

ORDINANCE NO. C-24-

AN ORDINANCE OF THE CITY OF FORT LAUDERDALE, FLORIDA, ADOPTING AN AMENDMENT TO THE CITY OF FORT LAUDERDALE COMPREHENSIVE PLAN FUTURE LAND USE MAP DESIGNATIONS FROM “EMPLOYMENT CENTER, INDUSTRIAL, COMMERCIAL, AND OFFICE” TO “UPTOWN URBAN VILLAGE TRANSIT ORIENTED DEVELOPMENT” FOR THE LAND AREA GENERALLY BOUND BY INTERSTATE 95 ON THE EAST; MC NAB ROAD AND C-14 CANAL TO THE NORTH, POWERLINE ROAD ON THE WEST, AND NW 57<sup>TH</sup> STREET ON THE SOUTH, COMMONLY REFERRED TO AS “UPTOWN”, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA; AND AUTHORIZING THE PROPER CITY OFFICIALS TO TRANSMIT THE PROPOSED AMENDMENTS, SUPPORTING DATA AND ANALYSES TO REVIEWING AGENCIES, PROVIDING FOR SEVERABILITY, PROVIDING FOR CONFLICTS, AND PROVIDING FOR AN EFFECTIVE DATE.

---

WHEREAS, pursuant to Ordinance No. C-20-05, as amended, adopted by the City Commission of the City of Fort Lauderdale on November 17, 2020, the City Commission adopted the Advance Fort Lauderdale Comprehensive Plan for the City of Fort Lauderdale (“Plan”); and

WHEREAS, the Planning and Zoning Board, as the local planning agency, held a public hearing in accordance with Section 163.3174, Florida Statutes (2023), at its meeting of December 20, 2023, and reviewed the amendment to the Future Land Use Plan Map to change the future land use designation from “Employment Center, Commercial, Office, and Industrial” to “Uptown Urban Village Transit Oriented Development” for certain lands legally described in Exhibit “A” attached hereto and incorporated herein, and recommended that the City Commission of the City of Fort Lauderdale approve the proposed comprehensive plan amendment as provided and recommended the amendment be transmitted to the reviewing agencies as identified in Section 163.3184(1)(c), Florida Statutes (2023); and

WHEREAS, the City of Fort Lauderdale wishes to adopt the proposed amendment to the City of Fort Lauderdale Comprehensive Plan as provided herein and transmit the proposed amendment to the appropriate reviewing agencies identified in Section 163.3184(1)(c), Florida Statutes (2023); and

WHEREAS, the City Commission of the City of Fort Lauderdale held a public hearing on March 19, 2024, which hearing was advertised in accordance with the provisions of Section 163.3184(11), Florida Statutes (2023); and

WHEREAS, the City Commission approved this ordinance on first reading at their meeting of March 19, 2024, and the proposed ordinance was sent to the Broward County Planning Council ("BCPC") for review and approval; and

WHEREAS, on [to be determined], the Broward County Board of County Commissioners approved the amendment; and

WHEREAS, the City Commission held a public hearing for second reading of this Ordinance [to be determined] which hearing was advertised in accordance with the provisions of Section 163.3184(11), Florida Statutes (2023);

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. The foregoing "WHEREAS" clauses are hereby ratified as being true and correct and are incorporated herein by this reference.

SECTION 2. That the Advance Fort Lauderdale Comprehensive Plan, as amended, shall be further amended as to change the Future Land Use Designation from "Employment Center, Commercial, Office, and Industrial" to "Uptown Urban Village Transit Oriented Development" for certain lands located:

North of Commercial Boulevard (SR 870), east of Northwest 10<sup>th</sup> Terrace, west of I-95 (SR 5) and south of Cypress Creek Canal (C-14 Canal), in the City of Fort Lauderdale, Florida, as legally described in Exhibit "A" attached hereto and incorporated herein, all said lands being in the City of Fort Lauderdale, Broward County, Florida, containing 366 acres more or less.

