



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#24-0081

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

FROM: Greg Chavarria, City Manager

DATE: March 5, 2024

TITLE: Public Hearing – Quasi-Judicial Ordinance Approving a Rezoning from County Hotel R-6 District (County R-6) and County One-family District (County R-1-C) to Planned Development District (PDD) with an Associated Site Plan for 298 Hotel Rooms, 340 Multifamily Residential Units, and 4,717 Square-Feet of Commercial Use – Case No. UDP-PDD23002 – 200 and 400 N. Corporate Drive – **(Commission District 1)**

Recommendation

Staff recommends the City Commission consider an ordinance rezoning 6.8 acres of land, located at 200 and 400 N. Corporate Drive, from County Hotel R-6 District (County R-6) and County One-family District (County R-1-C) to Planned Development District (PDD) with request for approval of an associated development plan.

Background

The applicant, PFL VII LLC, is proposing to construct a new mixed-use building with 340 multifamily units and 4,717 square feet of commercial space with the inclusion of the existing Westin hotel as part of the proposed Planned Development District. The proposed mixed-use building will be located on the existing parking lot for the Westin Hotel and will incorporate parking for both the mixed-use building and the hotel. The applicant is proposing a 15% affordable housing set aside out of the 340 total multifamily residential units. The overall property is approximately 6.8 acres and will include 0.4 acres of publicly accessible open space on the western and southern portion of the site. The rezoning together with the site plan will become the specific zoning regulations for the property consistent with the City's Unified Land Development Regulations (ULDR) Section 47-37A.6, Application Requirements. A location map and sketch and legal description are attached as Exhibit 1. The application and project narratives are provided as Exhibit 2 and the site plan is attached as Exhibit 3.

The Development Review Committee (DRC) reviewed the proposal on January 10, 2023. The applicant's response to DRC Comments is attached as Exhibit 4.

The rezoning with the associated site plan application was reviewed by the Planning and Zoning Board (PZB) on December 20, 2023 and was 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.

Review Criteria:

ULDR Section 47-37A, Planned Development District (PDD), requires the review of the PDD rezoning application by the City Commission and requires a super-majority vote of the City Commission to approve the PDD ordinance. The City Commission shall consider the application and make a determination based on the following criteria:

- Sec. 47-24.4, Rezoning
- Sec. 47-25.2, Adequacy Requirements
- Sec. 47-25.3, Neighborhood Compatibility Requirements
- Sec. 47-37A, Planned Development District Requirements

Rezoning Criteria

Pursuant to the City's Unified Land Development Regulations (ULDR) Section 47-24.4, Rezoning, 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 underlying land use is Mixed Use. The proposed development contains residential, hotel, and commercial uses, which are permitted in this land use designation, consistent with the City's Comprehensive Plan.

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

The proposed PDD is consistent with the character of development in the surrounding area, which consists of office buildings to the north and east and I-95 to the west. South of the proposed site is Cypress Creek Road, a six-lane roadway, with single-family uses south of Cypress Creek Road within the City of Oakland Park. The proposed development will enhance development in and near the area under consideration by introducing residential units to create a compact, mixed-use development and by providing publicly accessible park space.

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.*

The proposed PDD uses include those in the Boulevard Business (B-1) zoning district including hotel and mixed-use residential uses. The adjacent property to the northeast contains a six-story office building with a proposed Commerce Center (CC) zoning designation. The proposed rezoning was approved by the Planning and Zoning Board (9-0) at their September 20, 2023 meeting and the City Commission will consider the rezoning at their March 5, 2024 meeting. The properties to the southeast are zoned Community Business (CB) District and includes a new coffee shop which is currently under construction. Across Cypress Creek Road to the south, the properties lie within the City of Oakland Park and are zoned One-Family Detached Dwelling (R-1B). To the west of the proposed project,

across Interstate 95 is the Uptown Urban Village Area that has an approved master plan to guide future growth in the area by promoting a mix of uses and improving connectivity in the area. The character of the area supports the proposed PDD uses and the uses are compatible with surrounding districts.

