



**REQUEST:** Plat Review: Cypress Creek West

<b>CASE</b>	UDP-P23002	
<b>PROJECT NAME</b>	Cypress Creek West Plat	
<b>APPLICATION TYPE</b>	Plat Review	
<b>APPROVAL LEVEL</b>	Planning and Zoning Board Review, City Commission Approval	
<b>REQUEST</b>	Plat Review	
<b>APPLICANT</b>	Florida Department of Transportation	
<b>AGENT</b>	Cypress Creek Leaseholder, LLC and Elizabeth Tsouroukdissian, Pulice Land Surveyors	
<b>PROPERTY ADDRESS</b>	6000-6150 North Andrews Avenue	
<b>ABBREVIATED LEGAL DESCRIPTION</b>	Lightspeed Broward Center Plat 177-32 B Parcel A	
<b>LOT SIZE</b>	222,990 square feet (5.180 acres)	
<b>ZONING DISTRICT</b>	General Business (B-2) District	
<b>LAND USE</b>	Uptown Urban Village - TOD	
<b>COMMISSION DISTRICT</b>	1 – John Herbst	
<b>NEIGHBORHOOD ASSOCIATION</b>	N/A	
<b>APPLICABLE ULDR SECTIONS</b>	47-24.5, Subdivision Regulations 47-25.2, Adequacy Requirements	
<b>NOTIFICATION REQUIREMENTS</b>	ULDR, Section 47-27.6, Sign Notice 15 days prior to meeting	
<b>STATE STATUTE 166.033 EXPIRATION DATE</b>	<b>180-DAY EXPIRATION DATE</b>	<b>EXTENSION DATE</b>
	September 5, 2023	Waived
<b>ACTION REQUIRED</b>	Recommend approval or denial of the Plat to the City Commission	
<b>CASE PLANNER</b>	Nancy Garcia Urban Planner II	<i>NG</i> <i>KD</i>

**PROJECT DESCRIPTION:**

The applicant, Florida Department of Transportation, proposes to plat 222,990 square feet (5.180 acres) of land located at 6000 North Andrews Avenue. The site currently serves as the I-95/Cypress Creek Boulevard Park & Ride Lot. The applicant is platting the site to construct a mixed-use development with 345 multifamily residential units and 4,519 square feet of commercial use. An associated Site Plan Level II application, Case No. UDP-S22083 was reviewed by the Development Review Committee (DRC) on January 24, 2023, and is pending Final DRC approval. The proposed site transverses the City of Fort Lauderdale and City of Oakland Park jurisdictional lines and staff, along with the applicant, are coordinating project approval on the portion of the property located in the City of Oakland Park.

The proposed plat includes the following plat note restriction: "This plat is restricted to 345 residential units and 6,000 square feet of commercial use." A location map is provided as Exhibit 1. The application, plat, and narrative responses to adequacy and subdivision criteria are attached as Exhibit 2.

**PRIOR REVIEWS:**

The plat was reviewed by the Development Review Committee (DRC) on May 23, 2023. All comments have been addressed and are available on file with the Development Services Department. The DRC Comment Report with the applicant's responses is attached as Exhibit 3.

**REVIEW CRITERIA:**

Pursuant to the Unified Land Development Regulations (ULDR) Section 47-24.5, Subdivision Regulations and ULDR Section 47-25.2, Adequacy Requirements, the applicant has addressed all applicable criteria.

The proposed plat will allow for the development of a mixed-use development with 345 multifamily residential units and 4,519 square feet of commercial use. All proposed uses will be subject to meeting all applicable ULDR criteria and consistency with the City's Comprehensive Plan. The applicant is not proposing new roadways or a new street network as part of this plat application but rather platting to develop a mixed-use development on the parcel.

**COMPREHENSIVE PLAN CONSISTENCY:**

The proposed plat aligns with the City's Comprehensive Plan Goals, Objectives, and Policies, including the Future Land Use Element, Goal 3 Objective FLU 3.1 which requires the plat to comply with Broward County Land Use Plan and to meet the level of service standards in the City's Comprehensive Plan. The underlying land use designation of Uptown Urban Village - TOD allows for the proposed development as indicated in the plat note.

**PUBLIC NOTICE:**

This request is subject to 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 sign affidavit and photographs of the posted signs are included as Exhibit 4.

**PLANNING & ZONING BOARD REVIEW OPTIONS:**

The Planning and Zoning Board shall consider the application and the record and recommendations forwarded by the DRC and shall hear public comment on the application, and make a determination based on the following criteria:

- ULDR Section 47-24.5, Subdivision Regulations
- ULDR Section 47-25.2, Adequacy Requirements

If the Planning and Zoning Board determines that the proposed plat meets the standards and requirements of the ULDR and criteria for plat review, the Planning and Zoning Board shall approve or approve with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed plat and shall forward its recommendation to the City Commission.

If the Planning and Zoning Board determines that the proposed plat does not meet the standards and requirements of the ULDR and criteria for the proposed plat, the Planning and Zoning Board shall recommend denial of the plat request. If approved, the following condition shall apply:

1. Prior to recordation of the plat in the Broward County Official Records, a reciprocal cross-access easement shall be provided for the entire platted site running (east to west). The aforementioned easement shall be noted within the dedications portion of the plat.

**EXHIBITS:**

1. Location Map
2. Application, Plat, and Narrative Responses to Criteria
3. DRC Comment Report and Response to Comments
4. Sign Affidavit and Photographs of Posted Signs