



Public Works and Environmental Services Department

HOUSING AND URBAN PLANNING DIVISION

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DEVELOPMENT REVIEW REPORT FOR A NEW PLAT

Project Description			
Plat Name:	Cypress Creek West	Application Number:	013-MP-24
Application Type:	New Plat	Legistar Number:	25-1080
Owner/Applicant:	State of Florida Department of Transportation/Cypress Creek Leaseholder, LLC	Commission District:	4
Authorized Agent:	Pulice Land Surveyors, Inc.	Section/Twn./Range:	10/49/42
Location:	Southeast corner of Cypress Creek Road and Andrews Avenue	Folio Number (s):	4942-10-46-0010
Municipality:	City of Fort Lauderdale	Platted Area:	5 Acres
Previous Plat:	Lightspeed Broward Center – Parcel A (Plat Book 177, Page 32)	Replat:	☒ Yes ☐ No
Recommendation:	APPROVAL		
FS 125.022 Waiver	An extension waiver was granted until May 5, 2026		
Meeting Date:	November 13, 2025		

A location map of the plat is attached as **(Exhibit 2)**.

The Application is attached **(Exhibit 5)**. The Housing and Urban Planning Division (HUPD) distributed the application to agencies for review as required by Section 5-181 of the Land Development Code. A copy of the comments has been distributed to the applicant/agent for their review and records.

Existing and Future Land Use	
Existing Use:	Park and ride parking lot
Proposed Use:	345 mid-rise residential units and 6,000 square feet of commercial use
Plan Designation:	Uptown Urban Village Transit-Oriented Development
Adjacent Uses	Adjacent Plan Designations
North: Commercial/Office	North: Transportation (City of Oakland Park)
South: Office	South: Uptown Urban Village Transit-Oriented Development
East: Interstate 95	East: Commercial (City of Oakland Park)
West: Office	West: Uptown Urban Village Transit-Oriented Development

This plat includes a replat of Parcel A of the Lightspeed Broward Center plat (Plat Book 177, Page 32, 069-MP-02) which was approved by the County Commission on January 24, 2006. The underlying plat was approved for 730,000 square feet of office; 250,000 square feet of communications facility; 40,000 square feet of commercial; a 400-room hotel; and a 600 square foot transit terminal. The replat of Parcel A of the Lightspeed Broward Center plat is being presented with a companion item under the plat application Cypress Creek East (012-MP-24) for County Commission consideration.

In accordance with the Land Development Code, mid-rise units are defined as four (4) or more attached dwelling units in a building with four (4) to eight (8) stories (exclusive of parking levels.)

1. Land Use

Planning Council staff have reviewed this application and determined that the City of Fort Lauderdale Comprehensive Plan is the effective land use plan. That plan designates the area covered by this plat for the uses permitted in the “Uptown Urban Village Transit-Oriented Development” land use category. The proposed residential and commercial uses are in compliance with the permitted uses of the effective land use plan.

Planning Council staff notes that the subject Uptown Urban Village Transit-Oriented Development permits a maximum of 4,239 dwelling units and 1,449,494 square feet of “Commercial” use. To date, including this proposed development, 1,318 residential units and 501,494 square feet of “Commercial” use have been proposed by plat or granted development permits. Therefore, the proposed 345 midrise dwelling units and 6,000 square feet of commercial are in compliance with the permitted uses of the effective land use plan. Planning Council memorandum is attached (**Exhibit 3**).

2. Affordable Housing

Planning Council staff notes that this plat is located within an area that was subject to Broward County Land Use Plan (BCLUP) amendments PC 24-6/PCT 24-3, which were approved by the Broward County Commission on February 11, 2025, recognizing the following commitment:

- Restrict 15% (635) of the 4,239 dwelling units as moderate-income affordable housing or below for a minimum of 30 years. The affordable housing set-aside can be satisfied with an in-lieu payment per unit for the total number of units in the project (amount shall be equivalent to BCLUP Policy 2.16.4), shared equally between Broward County and the City of Fort Lauderdale.

3. Adjacent Municipality

The City of Oakland Park was notified of this application and did not provide a response.

4. Trafficways

Trafficways was approved on October 23, 2025, and expires on August 24, 2026.

5. Access

Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division have reviewed the plat application and provided comments and recommendations with respect to the safe and adequate access standards of the Broward County Land Development Code, as shown in the attached memorandum (**Exhibit 4**). Any dedications made on the original plat shall be depicted as a separate parcel and duplicated on the face of the current plat.

This plat is a replat of the Lightspeed Broward Center plat (ORB177/P32). At the time of plat recordation, the previous property owner entered into a Security/Lien Agreement for Required Improvements that was recorded in Instrument #44393-1456; and posted security in the amount of \$114,256.00 for construction of certain improvements. The property was not developed as anticipated under the previous plat and the improvements have not been completed. The improvements listed in this Development Review Report are intended to replace and supersede a portion of the previous plat requirements and will be covered under a new Security/Lien Agreement and security. Approval of the replat and subsequent recordation should include authorization for Highway Construction and Engineering Division Staff to process a release of a portion of the previous Agreement and security.

