

# MEMORANDUM

## Development Services

### ADMINISTRATIVE MEMORANDUM NO. 20-026

**DATE:** January 22, 2020  
**TO:** City Commission  
**VIA:** David L. Recor, ICMA-CM, Development Services Director *YJ for DR*  
Jennifer Gomez, AICP, Assistant Development Services Director *JG*  
**FROM:** Scott Reale, AICP, Senior Planner *SR*  
**RE:** Updated PD-I and Ordinance 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 16<sup>th</sup> Street; 1550, 1580, & 1590 NE 23<sup>rd</sup> Avenue  
January 28, 2020 Commission Meeting

P & Z #19-13000002

This memorandum summarizes the changes between the PD-I application considered by the City Commission on November 12, 2019, and the revised PD-I application submitted to City subsequent to the meeting.

An application for the abandonment of a portion of sidewalk areas on NE 23<sup>rd</sup> Avenue was DENIED by Commission on 12/10/2019. As a result, no residential units may be located within or above public right-of-way, including sidewalks. The PD-I application—and corresponding Master Plan and exhibits—has been revised to reflect these changes which no longer includes an elevated pedestrian air bridge. Valet parking is now proposed along the subject property (not within right-of-way) off of NE 16<sup>th</sup> Street. A valet analysis provided by the applicant is attached, as well as comments issued by the city's traffic consultant.

The PD-I rezoning Ordinance has been revised accordingly, and this Granicus/Legistar file includes the following: (A) original Ordinance provided at first reading; (B) redlined version of the updated Ordinance depicting all markups; and (3) clean version of the updated Ordinance.

Additionally, the revised documents address the majority of conditions identified at the August 28<sup>th</sup> Planning and Zoning Board meeting (advisory board recommendation) and November 12, 2019 City Commission meeting (1<sup>st</sup> reading). Any remaining issues must be resolved prior to Site Plan approval.