Exhibit 1 – Location Map

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

Exhibit 3 – Application, Project Narratives, and PDD Abbreviated 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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Prepared by: Jim Hetzel, Principal Urban Planner, Sustainable Development

Department Director: Anthony Greg Fajardo, Sustainable Development