Adequacy and Neighborhood Compatibility

The adequacy criteria of ULDR Section 47-25.2 are used to evaluate the demand created for public services and facilities by a proposed development. Water and wastewater are serviced by Broward County and a capacity letter was issued by the County's Public Works Department, which identified the plant facilities, associated infrastructure servicing this project, and the project's impact on capacity. The letter from Broward County states that off-site improvements may be required for fire flow and wastewater treatment. The water and sewer capacity letter is attached as Exhibit 7.

The neighborhood compatibility criteria of ULDR Section 47-25.3 include performance standards requiring all developments to be "compatible with, and preserve the character and integrity of adjacent neighborhoods... the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, buffer yards, alteration of building mass, and adding landscaping, walls, or both, to ameliorate such impacts."

Per ULDR Section 47-31.1, the intent of the PDD zoning district is to foster and encourage development incorporating urban design principles and elements that are not otherwise permitted under the ULDR. Planning elements of proposed PDD zoning districts shall include the promotion of development that demonstrates substantial, significant, and recognizable improvements to the neighboring community and the City in general. A PDD must create an exceptional urban environment with a focus on the relationship of proposed buildings to neighboring properties, streets, and public spaces including massing, scale, facade treatment, and articulation, with particular attention to ground floor activity. Other PDD planning elements include efficient use of land resources through high-quality urban development, compact building forms, infill development, and street design standards that encourage safety, sustainability, and multi-modal connectivity.

Significant and recognizable improvements in the proposed PDD include the addition of open space including 0.4 acres of publicly accessible open space and affordable housing. Publicly accessible park facilities are proposed along the eastern, southern, and southwestern portions of the site includes a walkway / linear park around the perimeter of the mixed-use building and open space located to the west of the building and south of the hotel. In addition, the applicant recorded a declaration of restrictive covenants to set aside 15% of the 340 residential units as affordable units to meet the requirements of the Broward County Land Use Plan. The declaration of restrictive covenants is attached as Exhibit 8.

The ground floor of the mixed-use building, facing the private internal road, is activated by a lobby, commercial space, and residential units. Between the lobby and the commercial space is a large, covered plaza area that opens to the pool amenity area located at the rear of the building. Structural columns frame the area between the drop-off area and the lobby between the plaza and the pool area on the south side of the building. The footprint of the mixed-use building is uniquely curved which reflects the southern property line. The north, east, and south facades are activated with residential units. Articulation of the facades is created through stepbacks to moderate the mass and volume, particularly on the eastern and southern facades and corner cutouts on the northern façade. The eastern portion of the building wraps around a landscaped plaza and courtyard area which connects directly to the publicly accessible open space along Cypress Creek Road. The roofline varies from 96 feet on either end of the building to 130 feet in the center. The building facades are articulated with eyebrows, banding, balconies, and extensive fenestration. The structured parking is lined with residential units on the eastern portion of the southern façade and parking is screened with perforated aluminum screening and metal fabric screening.

The project promotes multi-modal connectivity through its location and amenities. The proposed project is located on an existing bus route on Cypress Creek Road, and within 1.5 miles of the Cypress Creek Tri-Rail station west of I-95 and south of Cypress Creek Boulevard. Bicycle storage is included within the parking structure and bicycle racks will be located in front of the proposed commercial use.

Options for pedestrian connectivity will be increased through enhanced streetscapes and pedestrian connections from the property to Cypress Creek Road. The streetscape for Corporate Drive includes a five to 7-foot sidewalk and street trees adjacent to a 62.5-foot wide publicly accessible open space area. The private drive leading to the Westin Hotel includes a 6-foot landscape strip and a five to 7-foot sidewalk. Along Cypress Creek Road, an eight to 10-foot sidewalk and street trees are proposed with a 53-foot publicly accessible open space area. Pedestrian paths link the publicly accessible open space areas to the existing bus stop near the corner of Cypress Creek Boulevard and N. Corporate Drive.