SECTION 3. That the proper City officials are hereby authorized to transmit the proposed amendment to the appropriate reviewing agencies as identified in Section 163.3184(1)(c), Florida Statutes (2023) and to the Broward County Planning Council.

SECTION 4. That if any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

SECTION 5. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

SECTION 6. That this Ordinance shall be in full force immediately upon its adoption, but the amendment shall not become effective until the completion of the state review process for the adoption of comprehensive plan amendments as provided in Chapter 163, Florida Statutes, and recertification by the Broward County Planning Council.

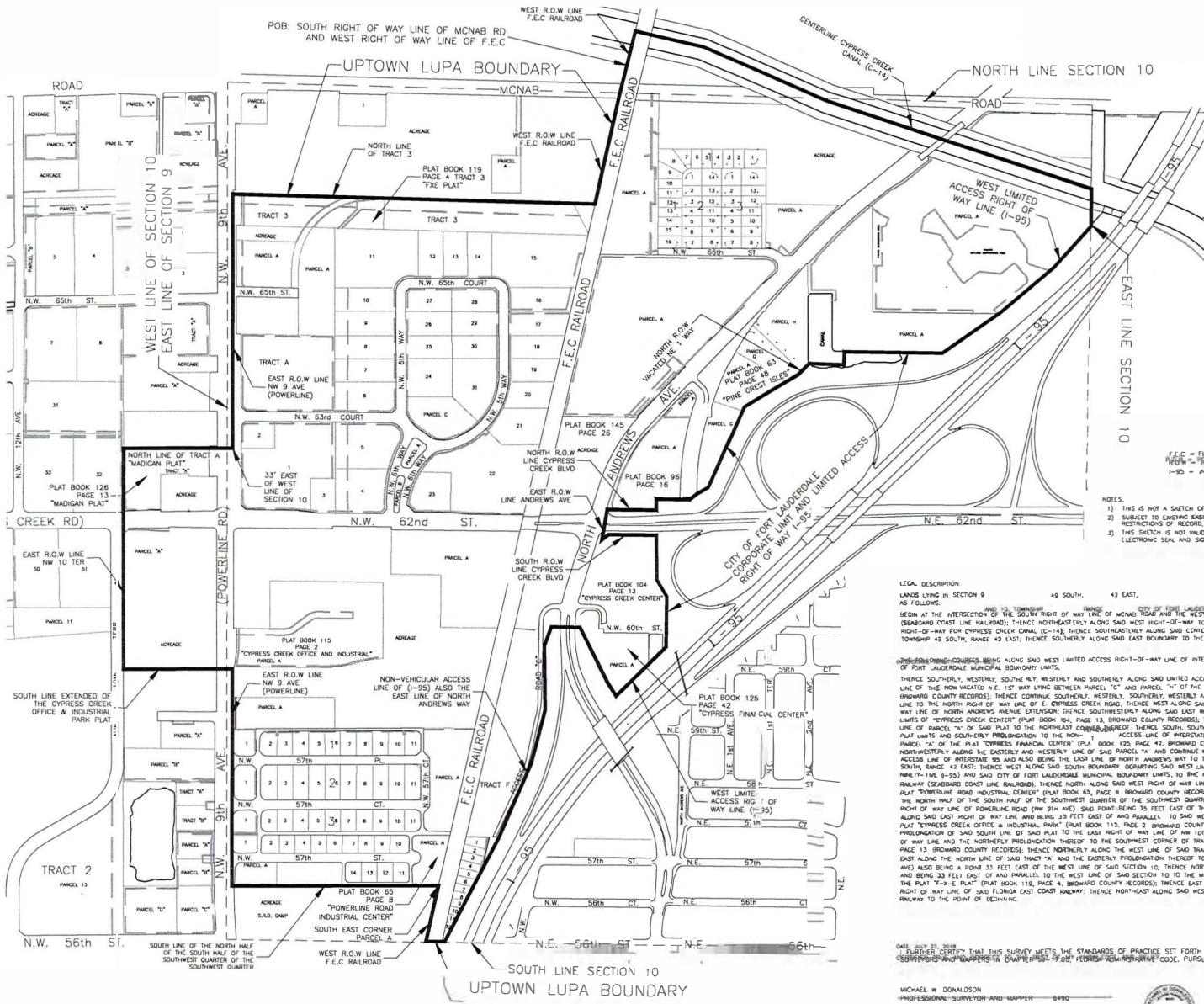
PASSED FIRST READING this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

