

ORDINANCE NO. C-24-03

AN ORDINANCE AMENDING SECTION 47-1.6.B OF THE CITY OF FORT LAUDERDALE, FLORIDA UNIFIED LAND DEVELOPMENT REGULATIONS THROUGH THE REVISION OF THE OFFICIAL ZONING MAP OF CITY OF FORT LAUDERDALE AND SCHEDULE "A" REVISED COMPILATION ATTACHED THERETO AND BY REFERENCE MADE A PART THEREOF, SO AS TO REZONE FROM "BROWARD COUNTY OFFICE PARK" (O-P) DISTRICT TO "COMMERCE CENTER" (CC) DISTRICT, A PORTION OF TRACTS 4 AND 5, AND TO REZONE FROM "BROWARD COUNTY GENERAL COMMERCIAL BUSINESS" (B-2) DISTRICT AND "BROWARD COUNTY PLANNED BUSINESS CENTER" (B-2A) DISTRICT TO "COMMERCE CENTER" (CC) DISTRICT, A PORTION OF TRACT 2 AND ALL OF TRACT 3, TOGETHER WITH THE VACATED 50 FOOT CANAL EAST OF AND PARALLEL WITH SAID TRACT 3 AND THE VACATED PORTION OF NORTHEAST 7<sup>TH</sup> AVENUE ADJACENT TO SAID TRACTS 2 AND 3, "SHELL AT I-95", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LOCATED NORTH OF EAST CYPRESS CREEK ROAD (NORTHEAST 62<sup>ND</sup> STREET), EAST OF I-95 (STATE ROAD 9), WEST OF DIXIE HIGHWAY AND SOUTH OF CYPRESS CREEK CANAL (C-14 CANAL), ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

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WHEREAS, the applicants, RCC I Inc., RCC II Inc., and RCC III Inc., applied for the rezoning of certain property as more particularly described in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, on September 20, 2023, the Planning and Zoning Board (PZ Case No. UDP-Z23055) did recommend to the City Commission of the City of Fort Lauderdale ("City Commission") that certain lands herein described should be rezoned in the respects mentioned, subject to certain agreed upon restrictions, and that the Official Zoning Map and Schedule "A" attached thereto should be amended to include such lands; and

WHEREAS, the City Clerk notified the public of a public hearing to be held before the City Commission on Tuesday, February 20, 2024 at 6:00 P.M., at the Broward Center for the Performing Arts, 201 S.W. 5th Avenue, Fort Lauderdale, Florida, and Tuesday, March 5, 2024 at 6:00 P.M., at the NSU Art Museum, Horvitz Auditorium, 1 East Las Olas Boulevard, Fort Lauderdale, Florida, for the purpose of hearing any public comment to such rezoning; and

WHEREAS, such public hearing was duly held at the time and place designated after notice of same was given by publication as required by law, and the City Commission determined that the requested rezoning met the criteria for amending the zoning regulations;

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

SECTION 1. The City Commission finds that the application for rezoning meets the criteria of Section 47-24.4 of the Unified Land Development Regulations (“ULDR”) as enunciated and memorialized in the minutes of its meetings of February 20, 2024 and March 5, 2024, a portion of those findings expressly listed as follows:

1. The Commerce Center (CC) District is consistent with the Commercial and Office Park future land use designations for the properties. The Commercial and Office Park future land use designations are intended primarily for business, retail, service, office and other commercial enterprises, and planned office complexes and corporate headquarters, respectively. Please refer to the Comprehensive Plan Consistency section within City Commission Agenda Memo 24-0267 for additional information.
2. The character of development in or near the area supports the rezoning. The Radice Corporate Center includes the subject property, the Westin hotel and two parcels that are classified as a canal and environmentally sensitive land, respectively (not to be developed). The CC District is intended to provide locations suitable for planned corporate and business park development geared to employment generating uses such as light industrial; research and development; corporate offices; conference center; and complementary business retail and service uses. The CC district also encourages large, unified developments within an aesthetically pleasing environment with controlled vehicular access and internal traffic flow. The rezoning is consistent with the character of development in the area, which is commercial and office park.
3. The rezoning is compatible with the existing uses surrounding the area, which is primarily office uses. The CC District is suitable for the character of the area, given that the existing uses and vehicular network of the commerce park meet the intent of the CC zoning district.