Planned Development District Analysis

The applicant has submitted a narrative, included as part of Exhibit 2, outlining the design concepts of the development and how the proposal complies with Unified Land Development Regulations (ULDR) Section 47-37A, Planned Development District Requirements. Table 1 includes an analysis of the PDD requirements.

Table 1 – PDD Requirements Analysis

ULDR Section	Section Intent	Analysis
<p>47-37A.1 Intent and Purpose</p>	<p>(A) Promotion of development that demonstrates compact building forms, street design standards that encourage safety, sustainability, and multi-modal connectivity.</p> <p>(B) Promote flexibility of design with focus on relationship of proposed buildings with surrounding properties.</p>	<p>(A) The PDD proposal promotes a compact built form and utilizes flexibility in design with unique solutions that enhance the overall project in relation to the surrounding context. In addition, the plans include street design standards that encourage multi-modal connectivity. A five to 7-foot sidewalk has been proposed along Corporate Drive and the private roadway that leads to the hotel. An eight to 10-foot sidewalk is proposed along Cypress Creek with direct access from the publicly accessible open space areas on the southern portion of the site to an existing bus stop.</p> <p>(B) The proposed mixed-use building will provide parking for both the new residential and commercial uses and the existing hotel. The site plan connects the new building with the hotel through improved pedestrian connections and adds park and open space including a walking trail accessible to residents, hotel guests, and members of the public.</p>
<p>47-37A.2 Definitions</p>	<p>Definitions specific to Section 47-37A.2.</p>	<p>As referenced in ULDR Section 47.35.1., ULDR Definitions.</p>
<p>47-37A.3 Conditions for PDD rezoning</p>	<p>Minimum land area required for an application to PDD district shall be two (2) acres.</p> <p>Consistency with the goals and objectives of plans adopted for the City's Regional Activity Centers.</p> <p>Configuration of the PDD zoning district; Entire tract under unified control.</p>	<p>Project site is approximately 6.8 acres in size and meets the minimum 2-acre requirement.</p> <p>N/A</p> <p>Project site is two parcels with the same owner and under unified control.</p>
<p>47-37A.4 Uses Permitted</p>	<p>The uses permitted and combination thereof within the PDD district, shall be established at the time of rezoning to PDD and shall be consistent with the City's Comprehensive Plan.</p>	<p>PDD proposes permitted uses as listed in ULDR, Section 47-6.11 which includes all permitted and conditional uses in the Boulevard Business (B-1) District.</p>
<p>47-37A.5 Application Public Outreach</p>	<p>Conduct public meetings prior to application submittal providing notice, presentation of project, public participation, and summary; and public meeting after DRC occurs.</p>	<p>Applicant has provided documentation regarding public outreach (Exhibit 11). A pre-application meeting was held with the community on November 7, 2022, prior to the DRC application submittal on December 22, 2022. Applicant conducted a Post-DRC meeting on October 12, 2023.</p>

ULDR Section	Section Intent	Analysis
47-37A.6 Application Requirements	Application submittal requirements, narratives, plans, project data	Applicant has provided all the necessary documentation.
47-37A.7 Performance Standards for Permitted Uses	Development standards proposed for the PDD shall be established by ordinance, common ownership, and recordation of a development agreement.	Proposed PDD standards are contained herein in Table 2 – Zoning Comparison and Proposed PDD Zoning.
47-37A.8 PDD Criteria and Limitations	Permitted land uses, creating a vibrant living environment, compatibility with adjacent land uses, street cross sections, density, FAR, and height.	See PDD Zoning District Planning Elements and Table 2 herein.
47-37A.9 PDD Public Improvements	PDD shall promote substantial, significant, and recognizable improvements to the neighborhood.	The PDD replaces the hotel's existing surface parking lot with a mixed use building and adds 0.4 acres of publicly accessible park facilities along the eastern, southern, and southwestern portion of the site including 1) a walkway /linear park around the perimeter of the proposed mixed use, 2) a putting green, dog park, and pickleball court south of the mixed use building, and 3) open space located to the west of the parking garage and south of the hotel. In addition, 51 affordable residential units will be provided.
47-37A.10 Review Process	Conduct pre-application conference with staff, Rezoning application criteria applied, super majority of four members of the City Commission.	Applicant conducted a pre-application meeting on November 7, 2022. The PDD ordinance will require the super majority of four members of the City Commission.

