



REQUEST: Amend City of Fort Lauderdale Comprehensive Plan Future Land Use Map Designation from Medium-High Residential (25) to Mixed Use.

CASE NUMBER	UDP-L22003
APPLICANT	PFL VII, LLC.
AGENT	Nectaria Chakas, Esq., Lochrie & Chakas, P.A.
PROJECT NAME	Aura Cypress Creek LUPA
ADDRESS	400 Corporate Drive
PROPERTY SIZE	6.8 gross acres
ZONING	R-6 County
EXISTING FUTURE LAND USE DESIGNATION	Medium-High (25) Residential
PROPOSED FUTURE LAND USE DESIGNATION	Mixed Use
EXISTING USE	Hotel and Surface Parking Lot
APPLICABLE ULDR SECTIONS	ULDR Section 47-24.8 Comprehensive Plan Amendment ULDR Section 47-25.2, Adequacy Requirements
NOTIFICATION REQUIREMENTS	Sec. 47-27.10, Comprehensive Plan Amendment Sec. 47-27.6, Sign Notice Sec. 47-27.4, Public Participation Sec. 47-27.6, Mail Notice
SECTION 166.033, FLORIDA STATUTES	Not applicable
ACTION REQUIRED	Recommend approval or denial to City Commission
PROJECT PLANNER	Lorraine Tappen, Principal Urban Planner <i>LT</i> <i>EP</i>

PROJECT DESCRIPTION:

The applicant is proposing to amend the City of Fort Lauderdale Future Land Use Map for a 6.8-acre parcel of land located at 400 Corporate Drive from Medium-High (25) Residential to Mixed Use. The proposed change in the future land use designation has been submitted in conjunction with amendments to the Comprehensive Plan Future Land Use Element, to modify text of the Mixed Use future land use designation (Case No. UDP-L22004), also scheduled on this agenda.

The applicant anticipates retaining the existing hotel and replacing the existing surface parking area with a mixed use building containing 340 residential units, 5,000 square feet of commercial space and parking garage, at the northeast corner of Corporate Drive and Cypress Creek Road. The site is surrounded by I-95 to the west and a lake with the Transportation future land use designation to the north, parcels containing an office building and vacant land with Commercial future land use designation to the east, and single-family residential development located within the City of Oakland Park to the south across Cypress Creek Road.

The Broward County Land Use Plan requires that a land use plan amendment (LUPA) which proposes to add 100 or more dwelling units must identify how affordable housing needs may be addressed through several options such as a set aside of new affordable housing. The applicant stated in their application that 15% of the dwelling units will be set aside as affordable housing units and the applicant will record an affordable housing agreement through a declaration of restrictive covenants with Broward County.

The location map and sketch and legal description of the area proposed for changing the future land use designation are attached as **Exhibit 1**. The LUPA application and report for the



amendments to the City of Fort Lauderdale and Broward County Land Use Plan are attached as **Exhibit 2** and a preliminary site plan is provided for the purpose of a conceptual depiction of the proposed project, attached as **Exhibit 3**.

BACKGROUND:

The amendment application was reviewed by the Development Review Committee (DRC) on August 9, 2022. All comments have been addressed and are available on file with the Development Service Department (DSD). The DRC comments are attached as **Exhibit 4**.

REVIEW CRITERIA:

As per ULDR, Section 47-24.8, a Comprehensive Plan amendment application shall be reviewed in accordance with the following criteria:

1. An application shall be submitted to the Department for review by the Planning and Zoning Board (Local Planning Agency) and for approval and adoption by the City Commission, in accordance with the requirements of F.S. Ch. 163 and F.A.C. Rule 9J-5.

The City of Fort Lauderdale application requirements for land use plan amendments require a detailed amendment report that outlines the following: existing and proposed uses, an analysis of public facilities and services and a review of applicable goals, objectives and policies in both the City of Fort Lauderdale Comprehensive Plan and the Broward County Land Use Plan. The LUPA application and report incorporates this information and is attached as Exhibit 2.