PASSED SECOND READING this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Mayor  
DEAN J. TRANTALIS

ATTEST:

\_\_\_\_\_  
City Clerk  
DAVID R. SOLOMAN



- NOTES:
- 1) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY
  - 2) SUBJECT TO EXISTING EASEMENTS, RIGHT-OF-WAYS, CONTIGUOUS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY.
  - 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL INKED SEAL OR ELECTRONIC SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

LEGAL DESCRIPTION  
 LANDS LYING IN SECTION 9 AND 10, TOWNSHIP 49 SOUTH, RANGE 42 EAST, FLORIDA,  
 AS FOLLOWS:

THE FOLLOWING COURSES BEING ALONG SAID WEST LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE NINETY-FIVE (I-95) AND ALSO BEING THE CITY OF FORT LAUDERDALE MUNICIPAL BOUNDARY LIMITS:

THENCE SOUTHERLY, WESTERLY, SOUTHERLY AND SOUTHERLY ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE TO THE NORTH RIGHT-OF-WAY LINE OF THE NOW NICKED I.E. 1ST WAY LYING BETWEEN PARCELS "C" AND PARCEL "E" OF THE PLAT "PINE CREST ISLES" (PLAT BOOK 83, PAGE 46 BROWARD COUNTY RECORDS); THENCE CONTINUE SOUTHERLY, WESTERLY, SOUTHERLY, WESTERLY AND WEST ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE TO THE NORTH RIGHT OF WAY LINE OF I. CYPRESS CREEK ROAD; THENCE WEST ALONG SAID NORTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF NORTH ANDREWS AVENUE EXTENSION; THENCE SOUTHWESTERLY ALONG SAID EAST RIGHT OF WAY LINE TO THE WEST LINE LIMITS OF "CYPRESS CREEK CENTER" (PLAT BOOK 104, PAGE 13, BROWARD COUNTY RECORDS); THENCE NORTH-WESTERLY AND EAST ALONG THE NORTH LINE LIMITS AND SOUTHERLY PROLONGATION TO THE NORTH - I ACCESS LINE OF INTERSTATE 95 AND BEING THE MOST EASTERLY SOUTH CORNER OF PARCEL "A" OF THE PLAT "CYPRESS CREEK CENTER" (PLAT BOOK 104, PAGE 13, BROWARD COUNTY RECORDS); THENCE SOUTHWESTERLY AND NORTH-WESTERLY ALONG THE EASTERLY AND WESTERLY LINE OF SAID PARCEL "A" AND CONTINUE WEST AND SOUTHWESTERLY ALONG SAID NON-VEHICULAR ACCESS LINE OF INTERSTATE 95 AND ALSO BEING THE EAST LINE OF NORTH ANDREWS WAY TO THE SOUTH BOUNDARY LINE OF SECTION 10, TOWNSHIP 49 SOUTH, RANGE 42 EAST; THENCE WEST ALONG SAID BOUNDARY CORNERING SAID WEST LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE NINETY-FIVE (I-95) AND SAID CITY OF FORT LAUDERDALE MUNICIPAL BOUNDARY LIMITS, TO THE WEST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY (SEABOARD COAST LINE RAILROAD); THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE SOUTHWEST CORNER OF PARCEL "A" OF THE PLAT "POWERLINE ROAD INDUSTRIAL CENTER" (PLAT BOOK 