



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

**#23-0563**

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

**FROM:** Greg Chavarria, City Manager

**DATE:** June 20, 2023

**TITLE:** Public Hearing – Ordinance Amending City of Fort Lauderdale  
Comprehensive Plan Future Land Use Map Designation from Medium-High  
Residential (25) to Mixed Use for 200 and 400 Corporate Drive – UDP–  
L22003 – **(Commission District 1)**

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**Recommendation**

Staff recommends the City Commission consider an amendment to the City of Fort Lauderdale Future Land Use Map for two parcels totaling 6.8 acres located at 200 and 400 Corporate Drive from Medium-High (25) Residential to Mixed Use. The proposed change in the future land use designation has been submitted in conjunction with amendments to the Comprehensive Plan Future Land Use Element, to modify text of the Mixed-Use future land use designation (Case No. UDP-L22004), also scheduled on this agenda.

**Background**

The applicant anticipates retaining the existing hotel and replacing the existing surface parking area with a mixed-use building containing 340 residential units and 5,000 square feet of commercial space with a parking garage, at the northeast corner of Corporate Drive and Cypress Creek Road. The site is surrounded by I-95 to the west and a lake with a Transportation future land use designation to the north, parcels containing an office building and vacant land with a Commercial future land use designation to the east, and single-family residential development located within the City of Oakland Park to the south across Cypress Creek Road.

The corresponding amendments to the Mixed Use future land use designation change the maximum floor area ratio to 3 and the maximum density from 60 dwelling units per net acre to a maximum 50 dwelling units per gross acre. Uses permitted within the Mixed Use future land use designation include those permitted in the Residential and Commercial future land use categories. Parcels with the Mixed Use future land use designation must also be accessible to transit.

In addition to the amendment to the City's future land use map, the applicant will be seeking an amendment to the County's future land use map from Medium-High (25) to

Irregular Residential (50) with both parcels within a dashed-line area and also a Commerce future land use designation for the northern parcel at 400 Corporate Drive containing the Westin hotel. Per the Broward County Land Use Plan, a dashed-line area means an area on the Broward County future land use map bordered by a dashed line with a specific maximum overall allowable density of dwelling units. That number is multiplied by the total number of acres inside the dashed line, including non-residential areas, to calculate the total number of dwelling units permitted. Therefore, the County's Irregular Residential (50) within the dashed line would permit a residential density of 50 dwelling units per gross acre which will be consistent with the City's Mixed Use future land use designation.

The Broward County Land Use Plan also requires a land use plan amendment (LUPA), which proposes to add 100 or more dwelling units, must identify how affordable housing needs may be addressed through several options such as a set aside of new affordable housing. The applicant stated in their application that 15% of the dwelling units will be set aside as affordable housing units and the applicant will record an affordable housing agreement through a declaration of restrictive covenants with Broward County.

The location map and sketch and legal description of the area proposed for changing the future land use designation are attached as Exhibit 1. The LUPA application and report for the amendments to the City of Fort Lauderdale and Broward County Land Use Plan are attached as Exhibit 2 and a preliminary site plan is provided for the purpose of a conceptual depiction of the proposed project, attached as Exhibit 3.

The amendment application was reviewed by the Development Review Committee (DRC) on August 9, 2022. All comments have been addressed and are available on file with the Development Services Department (DSD). The DRC comments are attached as Exhibit 4.

Pursuant to criteria outlined in the Section 47-24.8, Comprehensive Plan Amendment of the Unified Land Development Regulations (ULDR), the amendment to the Future Land Use Element Map was reviewed by the Planning and Zoning Board (PZB) on November 16, 2022, and recommended for approval by a vote of 9-0. The PZB staff report and meeting minutes are attached as Exhibit 5 and Exhibit 6, respectively. The City Commission approved (5-0) the amendment on first reading on January 24, 2023. The Broward County Planning Council recommended (14-0) of the Broward Land Use Map on March 23, 2023. Broward County Commission adopted (9-0) the related amendment to their future land use map on May 2, 2023. The Broward County Commission action agenda is attached Exhibit 7.

### **Review Criteria**

As per ULDR, Section 47-24.8, a Comprehensive Plan amendment application shall be reviewed in accordance with the following criteria:

1. An application shall be submitted to the Development Services Department for review by the Planning and Zoning Board (Local Planning Agency) and for

approval and adoption by the City Commission, in accordance with the requirements of F.S. Ch. 163 and F.A.C. Rule 9J-5.

