



**REQUEST:** Rezoning from Commerce Center District (CC) to Uptown Urban Village Northwest District (UUV-NW)

|  |   |       |
|--|---|-------|
| <b>Case Number</b>   | UDP-Z21003  |       |
| <b>Property Owner/Applicant</b>  | Citrix Systems, Inc. and Cypress 6261 LLC.  |       |
| <b>Agent</b>   | City of Fort Lauderdale   |       |
| <b>General Location</b>  | 701 W. Cypress Creek Road   |       |
| <b>Property Size</b>   | 215,622 square feet / 4.95 acres  |       |
| <b>Current Zoning</b>  | Commerce Center District (CC)   |       |
| <b>Proposed Zoning</b>   | Uptown Urban Village Northwest District (UUV-NW)                                      |       |
| <b>Existing Use</b>  | Office  |       |
| <b>Proposed Use</b>  | Mixed Use Development   |       |
| <b>Future Land Use Designation</b>                                     | Employment Center   |       |
| <b>Applicable Unified Land Development Regulations (ULDR) Sections</b> | Section 47-24.4 Rezoning Criteria   |       |
| <b>Notification Requirements</b>                                       | Section 47-27.5, Sign Notice 15 days prior to meeting<br>Section 47-27.5, Mail Notice |       |
| <b>Action Required</b>   | Recommend Approval, Recommend Rezoning to a More Restrictive Zoning District, or Deny |       |
| <b>Project Planner</b>   | Jim Hetzel, Principal Urban Planner   | JH CP |

**PROJECT DESCRIPTION:**

The applicant, the City of Fort Lauderdale on behalf of the property owners Citrix Systems, Inc. and Cypress 6261 LLC., is requesting to rezone 215,622 square feet (4.95 acres) of land located at 701 W. Cypress Creek Road from Commerce Center District (CC) to Uptown Urban Village Northwest District (UUV-NW) to permit the development of a mixed-use project on the site. The associated development application, Case No. UDP-S21045, is currently under review by the Development Review Committee (DRC) and will be presented to the Planning and Zoning Board (PZB) at a future date. The Property Owner Consent Forms are attached as **Exhibit 1**. A location map and the application, project narrative, and sketch and legal description of the properties are attached as **Exhibit 2** and **Exhibit 3**, respectively.

**BACKGROUND:**

The subject property is located in the City's Uptown Project Area (Uptown) and is subject to the vision and goals outlined in the Uptown Master Plan. Uptown is generally described as the area flanked by the C-14 canal and McNab Road to the north, NW 57<sup>th</sup> Street to the south, Powerline Road to the west, and Interstate 95 (I-95) to the east.

The Uptown Master Plan and associated amendments to the Unified Land Development Regulations (ULDR) were adopted by the City Commission on November 5, 2019, Ordinance C-19-34. The ULDR amendments established new zoning districts for Uptown in order to implement the Uptown Master Plan. The five zoning districts were created based on location, planned land use patterns, design characteristics, redevelopment potential, and mobility needs. The five districts are listed below.

- Uptown Urban Village Northeast (UUV-NE)
- Uptown Urban Village Northwest (UUV-NW)
- Uptown Urban Village Southeast (UUV-SE)
- Uptown Urban Village Southwest (UUV-SW)
- Uptown Urban Village Southcentral (UUV-SC)

During the adoption of the ordinance, the City Commission requested staff examine potential incentives that would encourage property owners to rezone their property to the applicable new zoning districts. As an incentive it was determined that city staff will be able to process rezoning requests for property owners with their written consent, at minimum cost to the property owners. This application is based on a request from the property owners to rezone the subject properties.

**REVIEW CRITERIA:**

Pursuant to the City's Unified Land Development Regulations (ULDR) Section 47-24.4.D, Rezoning Criteria, 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 property is currently zoned CC and has an underlying land use designation of Employment Center, which is intended to encourage employment-based uses, compatible with residential and other less intense uses. The proposed UUV-NW zoning district is consistent with this land use designation. Please refer to the Comprehensive Plan Consistency section within this report for additional information.
2. The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration.  
The development in the surrounding area is characterized mainly by office, hotel, and commercial uses. The changes anticipated by the rezoning will promote a mix of uses, including residential and mixed-use development, furthering the adopted Uptown Master Plan intent for a live, work, play environment envisioned for the area.
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 permitted uses in the UUV-NW zoning district are compatible with the surrounding zoning districts permitted uses. Office, hotel, commercial, and warehouses are permitted in both the existing and proposed zoning, with the addition of residential use permitted in the proposed zoning district as a mixed use development. The City adopted the Uptown Master Plan to promote residential and mixed-use for the area. Furthermore, the Uptown Master Plan identifies specific character subareas that residential and mixed-use should be allowed which align with this request.

A general comparison of permitted uses in the current and proposed zoning districts is provided in Table 1. For the complete detailed list of uses, refer to ULDR Section 47-10.10, List of Permitted and Conditional Uses; Commerce Center District (CC) and ULDR Section 47-37B.4, List of Permitted and Conditional Uses; Uptown Urban Village Northwest District (UUV-NW). A comparison of current and proposed dimensional standards for each district is provided in Table 2. The applicant has submitted project narratives outlining how the rezoning complies with the applicable sections of the ULDR, attached as **Exhibit 3**.