Table 2 depicts a comparison between the repealed code requirements for the R-6 (County) zoning district, requirements for PDD zoning districts, and proposed standards for the Westin Aura Cypress Creek PDD zoning district with justification for the requests. The zoning standards that are listed in Table 2 and, if approved, will be considered specific development standards for the Westin Aura Cypress Creek PDD zoning district.

Table 2 – Zoning Comparison

	REQUIRED (R-6)	REQUIRED (PDD)*	PROPOSED (PDD)
MAXIMUM DENSITY (RESIDENTIAL UNITS)	60 dwelling units per acre	50 units/acre or as permitted by underlying land use	50 units/acre or as permitted by underlying land use
MINIMUM LOT SIZE	100 feet minimum	N/A	121.49 feet on N. Corporate Drive

	REQUIRED (R-6)	REQUIRED (PDD)*	PROPOSED (PDD)
	width 10,000 square feet		288,089 square feet (6.136 acres)
LOT COVERAGE	40% (maximum for buildings 7-15 stories)	N/A	37% <i>Justification:</i> A majority of the open space surrounding the mixed-use building will be improved with publicly accessible open space including a walking path, putting green, dog park, pickleball court, and open space.
MAXIMUM FLOOR AREA RATIO	N/A	3.0 (nonresidential)	3.0 (entire project)
MAXIMUM BUILDING HEIGHT	15 stories/150 feet	300 feet	Existing Hotel: 14 stories/140 feet 8 inches Mixed Use: 12 stories/129 feet 4 inches
BUILDING LENGTH)	N/A	N/A	Existing Hotel: 240 feet 6 inches Mixed Use Building: 270 feet 5 inches
PARKING	940 spaces	N/A	835 spaces
OPEN SPACE	63,380 square feet	N/A	121,749 square foot (42.3%)
SETBACKS	REQUIRED (County R-6)	REQUIRED (PDD)	PROPOSED (PDD)
Front (north - private road- mixed use site)	32 feet (10 feet plus 2 feet for each 10 feet of building height above 22 feet)	N/A	25 feet, 9 inches <i>Justification:</i> Allows for incorporation of 7-10 foot sidewalk, vehicle drop off area, and landscaping.
Side (east - mixed use site)	36 feet (10 feet plus 2 feet for each 10 feet of building height above 22 feet)	N/A	30 feet, 6 inches <i>Justification:</i> The site plan incorporates publicly-accessible open space including a "public promenade" or walking trail.
Rear (south - mixed use site)	38 feet (20 feet plus for every 10 feet above 44 feet)	N/A	32 feet, 5 inches <i>Justification:</i> The site plan incorporates publicly-accessible open space including a walkway/ linear park.
Side(east - hotel site)	34 feet	N/A	5 feet

	REQUIRED (R-6)	REQUIRED (PDD)*	PROPOSED (PDD)
	(10 feet plus 2 feet for each 10 feet of building height above 22 feet)		<u>Justification:</u> Existing hotel side setback.
Side (west-I-95 ramp – hotel site)	37 feet (15 feet plus 2 feet for every 10 feet of building height exceeding 22 feet unless a greater width is required under the side yard)	N/A	14 feet, 9 inches <u>Justification:</u> Existing hotel side setback.
Rear (north - hotel site)	39.2 feet (20 feet plus 2 feet for each 10 feet of building height above 44 feet)	N/A	29 feet, 11 inches <u>Justification:</u> Existing hotel side setback.

