



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

**#25-0620**

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

**FROM:** Rickelle Williams, City Manager

**DATE:** June 30, 2025

**TITLE:** Quasi-Judicial Resolution Approving a Plat Known as “Cypress Creek West Plat” - Case No. UDP-P23002 - 6000-6150 North Andrews Avenue -  
(Commission District 1)

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**Recommendation**

Staff recommends the City Commission consider a resolution approving a plat known as “Cypress Creek West Plat,” Case No. UDP-P23002, located at 6000-6150 North Andrews Avenue.

**Background**

The applicant, Florida Department of Transportation (FDOT), proposes to plat 222,990 square feet (5.180 acres) of land located at 6000-6150 North Andrews Avenue. The site currently serves as the I-95/Cypress Creek Boulevard FDOT Park & Ride Lot. The applicant is platting the site to construct a mixed-use development with 345 multifamily residential units and 4,519 square feet of commercial use. An associated Site Plan Level II application, Case No. UDP-S22083, was reviewed by the City of Fort Lauderdale’s Development Review Committee (DRC) on January 24, 2023, and is pending Final DRC approval. The proposed site transverses the City of Fort Lauderdale and City of Oakland Park shared jurisdictional lines. City of Fort Lauderdale staff, along with the applicant, are coordinating site plan approval on the portion of the property located in the City of Oakland Park. A location map is attached as Exhibit 1.

The proposed plat includes the following plat note restriction: “This plat is restricted to 345 residential units and 6,000 square feet of commercial use.”

Pursuant to the Unified Land Development Regulations (ULDR), Section 47-24.5, Subdivision Requirements and Section 47-25.2, Adequacy Requirements are used to evaluate a request to plat. The applicant has addressed all applicable criteria. The application and plat are provided as Exhibit 2, and the applicant’s narrative responses to criteria are provided as Exhibit 3.

The request to plat was reviewed by the DRC on May 23, 2023. The May 23, 2023, DRC comment report with applicant’s responses is attached as Exhibit 4. The May 21, 2025,

Planning and Zoning Board (PZB) Staff Report and Meeting Minutes are attached as Exhibits 5 and 6, respectively. The PZB voted 8-0 in favor of recommending approval of the plat, subject to the following staff conditions:

Prior to recordation of the plat in the Broward County Official Records, a reciprocal cross-access easement shall be provided for the entire platted site running east to west. The aforementioned easement shall be noted within the dedications portion of the plat.

### **Comprehensive Plan Consistency**

The proposed plat aligns with the City of Fort Lauderdale's Comprehensive Plan Goals, Objectives, and Policies, including the Future Land Use Element (FLU), Goal 3 Objective FLU 3.1 which requires the plat to comply with Broward County Land Use Plan and to meet the level of service standards in the City's Comprehensive Plan. The underlying land use designation of Uptown Urban Village - TOD allows for the proposed development as indicated in the plat note.

### **Public Participation**

This request is subject to sign notification requirements established in ULDR Section 47-27.4. The applicant has installed a total of two (2) signs on the property and has submitted a sign affidavit indicating proper sign notification was provided. The sign affidavit and photographs of the posted signs are included as Exhibit 7.

The City Commission shall consider the application, the record, and recommendations forwarded by the DRC and the PZB, and shall hear public comment on the application to determine whether the proposed plat satisfies the provisions of the Unified Land Development Regulations (ULDR) Section 47-24.5, Subdivision Regulations and other applicable criteria as defined in the ULDR.

### **Resource Impact**

There is no fiscal impact associated with this action.

### **Strategic Connections**

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

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

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

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

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

- The Neighborhood Enhancement Focus Area
- The Urban Design Element

Goal 1: Encourage urban design which responds to the climate and character of Fort Lauderdale, is pedestrian friendly, human-scaled and contains the infrastructure and amenities to create a vibrant public realm.

### **Attachments**

Exhibit 1 – Location Map

Exhibit 2 – Application and Plat

Exhibit 3 – Applicant's Narrative Responses to Criteria

Exhibit 4 – May 23, 2023, DRC Comment Report with Applicant's Responses

Exhibit 5 – May 21, 2025, PZB Staff Report

Exhibit 6 – May 21, 2025, PZB Meeting Minutes

Exhibit 7 – Sign Affidavit and Photographs of Posted Signs

Exhibit 8 – Resolution Approving

Exhibit 9 – Resolution Denying

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