



**CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING**

#22-0167

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

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: February 15, 2022

TITLE: Second Reading – Quasi-Judicial Ordinance Approving a Rezoning from
Commerce Center District (CC) to Uptown Urban Village Northwest District
(UUV-NW)– City of Fort Lauderdale – 701 W. Cypress Creek Road and
6261 NW 6th Way – Citrix Systems, Inc. and Cypress 6261 LLC., – Case
No. UDP-Z21003 – (**Commission District 1**) – **Requesting Deferment to
March 15, 2022**

Recommendation

Staff recommends the City Commission consider an ordinance rezoning 4.95 acres of land legally described as Corporate Park at Cypress Creek Plat, Lots 4 and 5, Plat Book 108, Page 11, of the Public Records of Broward County, Florida, from Commerce Center District (CC) to Uptown Urban Village Northwest District (UUV-NW).

Background

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 and 6261 NW 6th Way 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. A Location Map of the project site is provided as Exhibit 1.

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. During the adoption, the City Commission requested staff examine potential incentives that would encourage property owners to rezone their property to the applicable new zoning district. One incentive included having city staff process rezoning requests for property owners with their written consent at minimum cost to the property owners, except for legal advertisement costs that would be paid by the property owner. Essentially, staff would complete the

application requirements and public meeting process. City Commission directed staff to proceed with the described incentive.

The property owner's consent forms are attached as Exhibit 2. The application, narrative, and sketch and legal description of the area proposed to be rezoned is attached as Exhibit 3.

The PZB reviewed the application on November 17, 2021, and recommended approval by a vote of 8-0. The PZB meeting minutes and staff report are attached as Exhibit 4 and Exhibit 5, respectively. The exhibits presented to the PZB are identified below and attached as indicated.

- PZB Exhibit 1, Property Owner Consent Forms (Attached as Exhibit 2);
- PZB Exhibit 2, Location Map (Attached as Exhibit 1);
- PZB Exhibit 3, Application, Narrative, Sketch and Legal Descriptions (Attached as Exhibit 3); and
- PZB Exhibit 4, PZB Public Sign Notice and Affidavit (Attached as Exhibit 6); and

The City Commission shall consider the application and the record and recommendations forwarded by the Department and Planning and Zoning Board and public comments on the application to determine whether the application meets the criteria for a rezoning.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a *2021 Commission Priority*, advancing the Smart Growth initiative.

This item supports the *Press Play Fort Lauderdale 2024 Strategic Plan*, specifically advancing:

- Neighborhood Enhancement
- Goal 4: Build a thriving and inclusive community of neighborhoods.
- Objective: Ensure a range of affordable housing options

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

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

- The Neighborhood Enhancement Focus Area
- The Future Land Use Element
- Goal 2: The City shall encourage sustainable, smart growth which designates areas for future growth, promotes connectivity, social equity, preservation of neighborhood character and compatible uses.
- The Urban Design Element

- Goal 1: Promote high-quality and sustainable building design elements which complement the public realm.

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Property Owner's Consent Forms

Exhibit 3 – Application, Narrative, and Sketch & Legal Description

Exhibit 4 – November 17, 2021 PZB Meeting Minutes

Exhibit 5 – November 17, 2021 PZB Staff Report

Exhibit 6 – Public Sign Notice and Affidavit

Exhibit 7 – Ordinance

Prepared by: Jim Hetzel, AICP, Principal Urban Planner, Development Services
Department

Department Director: Anthony Greg Fajardo, Development Services Department