SECTION 2. That the City of Fort Lauderdale ULDR together with the Official Zoning Map of the City of Fort Lauderdale and revised Schedule "A", describing the lands lying within each zoning district, as approved on June 18, 1997, and described in Section 47-1.6 of the ULDR, be amended by rezoning from "Broward County General Commercial Business (B-2) District", "Broward County Planned Business Center (B-2A)" District and "Broward County Office Park (OP)" District to "Commerce Center (CC)" District, the following lands, situated in the City of Fort Lauderdale, Broward County, Florida, to wit:

PARCEL TO BE REZONED FROM B-2A TO CC

THE NORTH 205.79 FEET (AS MEASURED ON THE EAST LINE), OF TRACT 2, "SHELL AT I-95", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 102, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND PORTION OF THE EAST ONE-HALF OF VACATED NORTHEAST 7<sup>TH</sup> AVENUE ADJACENT THERETO;

AND

PARCEL TO BE REZONED FROM B-2 TO CC

ALL OF TRACT 3, "SHELL AT I-95", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND ALL THAT CERTAIN VACATED 50 FOOT CANAL, EAST OF AND PARALLEL WITH SAID TRACT 3, MORE FULLY DESCRIBED IN OFFICIAL RECORDS BOOK 11826, PAGE 254, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND ALSO THAT PORTION OF THE WEST ONE-HALF OF VACATED N.E. 7<sup>TH</sup> AVENUE ADJACENT TO SAID TRACT 3 AND SAID VACATED 50 FOOT CANAL, AS DESCRIBED IN OFFICIAL RECORDS BOOK 12237, PAGE 711, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

AND

PARCEL TO BE REZONED FROM O-P TO CC

A PORTION OF TRACTS 4, 5 AND N.E. 7<sup>TH</sup> AVENUE (NOW VACATED), "SHELL AT I-95", ACCORDING TO THE PLAT

THEREOF, AS RECORDED IN PLAT BOOK 102, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE LEGAL DESCRIPTION FOR A FULLER DESCRIPTION).

Location: North of East Cypress Creek Road (Northeast 62<sup>nd</sup> Street), east of I-95 (State Road 9), west of Dixie Highway and South of Cypress Creek Canal (C-14 Canal)

More specifically described in Exhibit "A" attached hereto and made a part hereof.

SECTION 3. That the appropriate City officials of the City of Fort Lauderdale shall indicate such zoning upon a copy of the Official Zoning Map, and shall indicate an amendment of Schedule "A" accordingly, upon the records with proper reference to this ordinance and date of passage.

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 and effect ten (10) days from the date of final passage.

PASSED FIRST READING this 20<sup>th</sup> day of February, 2024.  
PASSED SECOND READING this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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

ATTEST:

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



**McLAUGHLIN ENGINEERING COMPANY LB 285**  
**A DIVISION OF CONTROL POINT ASSOCIATES, INC. LB 8137**

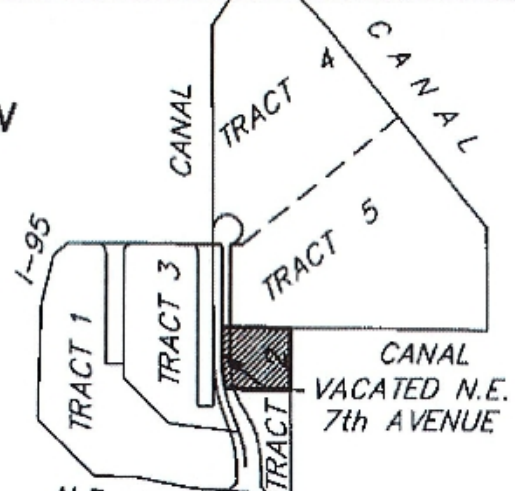
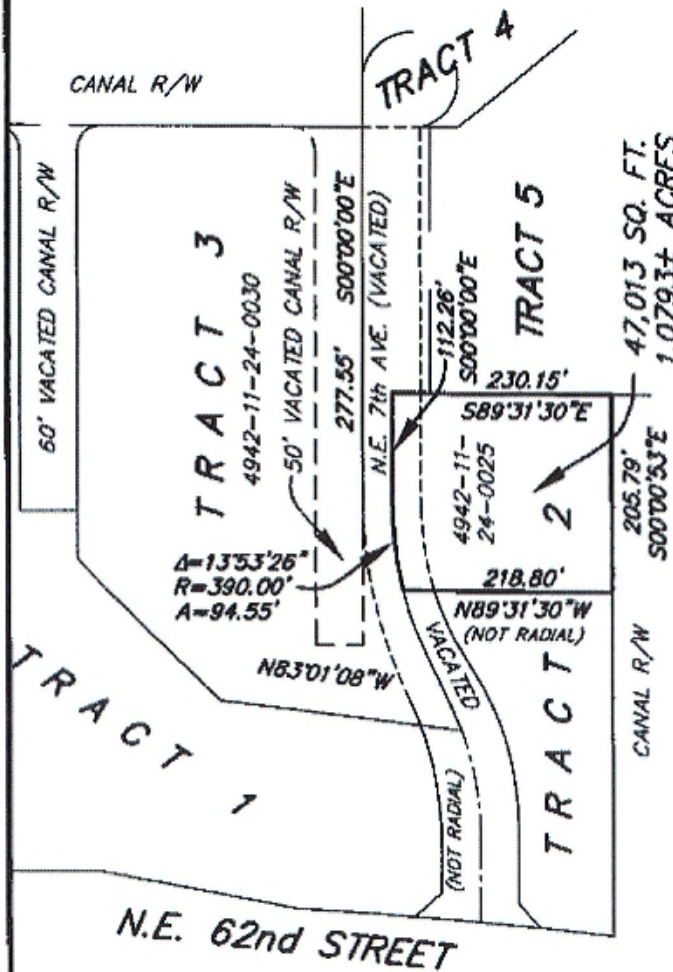
CUTTING EDGE SURVEYING \* PLATTING \* LAND PLANNING  
 1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309  
 PHONE: (954) 763-7611 \* EMAIL: JHADDIX@CPASURVEY.COM



M D O.K.

SCALE 1" = 200'

**SKETCH AND DESCRIPTION**  
**TO ACCOMPANY REZONING PETITION**  
**FOLIO #4942-11-24-0025**  
**FROM B-2-A TO CC**



**SITE LAYOUT**  
**NOT TO SCALE**

LEGAL DESCRIPTION:

The North 205.79 feet (as measured on the East line), Tract 2, "SHELL AT I-95", according to the plat thereof as recorded in Plat Book 102, Page 25, of the public records of Broward County, Florida; AND that portion of the East one-half (E 1/2) of Vacated N.E. 7th Avenue adjacent thereto.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 47,013 square feet or 1.0793 acres more or less.

NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an appropriate surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the North line of said Tract 3, as South 89'29'38" East, per plat).

CERTIFICATION

Certified Correct, Dated at Fort Lauderdale, Florida, this 7th day of December, 2023.

McLAUGHLIN ENGINEERING COMPANY  
 A DIVISION OF CONTROL POINT ASSOC. INC.

*(Signature)*  
 JERALD A. McLAUGHLIN  
 Registered Land Surveyor No. LS5269  
 State of Florida.

FIELD BOOK NO. \_\_\_\_\_

DRAWN BY: JMMjr \_\_\_\_\_

JOB ORDER NO. V-7734, 230113 ADD 1 \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

C: JMMjr/2023/230113 ADD 1 (SPLIT)