Please note Section 5-184(d)(2) of the Broward County Land Development Code requires a recordable agreement for the required improvements. The owner of this plat shall enter into the standard installation of Required Improvements Agreement (BCF#450) and submit it to the Highway Construction and Engineering Division for review and approval prior to plat recordation. The use of a non-standard agreement will require independent approval by the County Commission.

This project is located on Cypress Creek Road. Florida Department of Transportation (FDOT) has issued a pre-approval with conditions letter that expires on August 19, 2026. Openings or improvements on functionally classified State Roads are subject to the "Rules of the Department of Transportation Chapter 14-97 State Highway System Access Management Classification System and Standards."

6. Concurrency – Transportation

This plat is located in the Central Transportation Concurrency Management Areas (TCMA), where the level of service (LOS) is expressed in term of bus headways, and where Transportation Concurrency Assessment Fees apply per Sec. 5-182.1(a) of Land Development Code. The proposed generates 214 Trips per PM Peak Hour.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	0	135
Non-residential	0	79
Total	(135 + 79) = 214	

7. Concurrency - Water and Wastewater Capacity

This plat receives water and wastewater from the utilities listed below:

	Potable Water	Wastewater
Utility Provider:	Broward County	Broward County
Plant name:	Broward County Water and Wastewater 1 (05/24)	BC North Regional (BCN) (6/25)
Design Capacity:	16.00 MGD	95.00 MGD
Annual Average Flow:	8.85 MGD	69.02 MGD
Estimated Project Flow:	0.12 MGD	0.12 MGD

Sufficient capacity exists at this time to serve the proposed development; however, approval of this Plat does not guarantee reservation of future capacity. Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system, or that sufficient capacity will exist at time of building permit approval.

8. Concurrency – Regional Parks

Broward County reviews all projects for Regional Park impacts (and only projects in the Broward Municipal Service Districts/unincorporated area for local park impacts.)

	Land Dedication (Acres)
Regional	1.552
Local	0

9. Concurrency - Public School

Based on the student generation rate adopted by the School Board and incorporated into the Land Development Code, the proposed 345 mid-rise units will generate 14 (6 elementary, 3 middle, 5 high school) students. This plat will be subject to school impact fees which will be assessed in accordance with the fee schedule specified in the Land Development Code. SCAD letter is valid until June 3, 2027.

10. Impact Fee

All impact fees (school impact fees, park impact fees, transportation impact fees, and administrative fees) will be calculated by the Housing and Urban Planning Division, Development and Environmental Review Section, in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for Broward County Development and Environmental review. Fees must be paid prior to the issuance of the building permit.

11. Environmental Review

This plat was reviewed by Environmental Permitting Division and has the following recommendations regarding environmental permitting for the future development.

A. Domestic & Non-Domestic Wastewater and Surface Water Management

The Broward County Domestic Wastewater Licensing Program has no objection to the described plat. Nonetheless, should there be a significant flow generation from the site, advanced planning and upgrades to the downstream/off-site wastewater facilities may be warranted. Contact Environmental Permitting Division at 954-519-1483 or WWWLicense@broward.org for specific code requirements.

The Broward County Non-Domestic Wastewater Program has no objection to the described plat note amendment because no non-domestic wastewater discharge is anticipated for the site. Nonetheless, should there be proposed non-domestic wastewater discharges, these must meet the criteria under Chapter 27, Article V, Sections 27-193(b)(3)a, 27-193(b)(4)a, 27-194(b), and 27-198(c) of the Broward County Code of Ordinances. Contact the Environmental Permitting Division at 954-519-1483 or NDDLLicense@broward.org for specific code requirements.

In accordance with Chapter 27, Article V, Sections 27-198 through 27-200 of the Broward County Code, titled Water Resources Management, prior to any alteration to site grading, or construction of a surface water management system, a Broward County Surface Water Management License is required. Contact the Environmental Permitting Division at 954-519-1483 or SWMLicense@broward.org for specific code requirements.

B. Aquatic and Wetland Resources

The Water and Environmental Licensing Section of the Environmental Permitting Division has not yet conducted

a site inspection on this project; however, aerial photographs and light detection and ranging data (LIDAR) indicate that this property may contain County jurisdictional wetlands. The applicant must request a wetland determination from the Water and Environmental Licensing Section prior to any land clearing or filling. If the site is determined to contain wetlands, an Environmental Resource License will be required prior to any dredging, filling, or other alteration of wetlands. Contact the Environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

The proposed development contains or abuts water bodies or will be creating same. Excavation or filling of any surface waters, or the construction or repair of in-water structures such as seawalls and docks, are regulated under Chapter 27, Article XI of the Natural Resource Protection Code and may require an Environmental Resource License. Contact the Environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

The Water and Environmental Licensing Section of the Environmental Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of South Florida's native plant communities. The Florida Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at Florida Exotic Pest Plant Council (invasive.org).

Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

C. Tree Preservation

Any construction within the Broward County Right of Way is subject to Chapter 27, Article XIV, Sections 27-401 through 27-414 of Broward County Code, titled Broward County Tree Preservation and Abuse Ordinance. A Broward County Tree Removal License will be required for any tree removal or relocation in the Right of Way. Contact the Environmental Permitting Division at 954-519-1483 or at Tree@broward.org for specific code requirements.

D. Clean-Up and Waste Regulation

Not a known contaminated site; not within one-quarter mile of a contaminated site; not a licensed waste regulation facility; not an abandoned dump or landfill.

E. Air Program

If any existing facility (e.g. existing structures on site including residential building(s) and/or utility building(s) or facility component (including roof system, insulation, walls, attached piping, mechanical systems, etc.) is planned to be demolished or renovated, the project shall comply with applicable asbestos regulations. More information on the asbestos requirements can be found at: <https://www.broward.org/ePermits/Pages/AsbestosCertificate.aspx>.

Submit a Statement of Responsibilities Regarding Asbestos (SRRA) electronically at ePermits.broward.org at least 10 working-days before commencing work on demolition and/or renovation of facility components subject to asbestos regulations. For assistance, contact Broward County's asbestos program at

AsbestosHelp@broward.org or call 954-519-0340.

F. Natural Resources Division

Natural Resources Division notes that this site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the Inventory.

12. Additional Environmental Protection Actions

Approval to connect to any wastewater collection, treatment, or disposal system is approved by the Environmental Permitting Division as a prerequisite prior to issuance of building permits. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.

13. Historical and Archaeological Resource Review

This plat was reviewed by the Broward County's consulting archaeologist. The review of available information including archival documents, maps, the Broward County Property Appraiser, the Broward County Land Use Plan, and the Florida Master Site File (FMSF) determined that the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archaeological sensitivity.

The site is in a municipality that has been designated a Certified Local Government (CLG). The applicant is advised to contact Anthony Fajardo, Director, Department of Sustainable Development, City of Fort Lauderdale at 700 Northwest 19 Avenue, Fort Lauderdale, FL 33311 or by phone at (954) 828-8000 for additional information.

In the event any unmarked human burial remains are discovered, then pursuant to Florida Statutes, Chapter 872.05, all activities that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. The district medical examiner can be reached via email at Med_Exam_Trauma@broward.org or via phone at (954) 357-5200. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist.

14. Aviation

This property is 20,000 feet of the City of Fort Lauderdale's Fort Lauderdale Executive Airport and the City of Pompano Beach's Pompano Beach Airpark. Any proposed construction on this property or use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Cities' Airport Zoning Ordinances apply. Based on the location of the proposed project, the FAA may need to review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov>. To initiate local municipality review, please contact the City of Fort Lauderdale and City of Pompano Beach directly.

15. Utilities

Florida Power and Light (FPL) and AT&T have been advised of this plat application. FPL did not provide a response and AT&T provided no objections.

16. Notice to Applicant

The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Specific questions regarding any of the above comments may be directed to each review agency contact person. A list of agency contacts is available on the Housing and Urban Planning Division's web page at: www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf.

FINDINGS

Staff reviewed the application and found that it meets the requirements of the Land Development Code and satisfies requirements for Concurrency:

1. This plat is located within the Central Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182.1(a)(1)(a) of the Land Development Code.
2. This plat was reviewed by the School Board and satisfies the public-school concurrency requirements of Section 5-182.9(a)(1) of the Land Development Code.
3. This plat satisfies the drainage, water, wastewater and solid waste disposal concurrency requirement of Section 5-182.6 of the Broward County Land Development Code.
4. This plat satisfies the regional park concurrency requirement of Section 5-182.7 of the Broward County Land Development Code.

RECOMMENDATIONS

Based on the review and findings, staff recommends **APPROVAL** of this application, subject to the following conditions which shall ensure compliance with the standards and requirements of the Land Development Code.

1. Conditions attached in the Highway Construction and Engineering Memorandum.
2. Place note on the face of the plat, preceding municipal official's signature, reading:

Concurrency/impact fees for the construction, expansion, and/or conversion of a building within this plat shall be paid on the date of building permit issuance.

3. Place a note on the face of the plat reading:
 - a. This plat is restricted to 345 mid-rise residential units and 6,000 square feet of commercial use.
 - b. This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.
 - c. Any structure within this plat must comply with Section 2.1.f Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.
4. If this item is approved, the Mayor is authorized to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

[CLD]