



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

#21-0110

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

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: January 21, 2021

TITLE: Second Reading - Ordinance Rescinding the Commons at Cypress Creek
Development of Regional Impact (Formerly Known as the Lightspeed
Broward Center Development of Regional Impact) – Florida Department of
Transportation – Case No. 109R00R – (**Commission District 1**)

Recommendation

Staff recommends the City Commission consider approving the rescission of the Commons at Cypress Creek Development of Regional Impact, formerly known as the Lightspeed Broward Center Development of Regional Impact, located at the southwest corner of Andrews Avenue and Cypress Creek Road.

Background

The applicant, Cypress Creek Partners, LLC., on behalf of the Florida Department of Transportation (FDOT), is proposing to rescind the Commons at Cypress Creek Development of Regional Impact (DRI) due to the applicant no longer desiring to move forward with the development plans and intensity outlined in the DRI Development Order.

The DRI was adopted by the City Commission on June 18, 2002, with approval to construct 730,000 square feet of office space, 250,000 square feet of communications facility, 40,000 square feet of retail space, a 400-room hotel, 556 parking spaces as part of a park-and-ride lot, and the construction of a pedestrian bridge over Andrews Avenue. The DRI consists of approximately 11.5 acres of land within the City of Fort Lauderdale and City of Oakland Park, 5.1 acres of which is within Fort Lauderdale. Currently, the DRI contains surface parking as part of an existing FDOT park-and-ride lot. The applicant is proposing future development plans that are far less than the intensity established in the DRI Development Order, and therefore is requesting to rescind the DRI.

In addition, there is an interlocal agreement (ILA) between the City of Fort Lauderdale and the City of Oakland Park in association with the DRI. The ILA was executed due to the location of the DRI within both cities and the need to address any revenue sharing, concurrent jurisdiction, to eliminate any conflicts between the two cities, and any development issues including a joint Development Review Committee (DRC) meeting. If the rescission is approved by both cities, then the ILA would need to be either amended

or terminated. Staff is coordinating with the City of Oakland Park to evaluate the next steps associated with the ILA which will be presented to the City Commission at a future date.

Consistent with State Statutes, the City provided notice to the State of Florida Department of Economic Opportunity and the South Florida Regional Planning Council about the January 5, 2021 public hearing to rescind the DRI. The first reading of the proposed ordinance was approved at the January 5, 2021 City Commission meeting. It should be noted that for the DRI to be rescinded, both the City of Fort Lauderdale and City of Oakland Park must approve the rescission request. Furthermore, the City of Fort Lauderdale portion of the subject DRI is located within the City's recently adopted Uptown Urban Village project area.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a *2020 Top Commission Priority*, advancing the Infrastructure initiative.

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

- The Business Development Focus Area
- Goal 5: Build an attractive global and local economic community marketplace.
- Objective: Create a responsive and proactive business climate to attract emerging industries

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

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Proof of Ownership and Ownership Agent Authorization

Exhibit 3 – Application, Narrative, and DRI Documents

Exhibit 4 – Ordinance

Prepared by: Jim Hetzel, Principal Urban Planner, Sustainable Development

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