



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#25-0521

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

FROM: Rickelle Williams, City Manager

DATE: June 3, 2025

TITLE: Resolution to Broward County Supporting the Removal of Site #83 from the
Broward County Natural Resource Map Series, Environmentally Sensitive
Lands Local Area of Particular Concern Map - **(Commission District 1)**

Recommendation

Staff recommends the City Commission adopt a resolution supporting the removal of the Local Area of Particular Concern (LAPC) designation on the property located at 6700 N. Andrews Avenue and identified as site #83 on Broward County's Natural Resource Map Series, as conditioned herein. The subject property is the site of a proposed 420-unit multifamily development with 63 affordable housing units called "Manor at Cypress Creek".

Background

The Broward County Land Use Plan Natural Resource Map Series identifies environmentally sensitive land throughout Broward County. Site #83 consists of two parcels totaling 7.8 acres located in the City's Uptown Urban Village Zoning District and is generally bound by the C-14 Canal to the north, Interstate 95 to the east, North Andrews Avenue to the west, and the Fort Lauderdale Marriot North hotel to the south. A location map is attached as Exhibit 1.

Historically, Site #83 was part of the original Cypress Creek Water Basin, one of the few remaining stands of Cypress trees in Fort Lauderdale. The Broward County Board of County Commissioners designated the site as a Local Area of Particular Concern in 1989. Development in the area was contingent upon restoration and conservation of the remaining wetlands. Over the years, the site went into decline with invasive species overtaking portions of the site and diminishing the quality of the wetland.

Wetland Mitigation Banks are developed on large sites of degraded historical wetlands. The sites proposed to be wetland mitigation banks are evaluated by the permitting agency as to the mitigation credit value to be given to each acre of the wetland following its restoration. An applicant seeking to remove the wetland on its property then purchases the wetland mitigation credits from the wetland mitigation bank, with the intent of creating

high-quality wetlands on formerly degraded sites that are large enough to be sustainable and provide habitat for wildlife.

RD Investment Properties, LLC., on behalf of the property owner, CPN West LLC., has applied to the Broward County Planning Council (BCPC) to remove the LAPC designation. Simultaneously, RD Investment Properties, LLC. has obtained an Environmental Resource Permit from Broward County authorizing development of the site with the purchase of wetland credits in the amount of over a million dollars in the Pembroke Pines Wetland Mitigation Bank and the requirement to restore approximately 1.7 acres of Site #83, which the applicant proposes to do. As part of the review process, the BCPC requires the applicant to obtain a recommendation from the City of Fort Lauderdale.

The applicant indicated that during the Broward County permitting process they were advised that taking the mitigation offsite to the Pembroke Pines Mitigation Bank would be acceptable as this was the only remaining wetland mitigation bank available. Once the permit is issued, the wetland mitigation bank is required to modify its permit with the South Florida Water Management District to assign the purchased wetland mitigation credits to the permitted project. In this case, the Environmental Resource Permit has already been issued, the wetland mitigation bank credits have been paid for, and the South Florida Water Management District has assigned the credits to the subject development site.

RD Investment Properties, LLC., prepared an analysis of the existing native tree canopy, the proposed native tree canopy replacement as part of a potential site plan, and the restoration portion of the site. Today, the existing native tree canopy is approximately 90,577 square feet and the proposed native tree canopy will be 154,180 square feet based on the analysis. Table 1 provides a summary of calculations. A Conceptual Canopy Plan is attached as Exhibit 3.

Table 1

Item	Native Canopy Today (Square Feet)	Proposed Native Canopy (Square Feet)
LAPC Site	70,366*	86,662
Restoration Site	20,211*	67,518
Total	90,577	154,180

**Assumption of 29% existing native canopy*

In addition to the tree canopy analysis, staff requested a conceptual plan and cost estimate for a greenway trail path along the C-14 Canal adjacent to the site as another form of mitigation, since a large part of the mitigation approved by Broward County is outside of the City of Fort Lauderdale and not directly benefiting residents of the City of Fort Lauderdale.

The greenway trail is identified on the County's Greenways Trail System map, which is a component of the County Land Use Map Natural Resource Series. A cost estimate of \$126,500 was voluntarily provided by the applicant for 1,100 linear feet of a ten-foot-wide path and a commitment letter from the developer was provided regarding contribution of

that amount toward the construction of the greenway trail. Specifics of the payment and installation will be coordinated with the applicant and appropriate Broward County agencies to be addressed as part of the site plan review and approval process. This will require a development agreement with the City, as conditioned herein.

The Site Analysis Backup Document, which includes the applicant's analysis of compliance with the City's Comprehensive Plan, canopy analysis, cost estimate, and commitment letter is attached as Exhibit 4. The Broward County Environmental Permitting Division Memorandum, dated December 14, 2023, providing comments on the proposed amendment is attached as Exhibit 5.

Comprehensive Plan Consistency

The City's Future Land Use Map was recently amended for Uptown to change Commercial, Employment Center, Office, and Industrial land uses to the Uptown Urban Village Transit Oriented Development (TOD) land use designation. Site #83 had an Employment Center land use designation and was not designated as Conservation prior to adoption of the Uptown Urban Village TOD designation, which the City Commission adopted on March 4, 2025. The proposed removal of the LAPC designation is consistent with the City's Comprehensive Plan, Conservation Element.

If the City Commission chooses to approve the resolution, staff recommends approval be contingent upon the following condition: Should Broward County approve the removal of the LAPC designation, the property owner must execute a Development Agreement with the City at the time of site plan application approval. This agreement will specifically address tree canopy replacement and the coordination of payment and construction of the C-14 Canal greenway trail. The Resolution is attached as Exhibit 5.

Conditions

Within sixty (60) days of the effective date of the resolution, the applicant shall execute an instrument legally enforceable by the City agreeing to the following conditions:

1. At the time of site plan application approval for the proposed development on the subject property, the applicant shall execute a development agreement with the City of Fort Lauderdale to address the following:
 - a. The plans for the development of the LAPC site shall include at least 86,000 square feet of native tree canopy at maturity; and
 - b. The proposed tree canopy shall occur within the boundary limits of property folio numbers 494210360030 and 494210360040; and
 - c. In the event the project is phased, the 86,000 square feet of native tree canopy must be completed as part of the first phase.
 - d. Prior to issuance of the building permit for the residential project, the applicant shall provide payment of \$126,500 for the construction of a portion of the C-14 Canal greenway trail consistent with the cost estimates provided by the applicant; or if the City decides not to require the greenway trail, the payment of \$126,500

- may be used by the City to install tree canopy elsewhere in the City.
- e. The restoration plan for the 1.68 site within the office park shall be implemented prior to the issuance of the final certificate of occupancy for the residential building.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

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

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Property Owner Authorization Letter

Exhibit 3 – Conceptual Tree Canopy Plan

Exhibit 4 – Site Analysis Backup Document

Exhibit 5 – December 14, 2023, Broward County Environmental Permitting Division
Memorandum

Exhibit 6 – Resolution

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Department Director: Porshia Garcia, Acting Director, Development Services