




REQUEST: Site Plan Level IV Review: Rezoning Request 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 NUMBER	UDP-PDD22003		
APPLICANT	PFL VII, LLC		
AGENT	Nectaria Chakas, Lochrie & Chakas, P.A.		
PROJECT NAME	Westin/Aura Cypress Creek		
PROPERTY ADDRESS	200 and 400 N. Corporate Drive		
ZONING DISTRICT	County Hotel R-6 District (County R-6) and One-Family District (County R-1-C)		
PROPOSED ZONING DISTRICT	Planned Development District (PDD)		
LAND USE	Mixed Use		
COMMISSION DISTRICT	1 – John Herbst		
NEIGHBORHOOD ASSOCIATION	None		
	REQUIRED (R-6)	REQUIRED (PDD)*	PROPOSED (PDD)**
MAXIMUM DENSITY (RESIDENTIAL UNITS)	60 dwelling units/acre	50 units/acre or as permitted by underlying land use	50 units/acre or as permitted by underlying land use
MINIMUM LOT SIZE	10,000 square feet	N/A	288,089 square feet/6.8 acres
LOT COVERAGE	40% (maximum for buildings 7-15 stories)	N/A	37%
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	942 spaces	N/A	817 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
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
Rear (south - mixed use site)	38 feet (20 feet plus for every 10 feet above 44 feet)	N/A	32 feet, 5 inches
Side(east - hotel site)	34 feet (10 feet plus 2 feet for each 10 feet of building height above 22 feet)	N/A	5 feet

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
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
APPLICABLE UNIFIED LAND DEVELOPMENT REGULATIONS (ULDR) SECTIONS	ULDR Section 47-24.4, Rezoning ULDR Section 47-25.2, Adequacy Requirements ULDR 47-25.3, Neighborhood Compatibility ULDR Section 47-37A, Planned Development District		
NOTIFICATION REQUIREMENTS	ULDR Section 47-27.2, Sign Notice ULDR Section 47-27.4, Public Participation ULDR Section 47-27.5, Mail Notice		
SECTION 166.033, FLORIDA STATUTES	180-DAY EXPIRATION DATE	EXTENSION DATE (S)	
	May 22, 2023	January 9, 2024	
ACTION REQUIRED	Recommend Approval with or without Conditions to the City Commission, or Deny		
PROJECT PLANNER	Lorraine Tappen, AICP, Principal Urban Planner		

*Specific standards identified in the PDD Ordinance, ULDR, Section 47-37A.

**Proposed as part of the PDD rezoning request as site specific development standards.

PROJECT DESCRIPTION:

The applicant, PFL VII LLC, is requesting to rezone the subject property from County Hotel R-6 District (County R-6) and County One-family District (County R-1-C) to Planned Development District (PDD) with a request for approval an associated site development plan. The applicant is proposing to construct a new mixed use building with 340 multifamily units and 4,717 of commercial space with the inclusion of the existing Westin hotel as part of the overall PDD. The proposed mixed use building will be located be 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% set aside, 51 of the multifamily residential units, for affordable housing. The overall site is approximately 6.8 acres and will include publicly accessible open space on the western and southern portion of the site.

The property has an underlying land use designation of Mixed Use and is currently zoned County R-6 and with a small portion zoned County R-1-C on the northern end. A location map is attached as **Exhibit 1**. The application and project narratives, and site development plan are provided as **Exhibit 2** and **Exhibit 3** respectively.

PRIOR REVIEWS:

The project was reviewed by the Development Review Committee (DRC) on January 10, 2023. All comments have been addressed and are available on file with the Development Services Department (DSD). The DRC Case Comment Report with applicant's responses is attached as **Exhibit 4**.

REVIEW CRITERIA:

The following criteria apply to the proposed request:

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

Rezoning Criteria

Pursuant to ULDR Section 47-24.4, Rezoning, the rezoning request is subject to 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 and consistent with the City's Comprehensive Plan. Refer to the Comprehensive Plan Consistency section of this report for additional analysis.

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 Commercial (B-1) zoning district including hotel and mixed use residential uses. The adjacent property to the northeast contains a six-story office building and there is a proposed rezoning application to rezone to Commerce Center. To the southeast, there is a coffee shop under construction and is zoned Community Business (CB). 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 I-95, is the Uptown Urban Village Project Area that has an approved master plan to rezone the properties to an Uptown Urban Village zoning district with some sites already rezoned to Northeast (UUV-NE)). The character of the area supports the proposed PDD uses and is compatible with surrounding districts and uses.

ADEQUACY AND NEIGHBORHOOD COMPATIBILITY

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. Water and wastewater is serviced by the 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 5**.

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 the addition of 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 promotion of development that demonstrates substantial, significant, and recognizable improvements to the neighboring community and the City in general. The proposed PDD is

intended to focus on the relationship of proposed buildings to neighboring properties, streets, and public spaces including massing, scale, facade treatment, and articulation, with a particular focus on ground floor activity and the appropriate placement of pedestrian and vehicular entrances that limit pedestrian and vehicular conflicts, and create an exceptional urban environment. Other 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 to the community and City in the proposed PDD include the addition of open space and affordable housing. Publicly-accessible park facilities are proposed along the eastern, southern, and southwestern portion of the site including 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 requirements of the Broward County Land Use Plan. The declaration of restrictive covenants is attached as **Exhibit 6**.

