



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

#25-0138

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

FROM: Susan Grant, Acting City Manager

DATE: February 4, 2025

TITLE: Second Reading – Quasi-Judicial Ordinance Approving a Rezoning from Intense Manufacturing and Industrial (M-3, Broward County) District to Uptown Urban Village Southeast (UUV-SE) District – City of Fort Lauderdale – 200 W Cypress Creek Road – 200 W Cypress Creek Holdings – Case No. UDP-Z24012 – (**Commission District 1**)

Recommendation

Staff recommends the City Commission consider an ordinance rezoning 133,678 square feet (3.06 acres) of land, located at 200 W Cypress Creek Road from Intense Manufacturing and Industrial (M-3, Broward County) District to Uptown Urban Village Southeast (UUV-SE) District.

Background

The City of Fort Lauderdale, on behalf of the property owner, 200 W Cypress Creek Holdings, LLC., is requesting to rezone 133,678 square feet (3.06 acres) of land located at 200 W Cypress Creek Road from Intense Manufacturing and Industrial (M-3, Broward County) District to Uptown Urban Village Southeast (UUV-SE) District to permit the development of a private club on the site. A development review application for the proposed project has not been submitted at this time. However, once an application has been received, it will be reviewed by the Development Review Committee (DRC) and if required, it will be presented to the Planning and Zoning Board (PZB) at a future date if an alternative design solution and/or a parking reduction is requested. A location map of the subject site proposed to be rezoned is provided as Exhibit 1.

The subject property is in the City's Uptown Area. The Uptown Master Plan and associated amendments to the Unified Land Development Regulations (ULDR) were adopted by the City Commission on November 5, 2019, Ordinance C-19-34. The ULDR amendments establish new zoning districts for Uptown to implement the Uptown Master Plan. During the adoption, the City Commission requested staff examine potential incentives that would encourage property owners to rezone their property to the applicable new zoning district. An adopted incentive is for city staff to process rezoning

requests for property owners with their written consent at minimum cost to the property owner, with the exception of legal advertisement costs.

The property owner's consent forms are attached as Exhibit 2. The application, rezoning criteria narrative, and sketch and legal description of the area proposed to be rezoned is attached as Exhibit 3.

REVIEW CRITERIA:

Pursuant to the City's Unified Land Development Regulations (ULDR) Section 47-24.4.D, Rezoning Criteria, an application for a rezoning shall be reviewed in accordance with the following criteria:

1. The zoning district proposed is consistent with the City's Comprehensive Plan.

The property is currently zoned M-3, County zoning and has an underlying land use designation of Industrial, which is intended to accommodate opportunities for the retention and expansion of economic activities associated with manufacturing, processing or assemble plants and their support enterprises for warehouse, storage, distribution, research and development. The proposed UUV-SE zoning district is consistent with this land use designation as well as the proposed land use amendment for Uptown. Please refer to the Comprehensive Plan Consistency section within this report for additional information.

2. The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration.

The development in the surrounding area is characterized mainly by office, hotel, and commercial uses. Rather than adversely impacting the character of development in the area with more intense uses such as industrial manufacturing, the proposed rezoning to UUV-SE will have a positive impact by allowing for the expansion of warehouse and storage use in the area.

3. The character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses.

Rezoning the proposed property to the UUV-SE zoning district will permit the proposed use of Private Club Facility, as it is a permitted use in the UUV-SE zoning district. In addition, the proposed zoning district is compatible with the surrounding business districts that permit and have existing uses similar to that of the proposed use. Furthermore, the Uptown Master Plan encourages the proposed property to be rezoned to the UUV-SE zoning district. The proposed rezoning ensures the continued planned growth of the Uptown Urban Village identified in the Uptown Urban Village Master Plan.

The Planning and Zoning Board (PZB) reviewed the application on November 20, 2024, and recommended approval by a vote of 8-0. The PZB meeting minutes and staff report are attached as Exhibit 4 and Exhibit 5, respectively.

The City Commission shall consider the application and the record and recommendations forwarded by the Department and Planning and Zoning Board and public comments on the application to determine whether the application meets the criteria for a rezoning. If the City Commission determines that the rezoning meets the criteria for rezoning, the City Commission shall approve the change in zoning as requested in the application or approve a change to a more restrictive zoning district than that requested in the application if necessary to meet the criteria provided for rezoning and if consented to by the applicant. If the City Commission determines that the proposed rezoning does not meet the criteria in, or if the applicant does not consent to a more restrictive zoning district, the City Commission shall deny the application.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a *2025 Commission Priority*, advancing the Economic Development initiative.

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- Business Growth and Support, Goal 6: Build a diverse and attractive economy

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

This item supports the *Advance Fort Lauderdale 2040 Comprehensive Plan* specifically advancing:

- The Neighborhood Enhancement Focus Area
- The Future Land Use Element
- Goal 2: The City shall encourage sustainable, smart growth which designates areas for future growth, promotes connectivity, social equity, preservation of neighborhood character and compatible uses.
- The Urban Design Element
- Goal 1: Promote high-quality and sustainable building design elements which complement the public realm.

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Property Owner Consent Form

Exhibit 3 – Application, Criteria Narrative, and Sketch and Legal Description

Exhibit 4 – November 20, 2024, PZB Meeting Minutes

Exhibit 5 – November 20, 2024, PZB Staff Report

Exhibit 6 – Business Impact Estimate

Exhibit 7 - Ordinance

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