



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

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: July 5, 2022

TITLE: Quasi-Judicial – Resolution Approving Plat Known as “2050 Cypress
Creek” – Located at 2050 NW 62nd Street – West Cypress Creek
Holdings, LLC. – Case No. PL-PL19004 – **(Commission District 1)**

Recommendation

Staff recommends the City Commission consider approving the plat known as “2050 Cypress Creek”.

Background

The applicant, West Cypress Creek Holdings, LLC, proposes to plat 95,905 square feet (2.2 acres) of land located at 2050 NW 62nd Street. The parcel to be platted abuts NW 62nd Street to the north and the FXE airport to the south. Currently, the site contains an existing 13,200 square-foot commercial building. The applicant has submitted a site plan application, DRC Case No. PL-R19068, which is currently under review for a future development on the subject site that will consist of a proposed 50,000 square foot office space with a 5,000 square-foot commercial component.

The proposed plat includes the following plat note restriction:

“This plat restricted to 50,000 square feet of office and 5,000 square feet of commercial.”

The plat and application are attached as Exhibit 1. A location map is provided as Exhibit 2. The applicant’s narrative responses to criteria are provided as Exhibit 3.

The plat request was reviewed by the Development Review Committee (DRC) on September 24, 2019. All comments have been addressed and are attached as Exhibit 4. The April 20, 2022, Planning and Zoning Board (PZB) Staff Report and Meeting Minutes are attached as Exhibits 5 and Exhibit 6, respectively.

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 herein.

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:

- The Business Development Focus Area
- Goal 5: Build an attractive global and local economic community marketplace.
- Objective: Create a responsive and proactive business climate to attract emerging industries.

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

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

- The Internal Support Focus Area
- Intergovernmental Coordination Element
- Goal 1: Coordinate all development activities and service delivery with other government agencies and adjacent municipalities for consistency within the City's adopted Comprehensive Plan

Attachments

Exhibit 1 – Plat and Application

Exhibit 2 – Location Map

Exhibit 3 – Applicants Narrative Responses to Criteria

Exhibit 4 – September 24, 2019, DRC Comment Report

Exhibit 5 – April 20, 2022, PZB Staff Report

Exhibit 6 – April 20, 2022, PZB Meeting Minutes

Exhibit 7 – Resolution Approving

Exhibit 8 – Resolution Denying

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