The City of Fort Lauderdale application requirements for land use plan amendments require a detailed amendment report that outlines the following: existing and proposed uses, an analysis of public facilities and services and a review of applicable goals, objectives, and policies in both the City of Fort Lauderdale Comprehensive Plan and the Broward County Land Use Plan. The LUPA application and report incorporates this information (Exhibit 2).

2. An amendment to the City's Comprehensive Plan must be recertified by the Broward County Planning Council prior to the approval taking effect.

Following adoption by the City Commission of a small-scale future land use map amendment, the Planning Council will hold a public hearing to determine if the City's Comprehensive Plan remains in substantial conformity with the Broward Land Use Plan and submit its recommendation to the County Commission.

### **Adequacy Criteria**

The adequacy criteria of ULDR Section 47-25.2 are used to evaluate the demand created on public services and facilities by a proposed development. The LUPA application and report (Exhibit 2) provides a point-by-point narrative describing the availability of public facilities in the subject area and comparing the existing Medium High Residential future land use designation to the proposed Mixed-Use designation. Letters regarding potable water, sewer, drainage, mass transit, solid waste and school capacity have been received, confirming that adequate facilities and services are in place to support the change in future land use designation from Medium-High Residential to Mixed Use.

Broward County provides water and wastewater services to the proposed development site. Per the analysis provided in the LUPA application report, which was reviewed by Broward County Water and Wastewater Services, the County has the sufficient capacity for water and sewer service for the proposed mixed-use development.

The future land use plan amendment report compares the traffic impacts of the current Medium-High Residential future land use designation to proposed uses in the Mixed-Use future land use designation. Per the applicant's amendment report, the proposed change in future land use designation will increase the number of pm peak trips by 493 and daily trips by 5,042. Nearby intersections will operate at the same level of service with signalization improvements that can be coordinated at time of site plan application submittal.

### **Comprehensive Plan Consistency**

The applicant has identified and provided responses to Goals, Policies and Objectives of the City of Fort Lauderdale Comprehensive Plan and the Broward County Comprehensive Plan in the LUPA application report. The proposed future land use map amendment of the proposed development site along transit corridor Cypress Creek Road supports

Future Land Use Element Goal 2 regarding sustainable development which supports connectivity, social equity, and affordable housing. The proposed future land use amendment supports Future Land Use Element Objective 2.2 regarding Neighborhood Resilience and Policy 2.2.2 regarding encouraging new development in areas less vulnerable to flooding. The amendment also supports Objective FLU 2.3 encouraging mixed use development to enhance livability of the City by supporting Policy 2.3.1 which supports integrated land use combinations and interconnectivity.

### **Public Participation**

The application is subject to the public participation requirements established under ULDR Section 47-27.4. Per the applicant, mail notifications were sent to property owners within 300 feet of the subject property and a virtual public participation meeting was held on October 13, 2022, to offer the neighborhood and surrounding property owners the opportunity to learn about the proposed change in future land use. The public participation meeting had one person in attendance.

In addition, this request was subject to sign notification requirements established in ULDR, Section 47-27.4. The applicant posted two signs on the property and has met the requirements of this section. The public participation meeting summary and affidavits are attached as Exhibit 8.

### **Resource Impact**

There is no fiscal impact associated with this action.

### **Strategic Connections**

This item supports the *Press Play Fort Lauderdale 2024* Strategic Plan, specifically advancing:

- Neighborhood Enhancement
- 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 Prosperous.

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

- The Neighborhood Enhancement Area
- The Future Land Use Element
- Goal 2: Sustainable Development: The City shall encourage sustainable, smart growth which designates areas for future growth, promotes connectivity, social equity, preservation of neighborhood character and compatibility of uses.

### **Related CAM**

CAM 23-0562

## **Attachments**

- Exhibit 1 – Location Map and Sketch and Legal Description
  - Exhibit 2 – Application and Land Use Plan Amendment Report
  - Exhibit 3 – Conceptual Site Plan
  - Exhibit 4 – DRC Comments
  - Exhibit 5 – Planning and Zoning Board Staff Report
  - Exhibit 6 – Planning and Zoning Board Minutes
  - Exhibit 7 – Broward County Commission Action Agenda
  - Exhibit 8 – Public Participation Meeting Summary and Affidavit
  - Exhibit 9 – Ordinance
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