**McLAUGHLIN ENGINEERING COMPANY LB 285**  
 A DIVISION OF CONTROL POINT ASSOCIATES, INC. LB 8137

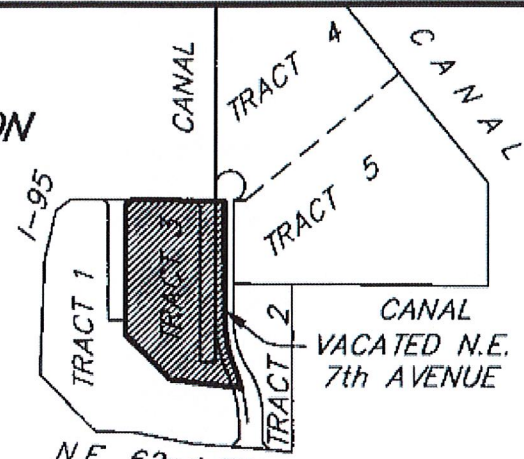
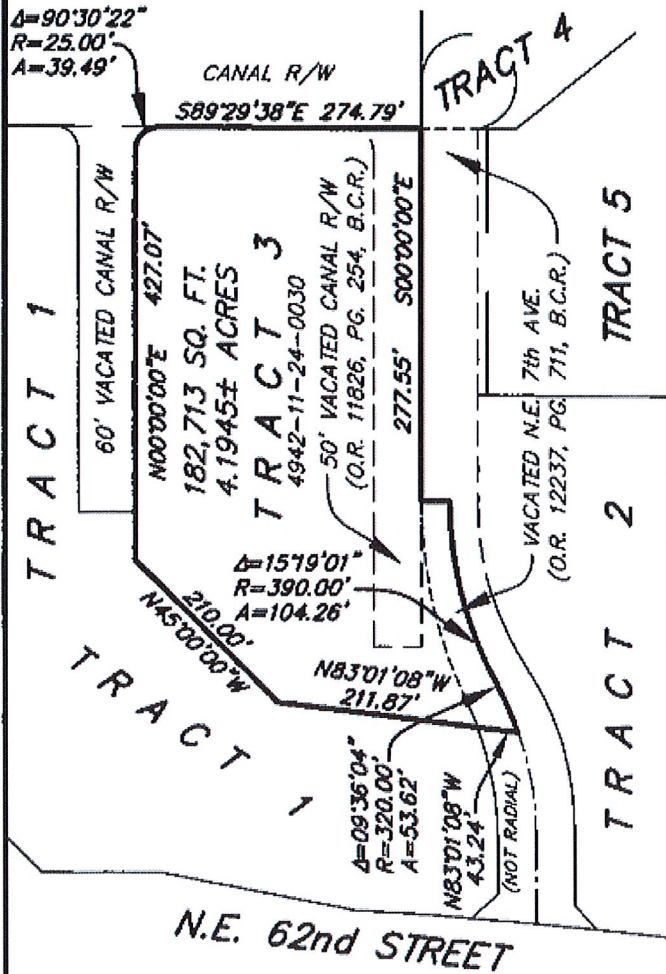
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*Refer to land copy for official copy*



SCALE 1" = 200'

**SKETCH AND DESCRIPTION  
 TO ACCOMPANY REZONING PETITION  
 FOLIO #4942-11-24-0030  
 FROM B-2 TO CC**



N.E. 62nd STREET  
**SITE LAYOUT  
 NOT TO SCALE**

**LEGAL DESCRIPTION:**

All of Tract 3, "SHELL AT I-95", according to the Plat thereof recorded in Plat Book 102, at Page 25, of the public records of Broward County, Florida; AND all that certain Vacated 50 foot Canal, East of and parallel with said Tract 3, more fully described in Official Records Book 11826, Page 254, of the public records of Broward County Records; AND ALSO that portion of the West one-half (W 1/2) of Vacated N.E. 7th Avenue adjacent to said Tract 3 and said Vacated 50 foot Canal, as described in Official Records Book 12237, Page 711, of the public records of Broward County, Florida.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 182,713 square feet or 4.1945 acres more or less.

**CERTIFICATION**

Certified Correct. Dated at Fort Lauderdale, Florida, this 7th day of December, 2023.  
 Revised this 8th day of January, 2024.  
 McLAUGHLIN ENGINEERING COMPANY  
 A DIVISION OF CONTROL POINT ASSOC. INC.

*[Signature]*  
 JERALD A. McLAUGHLIN  
 Registered Land Surveyor No. LS5269  
 State of Florida.

**NOTES:**

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an appropriate surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the North line of said Tract 3, as South 89°29'38" East, per plat).

