





MEMORANDUM

Development Services

ADMINISTRATIVE MEMORANDUM NO. 19-326

DATE: October 30, 2019

TO: City Commission

VIA: David L. Recor, ICMA-CM, Development Services Director 
Jennifer Gomez, AICP, Assistant Development Services Director 

FROM: James Hickey, AICP, Consulting Planner

RE: Updated Plans for Hidden Harbour Rezoning – B-3/PCD (General Business/Planned Commercial/Industrial District) and M-1/PCD (Marine Business/Planned Commercial/Industrial District) to PD-I (Planned Development-Infill)
Location – 1490, 1500, 1520, 1530, 1540, 1542, 1544, 1550, 1552, 1554, & 1590 N. Federal Highway; 2300 NE 16th Street; 1550, 1580, & 1590 NE 23rd Avenue
November 12, 2019 Commission Meeting

P & Z #19-1300002

This memorandum summarizes the changes between the PD-I application considered by the Planning and Zoning Board on August 28, 2019 and the revised PD-I application submitted to City staff on October 30, 2019.

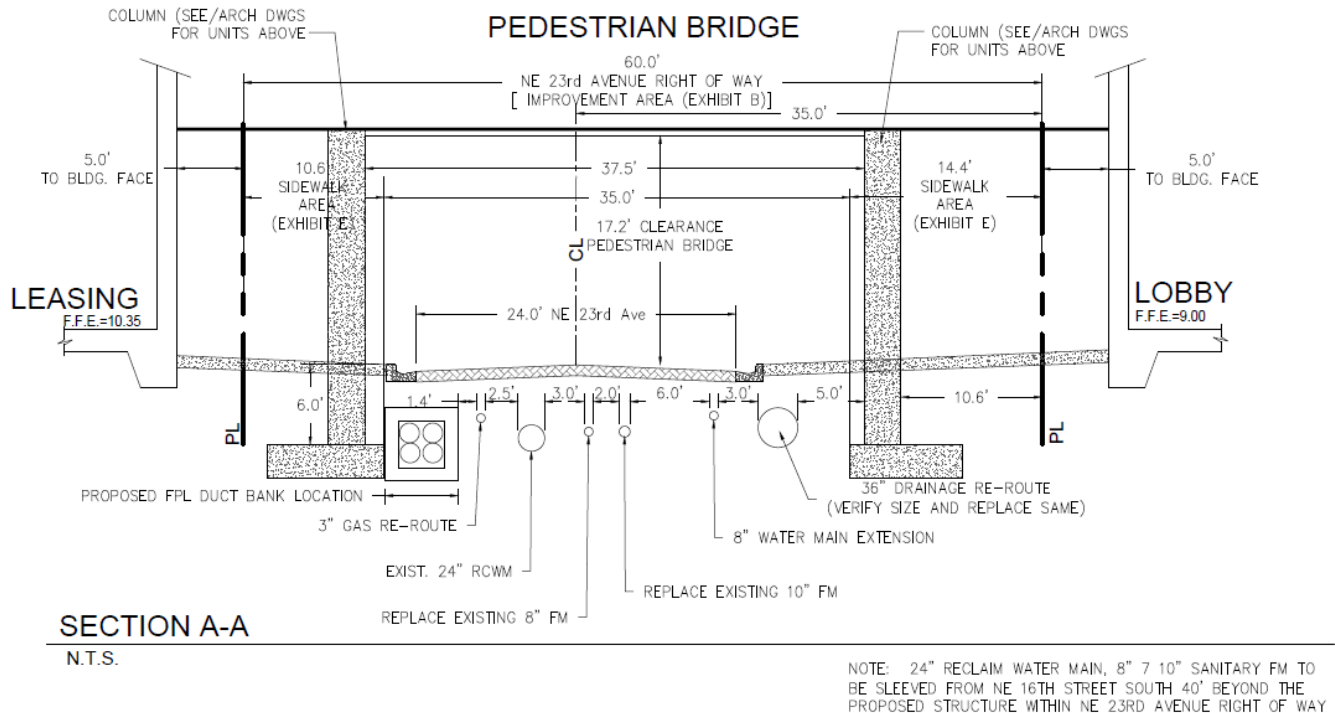
This request for rezoning was by the Planning and Zoning Board on July 24, 2019 and August 28, 2019. The PD-I application included a request for seven proposed deviations from zoning. The Planning & Zoning Board recommended approval with conditions currently being addressed by the applicant. Below is a summary identifying which of these conditions have been addressed and which still require additional information from the applicant.

INFORMATION NEWLY ADDED SINCE THE PLANNING AND ZONING BOARD MEETING

On October 30, 2019 the applicant submitted a revised PD-I application which updated the majority of staff's recommendations and conditions of approval. The updates include changes to the PD-I application along with updates to Exhibits E1, E2, J, and K. The revised PD-I application includes updated language to be consistent with the revised exhibits. Based on the newly submitted documents, the following conditions from the Planning and Zoning Board have been addressed:

- Revised PD-I Master Plan Data (Exhibit E2)
 - Updated the proposed height to be consistent with the PDI-Master Plan (Exhibit E1)
 - Provided renderings and other applicable drawings to be consistent with revised PD-I Plan (See Exhibit J)
- Gross Acreage/Pervious Calculations
 - Provided a calculation based on gross acreage within PD-I Application and Exhibit E2
- Required Buffer Setback – South
 - Provided a minimum setback of 20' to be consistent with PD-I Master Plan (Exhibit E1)
- Improvements within Right-of-Way
 - An application for the abandonment of a portion of sidewalk areas on NE 23rd Avenue is proposed, along with a perpetual easement for the public providing unrestricted public access to the sidewalk area. If approved, it would allow residential units to be located in the space above. Failure to successfully vacate this portion of right-of-way effectively prohibits private development from encroaching into this area.

- Concurrent with second reading of the rezoning Ordinance, the applicant will also be submitting an agreement detailing the work to be completed within the NE 23rd Avenue right-of-way as well as the construction taking place over the right-of-way, e.g. multi-level pedestrian bridge. All utilities will be located within this 35' wide section of right-of-way, which shall remain a public street.
- In further analysis of the site, there are two remaining triangular-shaped parcels that are identified as right-of-way according to the Broward County Property Appraiser adjacent to NE 15th Street that has already been abandoned. The owner's Agent is aware of the item and will be completed as part of the abandonments needed for the project.



The revised documents received on October 30, 2019 address the majority of conditions identified at the August 28th Planning and Zoning Board meeting. Additional information which will be provided between first and second reading of the rezoning should resolve any outstanding issues regarding the project