65, PAGE 8 BROWARD COUNTY RECORDS) AND ALSO BEING A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, THENCE WEST ALONG SAID SOUTH LINE TO THE EAST RIGHT OF WAY LINE OF POWERLINE ROAD (NW 9th AVE); SAID POINT BEING 35 FEET EAST OF THE WEST LINE OF SAID SECTION 10; THENCE NORTH-WESTERLY ALONG SAID EAST RIGHT OF WAY LINE AND BEING 35 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 10 TO SAID WEST LINE OF SAID SECTION 10 TO SAID SOUTH LINE OF THE PLAT "CYPRESS CREEK OFFICE & INDUSTRIAL PARK" (PLAT BOOK 112, PAGE 2 BROWARD COUNTY RECORDS); THENCE WEST ON THE WESTERLY PROLONGATION OF SAID SOUTH LINE OF SAID PLAT TO THE EAST RIGHT OF WAY LINE OF NW 10TH STREET; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE AND THE NORTHERLY PROLONGATION THEREOF TO THE SOUTHWEST CORNER OF TRACT "A" OF THE PLAT "MADIGAN PLAT" (PLAT BOOK 126, PAGE 13 BROWARD COUNTY RECORDS); THENCE NORTHERLY ALONG THE WEST LINE OF SAID TRACT "A" TO THE NORTHEAST CORNER THEREOF; THENCE EAST ALONG THE NORTH LINE OF SAID TRACT "A" AND THE EASTERLY PROLONGATION THEREOF TO THE EAST RIGHT OF WAY LINE OF POWERLINE ROAD (NW 9th AVE) ALSO BEING A POINT 25 FEET EAST OF THE WEST LINE OF SAID SECTION 10; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF POWERLINE ROAD AND BEING 30 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 10 TO THE WESTERLY EXTENSION OF THE NORTH LINE OF TRACT "A" OF THE PLAT "PINE CREST ISLES" (PLAT BOOK 112, PAGE 4 BROWARD COUNTY RECORDS); THENCE WEST ALONG NORTH LINE OF TRACT "A" TO THE WEST RIGHT OF WAY LINE OF SAID FLORIDA EAST COAST RAILWAY; THENCE NORTHWEST ALONG SAID WEST RIGHT OF WAY LINE OF SAID FLORIDA EAST COAST RAILWAY TO THE POINT OF BEGINNING.

DATE: 08/21/2024  
 I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SURVEYING, PLANNING, DESIGNING, AND CONSTRUCTION OF PUBLIC UTILITIES, PURSUANT TO SECTION 472.227, FLORIDA STATUTES.

Draft  
 Mic. ally signed by  
 hael W Donaldson  
 State of Florida  
 Date: 2024.01.30

MICHAEL W DONALDSON  
 PROFESSIONAL SURVEYOR AND MAPPER 6490  
 STATE OF FLORIDA

PLAN NO.	DATE	REVISIONS
1	JULY 2024	
DESIGNED BY	SCALE	1" = 300'
DRAWN BY	DATE	
CHECKED BY	DATE	
DATE	BY	DESCRIPTION
1/20/24	M.W.D.	UPDATED EOTC

CITY OF FORT LAUDERDALE  
 PUBLIC WORKS DEPARTMENT  
 ENGINEERING & ARCHITECTURE  
 100 North Andrews Avenue, Fort Lauderdale, Florida 33301

PROJECT # 88888  
 UPTOWN LUPA  
 CITY BOUNDARY MAP  
 WITH CORPORATE BOUNDARY LIMIT  
 DEVELOPMENT

SHEET NO. 01 OF 01

TOTAL: 1  
 CAD FILE: 088888-Prop.dwg  
 DRAWING FILE: 088888-Prop.dwg  
 11/07/24 08:00