



REQUEST: Plat Review; "2050 Cypress Creek" Plat

Case Number	PL-PL19004	
Applicant	West Cypress Creek Holdings, LLC	
Agent	Jim McLaughlin, McLaughlin Engineering Co.	
Plat Name	2050 Cypress Creek Plat	
General Location	2050 NW 62 nd Street	
Legal Description	Section 9 Township 49 Range 42, commencing at Northwest corner of SW 1/4 of Section 9 East 1237.36 feet, South 50 feet to point of beginning, East 200 feet, South 434.47 feet, West 233.85 feet, North 450.96 feet to point of beginning.	
Property Size	95,905 Square Feet / 2.2 Acres	
Zoning	General Aviation Airport (GAA) District	
Existing Use	13,200 Square-Foot Commercial Use	
Future Land Use	Employment Center	
Applicable ULDR Sections	47-24.5, Subdivision Regulations 47-25.2, Adequacy Requirements	
Notification Requirements	Sign notice 15 days prior to meeting	
Action Required	Recommend approval or denial of the plat to the City Commission	
Project Planner	Tyler Laforme, Urban Planner II	TL CP

PROJECT DESCRIPTION:

The applicant proposes to plat 95,905 square feet (2.2 acres) of land located at 2050 NW 62nd Street. The parcel is generally located south of NW 62 Street and adjacent to the Fort Lauderdale Executive Airport (FXE) and is currently occupied by a 13,200 square-foot commercial use building. The applicant is platting the site to construct the FXE Office project, a proposed 50,000 square-foot office development with 5,000 square-feet of commercial use (Case Number R19068) which was on the October 8, 2019 Development Review Committee (DRC) agenda and is currently under review.

The proposed plat includes the following plat note restriction: "This plat is restricted to 50,000 Square Feet of Office and 5,000 Square Feet of Commercial".

PRIOR REVIEWS:

The plat was reviewed by the DRC on September 24, 2019. All comments have been addressed and are available on file with the Development Services Department. The plat and application are attached as **Exhibit 1**. A location map of the subject property is provided as **Exhibit 2**.

REVIEW CRITERIA:

Pursuant to 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, including conformity with layout of right-of-ways, blocks and lots. The proposed plat will allow the development of a 55,000 square foot FXE office/commercial building. Criteria specific to the proposed development plan are applied at the time of site plan review. If approved as submitted, all uses permitted in the General Aviation Airport (GAA) zoning district pursuant to ULDR Section 47-14.10, could be applied for, 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 redevelop the parcel and constructing associated site and right-of-way improvements.

The applicant has addressed all applicable criteria and provided narrative responses to assist the Board in making a recommendation, attached as **Exhibit 3**.

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 the Broward County Land Use Plan and to meet the level of service standards in the City's Comprehensive Plan. The underlying Employment Center land use allows for the development of the proposed office/commercial use.

PUBLIC NOTICE

This request is subject to sign notification requirements established in ULDR Section 47-27.4. The applicant has installed one sign on the property and has submitted a sign affidavit indicating proper sign notification was provided. The affidavit and photographs of the posted sign are included as part of **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 the Department and shall hear public comment on the application. The Planning and Zoning Board shall then determine whether the proposed plat meets the provisions of Section 47-24.5, Subdivision Regulations and other applicable land development regulations and shall forward its recommendation to the City Commission.

EXHIBITS:

1. Plat and Application
2. Location Map
3. Applicant's Narrative Responses to Criteria
4. Sign Affidavit and Photographs of Sign Postings