Parking and Circulation

Vehicular ingress and egress to the site is located from North Corporate Drive which is signalized at Cypress Creek Road. Vehicle access to the parking garage is from the existing private roadway which connects the existing hotel to North Corporate Drive. The applicant is proposing pedestrian improvements along the private roadway and North Corporate Drive including five to seven-foot sidewalks with street trees and an eight to ten-foot sidewalk along Cypress Creek Road to the I-95 northbound ramp. There will also be a pedestrian connection from the publicly accessible open space to the existing bus stop and sidewalk on Cypress Creek Road.

The PDD zoning district allows development standards including parking requirements that are not otherwise permitted under the ULDR. Parking for the entire PDD site is accommodated within a 12-story parking structure with bicycle parking storage located on the first floor, and bicycle racks will also be installed in front of the commercial space. The ULDR requires 940 parking spaces for the existing hotel and proposed mixed use building. A parking analysis performed by Traftech, Inc., dated June 9, 2023, indicates an observed 200-space peak parking demand for the hotel. The parking analysis also demonstrated a peak parking demand of 616 spaces for the mixed-use building which includes reduced parking for the 51 affordable housing units. The 200 parking space demand for the hotel and 616 space demand for the mixed use equal a total 816 parking space demand. The proposed development is proposing 835 parking spaces surpassing the analyzed demand by 17 parking spaces. Table 3 provides a comparison of ULDR requirement for the project and the proposed parking ratios for the PDD. The parking analysis is attached as Exhibit 9.

Table 3 – Parking Summary

Use	Units/Square Footage	1977 County Code Requirement	PDD Proposed Ratio Per Parking Reduction Request	Required Spaces	Provided Spaces
Hotel Rooms	298 rooms	3 spaces per 4 rooms	0.67 spaces per room	223	200
Hotel Restaurant Space	6,500 square feet	35% of 1 space per 50 square feet	N/A	23	
Hotel Meeting Space	22,021 square feet	35% of 1 space per 200 square feet	N/A	39	
Multifamily Residential Units		City ULDR Required Parking Ratio			
Affordable Studio/ 1 Bedroom	51	1.75 spaces per unit	1 space per unit	90	51
Studio/1 Bedroom	137 units	1.75 spaces per unit	1.75 space per unit	240	240
Two Bedroom	134 units	2.0 spaces per unit	2.0 space per unit	268	268
Three bedroom	18 units	2.1 space per unit	2.1 space per unit	38	38
Retail/Office	4,717 square feet	1 space per 250 square feet	1 space per 250 square feet	19	19
Total				940	816
Parking Provided					835

A traffic study prepared by Traftech, identifies that the new mixed-use building will generate approximately 1,816 daily trips, approximately 152 AM peak hour trips, and approximately 163 pm peak hour trips based upon the Institute of Transportation Engineers (ITE) Trip Generation Manual (ITE, 11th Edition). The traffic study concludes that the transportation network shall have adequate capacity, and safe and efficient traffic circulation to serve the proposed development. The traffic study summary is attached as Exhibit 10.

Comprehensive Plan Consistency

The proposed use is consistent with the City’s Comprehensive Plan Goals, Objectives and Policies, including Future Land Use Element, Goal 1, Policy FLU 1.1.2, that the City shall foster innovative and flexible planning strategies in order to redevelop based upon best planning practices; Objective FLU 2.2. regarding neighborhood resilience; and Policy FLU 2.2.2, that the City will continue to encourage new development in higher elevated areas less vulnerable to flooding. The proposed PDD supports Objective FLU 2.3 regarding encouraging mixed use development to enhance the City’s livability including Policy FLU 2.3.1 which encourages mixed use development in well-integrated land use combinations, balances intensity and density, and promotes the safe, interconnectivity of vehicular, pedestrian and other non-motorized movements. With the incorporation of publicly accessible open space in the site plan, the project fulfills Policy FLU 2.3.3 which states that mixed use areas should include enhancements of the public realm through open space and recreational areas.