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 structure 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. The proposed project is located on an existing bus route on Cypress Creek Road, and within 1.5 miles of the Cypress Creel Tri-Rail station west of I-95 and south of Cypress Creek Boulevard. Bicycle storage will be provided 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 which includes street trees. The private drive leading to the Westin Hotel includes a 6-foot landscape strip and five to 7-foot sidewalk. Along Cypress Creek Road, an eight to 10-foot sidewalk and street trees is 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
47-37A.1 Intent and Purpose	(A) Promotion of development that demonstrates: compact building forms, street design standards that encourage safety, sustainability, and multi-modal connectivity. (B) Promote flexibility of design with focus on relationship of proposed buildings with surrounding properties.	(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 encourages 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. (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.
47-37A.2 Definitions	Definitions specific to Section 47-37A.2.	As referenced in ULDR Section 47.35.1., ULDR Definitions.
47-37A.3 Conditions for PDD rezoning	Minimum land area required for an application to PDD district shall be one half (0.5) acres for RACs.	Project site is approximately 6.8 acres in size and meets the minimum 0.5-acre requirement.
	Consistency with the goals and objectives of plans adopted for the City's Regional Activity Centers.	N/A
	Configuration of the PDD zoning district; Entire tract under unified control.	Project site is two parcels with the same owner and under unified control.
47-37A.4 Uses Permitted	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.	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.
47-37A.5 Application Public Outreach	Conduct public meeting prior to application submittal providing notice, presentation of project, public participation, and summary; and public meeting after DRC occurs.	Applicant has provided documentation regarding public outreach (Exhibit 9). 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.
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	See PDD Zoning District Planning Elements and Table 2 herein.

	uses, street cross sections, density, FAR, height.	
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 add 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 to the south of the and NE 7 th Street, 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 March 22, 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 width 10,000 square feet	N/A	121.49 feet on N. Corporate Drive 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 (10 feet plus 2 feet for each 10 feet of building height above 22 feet)	N/A	5 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 TRANSPORTATION

Vehicular ingress and egress to the site is located from North Corporate Drive which is signalized at Cypress Creek Road. Vehicles 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 7-foot sidewalks with street trees and an eight to 10-foot sidewalk along the southern property 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. Bicycle racks will also be placed near the commercial space. Based upon the County's code in effect in 1977 when the hotel was built, the required parking for the hotel was 285 spaces, whereas currently observed peak parking demand for the hotel is 200 spaces. A shared parking analysis for the mixed use resulted in a peak parking demand of 613 spaces. In addition, the parking analysis includes reduced parking for the 51 affordable housing units. The 200 parking space demand for the hotel and 616 spaces demand for the mixed use equal an 816 parking space requirement. 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 7**.

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 the adequate capacity, and safe and efficient traffic circulation to serve the proposed development. The traffic study summary is attached as **Exhibit 8**.

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 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, and 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 movement. With the incorporation of publicly-accessible open space in the site plan, the project fulfills Policy FLU 2.3.3 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:

This application request is subject to mail notice and sign notification requirements established in ULDR Section 47-27.4. The applicant has installed a total of two signs on the property and has submitted a sign affidavit indicating proper sign notification was provided. 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.

A pre-application meeting was held on November 7, 2022 prior to the DRC application submittal on December 22, 2022 and the applicant conducted a Post-DRC meeting on October 12, 2023. The applicant's public participation meeting summary and affidavit are provided as **Exhibit 9** and **Exhibit 10** respectively.

PLANNING & ZONING BOARD REVIEW OPTIONS:

The Planning and Zoning Board shall consider the application and make a decision based on the following criteria:

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

If the Planning and Zoning Board determines that the proposed rezoning and Site Plan Level IV application meets the standards and requirements of the ULDR and criteria for Site Plan Level IV review, the Planning and Zoning Board shall recommend approval or approval with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed rezoning and associated development, to the City Commission. If recommended for approval, 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.

If the Planning and Zoning Board determines that the proposed rezoning and associated development does not meet the standards and requirements of the ULDR and criteria for the proposed development or use, the Planning and Zoning Board shall recommend denial of the application and Site Plan Level IV permit.

The applicant has submitted narratives outlining how the project complies with the applicable sections of the ULDR as described herein and attached as **Exhibit 2**, to assist the Board in determining if the proposal meets these criteria.

EXHIBITS:

1. Location Map
2. Application and Project Narratives
3. Site Development Plan
4. DRC Case Comment Report and Applicant's Responses
5. Broward County Water and Sewer Capacity Letter, April 26, 2023
6. Recorded Declaration of Restrictive Covenants for Affordable Housing Units
7. Parking Analysis, June 9, 2023, Traftech, Inc.
8. Traffic Study Summary, June 9, 2023, Traftech, Inc.
9. Public Participation Meeting Summary and Affidavit
10. Public Sign Notice and Affidavit
11. Public Comments