2. An amendment to the City's Comprehensive Plan must be recertified by the Broward County Planning Council prior to the approval taking effect.

Following adoption by the City Commission of a small scale future land use map amendment, the Planning Council will hold a public hearing to determine if the City's Comprehensive Plan remains in substantial conformity with the Broward Land Use Plan and submit its recommendation to the County Commission.

ADEQUACY CRITERIA:

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. The LUPA application and report, attached as Exhibit 2, provides a point-by-point narrative describing the availability of public facilities in the subject area and comparing the existing Medium High Residential future land use designation to the proposed Mixed Use designation. Letters regarding potable water, sewer, drainage, mass transit, solid waste and school capacity have been received, confirming that adequate facilities and services are in place to support the change in future land use designation from Medium-High Residential to Mixed Use.

Broward County provides water and wastewater services to the proposed development site. Per the analysis provided in the LUPA application report, which was reviewed by Broward County Water and Wastewater Services, the County has the sufficient capacity for water and sewer service for the proposed mixed use development.

The future land use plan amendment report compares the traffic impacts of the current Medium-High Residential future land use designation to proposed uses in the Mixed Use future land use designation. Per the applicant's amendment report, the proposed change in future land use



designation will increase the number of pm peak trips by 493 and daily trips by 5,042. Per the applicant's consultant, Traffech, Inc., nearby intersections will operate at the same level of service, except the intersection at Cypress Creek Road and Dixie Highway which will not meet level of service standards in the short range 2026 projections, even if the proposed project is not built. A traffic study will be submitted and evaluated at time of site plan application submittal.

COMPREHENSIVE PLAN CONSISTENCY:

The applicant has identified and provided responses to Goals, Policies and Objectives of the City of Fort Lauderdale Comprehensive Plan and the Broward County Comprehensive Plan in the LUPA application report. The proposed future land use map amendment of the proposed development site along transit corridor Cypress Creek Road supports Future Land Use Element Goal 2 regarding sustainable development which supports connectivity, social equity and affordable housing. The proposed future land use amendment supports Future Land Use Element Objective 2.2 regarding Neighborhood Resilience and Policy 2.2.2 regarding encouraging new development in areas less vulnerable to flooding. The amendment also support Objective FLU 2.3 encouraging mixed use development to enhance livability of the City by supporting Policy 2.3.1 which supports integrated land use combinations and interconnectivity.

PUBLIC PARTICIPATION:

The application is subject to the public participation requirements established under ULDR Section 47-24.1. F.14. Per the applicant, mail notifications were sent to property owners within 300 feet of the subject property and a virtual public participation meeting was held on October 13, 2022, to offer the neighborhood and surrounding property owners the opportunity to learn about the proposed change in future land use. The public participation meeting had one person in attendance.

In addition, this request was subject to sign notification requirements established in ULDR, Section 47-27.4. The applicant posted two signs on the property and has met the requirements of this section. The public participation meeting summary and affidavits are attached as **Exhibit 5**.

PLANNING AND ZONING BOARD REVIEW OPTIONS:

The Planning and Zoning Board shall consider the application based on the review criteria of ULDR Section 47-24.8, Comprehensive Plan Amendment.

1. If the Planning and Zoning Board, acting as the Local Planning Agency (LPA), determines that the application meets the criteria for a land use plan amendment as provided in Section 47-24.8, the Board shall recommend the City Commission transmit the amendments to the Broward County Planning Council; or
2. If the Planning and Zoning Board determines that the application does not meet the criteria for a land use plan amendment, the Board shall recommend the City Commission to not transmit the amendments to the Broward County Planning Council.

EXHIBITS:

1. Location Map and Sketch and Legal Description
2. LUPA Application and Report
3. Preliminary Site Plan
4. DRC Comments, August 22, 2022
5. Public Participation Meeting Summary and Affidavit