**Table 1: Comparison of Zoning District Uses**

| Existing Zoning District  | Proposed Zoning District   |
|---|--|
| Commerce Center District (CC)   | Uptown Urban Village Northwest District (UUV-NW)   |
| Permitted Uses:<br>Community Facilities<br>Food and Beverage<br>Light Manufacturing, Research and Development, Wholesale Distribution<br>Lodging<br>Service/Office Facilities | Permitted Uses:<br>Commercial Recreation<br>Food and Beverage Sales and Services<br>Mixed Use Development<br>Public Purpose Use<br>Retail Sales<br>Service/Office Facilities |

|   |   |
|---|---|
| Accessory Uses, Buildings and Structures          | Accessory Uses, Buildings and Structures  |
| Urban Agriculture                                 | <u>Conditional Uses:</u><br>Communication Towers, Structures, and Stations<br>Child daycare<br>Medical Cannabis Dispensing<br>House of Worship<br>Social Service Residential Facilities<br>Helistop |
| <u>Conditional Uses:</u>                          |   |
| Radio, Television and Motion Picture Broadcasting |   |
| Communication Towers, Structures, Station         |   |
| Helistop  |   |
| Mixed Use Development                             |   |

**Table 2: Comparison of Dimensional Standards\***

|                               | Existing Zoning District                                   | Proposed Zoning District  |
|-------------------------------|--|---|
|                               | Heavy Commercial/Light Industrial Business District (B-3)  | Uptown Urban Village Northwest District (UUV-NW)  |
| <b>Density</b>                | 50 units per acre (maximum)<br>Flex unit policy is applied | 50 units per acre<br>Additional density permitted based on providing affordable housing units, 100 units per acre (maximum)             |
| <b>Building Height</b>        | 150 feet (maximum)   | 75 feet, 150 feet (maximum) with conditional use approval   |
| <b>Building Length</b>        | n/a  | 300 feet (maximum)  |
| <b>Floor Area Ratio (FAR)</b> | n/a  | 3.0   |
| <b>Front Setback</b>          | 5 feet   | <u>Primary Streets:</u><br>10 feet (minimum)<br>50 feet (maximum)<br><u>Secondary Streets:</u><br>5 feet (minimum)<br>10 feet (maximum) |
| <b>Rear Setback</b>           | 15 feet  | 0 feet  |
| <b>Side Setback</b>           | 0 feet<br>10 feet when contiguous to residential property  | 0 feet  |
| <b>Lot Size</b>               | n/a  | n/a   |
| <b>Landscape Area</b>         | 20% of vehicle use area                                    | Varies depending on total number of residential units<br>20% of vehicle use area  |

\*Table is not inclusive of all dimensional standards due to complexity and specific requirements for the UUV-NW zoning district based on individual proposed site development projects.

#### **COMPREHENSIVE PLAN CONSISTENCY:**

The proposed rezoning is consistent with the City's Comprehensive Plan Goals, Objectives and Policies, including the Future Land Use Element, Goal 2, Objective 2.3, Encouraging mixed use development to enhance the livability of the City; Objective 2.3, Policy 2.3.8, Transform the Uptown area into an urban village that contains a mix of land uses with access to multi-modal options through the implementation of the Uptown Master Plan; and the Urban Design Element, Goal 1.1, Strengthen the urban form throughout the City by building upon the character and fabric of the built environment while allowing complementary new development through urban design criteria that supports exceptional sense of place.

The City's Future Land Use Map indicates this property has a future land use designation of Employment Center. More specifically, the Employment Center land use designation is intended to encourage employee-based uses, compatible with residential and other less intense uses. Development applications that propose residential or mixed use is subject to the allocation of residential flex units, available at time of site plan approval on a first come, first serve basis. The proposed rezoning meets the intent of the land use designation.

### **PUBLIC PARTICIPATION**

The proposed rezoning request is subject to the public participation requirements established in the ULDR, Section 47-27.4. This section states that public outreach should include any city-recognized civic association within 300 feet of the property. According to the city's official civic association list and map, there are none within 300 feet and therefore, this requirement has been satisfied. However, there is a mail notification requirement to property owners within 300 feet of the property, which was completed and mailed on October 29, 2021.

In addition, this request is subject to public sign notification requirements established in ULDR, Section 47-27.4. Three signs were posted on the property fronting the three street frontages. The public sign notice affidavit and pictures of the signs are attached as **Exhibit 4**.

### **PLANNING & ZONING BOARD REVIEW OPTIONS:**

The Planning and Zoning Board shall consider the application and make a determination based on the criteria in ULDR Section 47-24.4, Rezoning Criteria.

If the Planning and Zoning Board determines the application meets criteria as provided in this section, the Planning and Zoning Board shall recommend that the rezoning be approved or recommend a rezoning to a more restrictive zoning district than that requested in the application if necessary to ensure compliance with criteria for the rezoning and if consented to by applicant.

If the Planning and Zoning Board determines that the application does not meet the criteria provided for rezoning or if the applicant does not consent to a more restrictive zoning district, the Planning and Zoning Board shall deny the application and an appeal to the City Commission may be filed by the applicant in accordance with ULDR Section 47-26.B, Appeals.

The applicant has submitted project narratives outlining how the rezoning complies with the applicable sections of the ULDR, attached as **Exhibit 3**, to assist the Board in determining if the proposal meets the criteria.

### **EXHIBITS:**

1. Property Owner Consent Forms
2. Location Map
3. Application, Narrative, and Sketch and Legal Description
4. Public Sign Notice Photographs and Affidavit