The City’s Future Land Use Map indicates that the proposed project has a Mixed-Use future land use designation. More specifically, the Mixed-Use future land use designation supports a pedestrian-oriented urban environment that combines a mix of compatible uses such as residential, retail, professional office, and public amenities that are

integrated into mixed use structures and mixed-use sites located accessible to transit. In addition, the proposed site plan meets the design guidelines outlined in the Comprehensive Plan for properties with the Mixed-Use future land use designation such as open space and landscape provisions that include street trees and other elements that contribute to a high-quality public realm and vehicle parking strategies such as utilizing parking structures, reduced parking ratios, and shared parking facilities.

Public Participation

The application is subject to public outreach as required in ULDR Section 47-37A.5 and is also subject to the public participation requirements established in ULDR Section 47-27.4. There are no City-recognized civic associations within 300 feet of the subject site. The applicant conducted a public meeting on October 12, 2023. The applicant's public meeting summary and letters supporting the project are provided as Exhibit 11 and Exhibit 12 respectively.

Conditions of Approval

Should the City Commission approve the development, the following conditions apply:

1. Prior to submittal of a building permit, applicant shall provide the final School Capacity Availability Determination (SCAD) letter that confirms that school capacity is available, or if capacity is not available, that mitigation requirements have been satisfied.
2. Pursuant to ULDR Section 47-38A, Park Impact Fees, applicant will be required to pay Park Impact Fee for the proposed residential units, less any applicable credits, consistent with ULDR, Section 47-38A.8, Credits, prior to issuance of building permit.
3. Prior to final DRC approval, provide a letter from the Federal Aviation Administration (FAA) letter stating that an interference review related to physical, communication, and radar obstruction has been completed.
4. Provide the following agreements:
 - a. Prior to final DRC approval, record a unified control document recorded in the public records of Broward County encompassing the PDD land area.
 - b. Prior to issuance of a final certificate of occupancy, record in the public records of Broward County any required non-exclusive utility easements and non-exclusive easements for public open space for the areas shown on the PDD development plan.
 - c. Prior to final DRC, record a development agreement with the City which includes permitted uses and provisions for the construction of the public improvements including public open space and streetscape improvements according to the approved site plan.
5. Prior to issuance of the building permit (other than site permits), applicant shall be required to pay \$14,567.98 to the City of Fort Lauderdale's Transportation and Mobility Department for their proportional share for two turn lane extensions.

6. Prior to issuance of a final certificate of occupancy, all entrances to publicly accessible open space areas shall have signage indicating the area is open to the public and the hours for public use.

Business Impact Estimate

This ordinance will be enacted to implement Part II of chapter 163, relating to growth policy, county and municipal planning, and land development regulation and is therefore not subject to the requirements of Section 166.041(4), Florida Statutes.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a FY 2024 Commission Priority, advancing the Housing Accessibility initiative.

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

- The Housing Focus Area
- Goal 2: Enable Housing Options for all income levels

This item advances the *Fast Forward Fort Lauderdale 2035* Vision Plan: We are Community

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.
- The Housing Element
- Goal 1: The comprehensive plan shall support the provision of adequate sites for future housing, including affordable workforce housing, housing for low-income, very low-income, and moderate-income families, mobile homes, and group home facilities and foster care facilities, with supporting infrastructure and public facilities.

Attachments

Exhibit 1 – Location Map and Sketch and Legal Description

Exhibit 2 – Application and Project Narratives

Exhibit 3 – Site Plan

Exhibit 4 – DRC Case Comment Report and Applicant's Responses

Exhibit 5 – PZB Staff Report, December 20, 2023,

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Exhibit 6 – PZB Meeting Minutes, December 20, 2023
Exhibit 7 – Broward County Water and Sewer Capacity Letter, April 26, 2023
Exhibit 8 – Recorded Declaration of Restrictive Covenants for Affordable Housing Units
Exhibit 9 – Parking Analysis, June 9, 2023, Traftech, Inc.
Exhibit 10 – Traffic Study Summary, June 9, 2023, Traftech, Inc.
Exhibit 11 – Public Participation Meeting Summary
Exhibit 12 – Public Comments
Exhibit 13 – Ordinance

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