FIELD BOOK NO. \_\_\_\_\_

DRAWN BY: JMMjr

JOB ORDER NO. V-7734, 230113 ADD 1

CHECKED BY: \_\_\_\_\_

C: \JMMjr\2023\230113 ADD 1 (SPLIT)





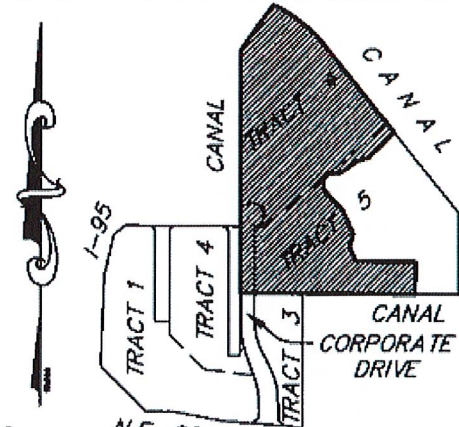
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*Refer to land copy for official map off*



**SKETCH AND DESCRIPTION  
 TO ACCOMPANY REZONING PETITION  
 800 & 1000 CORPORATE DRIVE  
 FORT LAUDERDALE, FL  
 FROM O-P TO CC  
 SHEET 1 OF 2 SHEETS**



**SITE LAYOUT  
 NOT TO SCALE**

**LEGAL DESCRIPTION:**

A portion of Tracts 4, 5 and N.E. 7th Avenue (now vacated), "SHELL AT I-95" according to the plat thereof, as recorded in Plat Book 102, Page 25, of the public records of Broward County, Florida, more fully described as follows:

Commencing at the Southeast corner of said Tract 5, thence North 89°31'30" West, on the South line of said Tract 5, a distance of 180.00 feet to the Point of Beginning; thence continuing North 89°31'30" West, on said South line and Westerly extension thereof, a distance of 743.12 feet to a point on the Southerly extension of the West line of said Tract 4; thence North 00°00'00" East, on said Southerly extension and on the West line of said Tract 4, a distance of 1012.90 feet; thence North 35°15'41" East, on said West line, a distance of 194.59 feet, thence North 39°56'59" East, on said West line, a distance of 41.32 feet to a point on a curve; thence Southeasterly on said curve to the right, whose radius point bears South 25°52'02" West, with a radius of 662.77 feet, a central angle of 25°06'05", an arc distance of 290.36 feet to a point of tangency; thence South 39°01'53" East, a distance of 456.64 feet; thence South 45°15'29" West, a distance of 140.30 feet; thence South 73°58'07" West, a distance of 50.00 feet; thence South 56°14'35" West, a distance of 86.65 feet; thence South 83°28'30" West, a distance of 60.00 feet; thence South 33°28'30" West, a distance of 30.00 feet; thence South 04°31'30" East, a distance of 40.00 feet; thence South 44°31'30" East, a distance of 115.00 feet; thence South 24°31'30" East, a distance of 110.00 feet; thence South 15°28'30" West, a distance of 60.00 feet; thence South 24°31'30" East, a distance of 65.00 feet; thence South 89°31'30" East, a distance of 255.00 feet; thence South 00°28'30" West, a distance of 135.00 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward Country, Florida and containing 566,495 square feet or 13.0049 acres more or less.

**CERTIFICATION**

Certified Correct. Dated at Fort Lauderdale, Florida, this 7th day of December, 2023. Revised this 8th day of January, 2024.

McLAUGHLIN ENGINEERING COMPANY  
 A DIVISION OF CONTROL POINT ASSOC. INC.

*[Signature]*  
 JERALD A. McLAUGHLIN  
 Registered Land Surveyor No. LS5269  
 State of Florida.

**NOTES:**

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- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an appropriate surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown refer to record plat and assume the West line of Tract 4, as North 00°00'00" East (North).

FIELD BOOK NO. \_\_\_\_\_

DRAWN BY: JMMjr

JOB ORDER NO. V-7690, 230113 ADD 1

CHECKED BY: \_\_\_\_\_

C: \JMMjr\2023\230113 ADD 1 (SPLIT)





**McLAUGHLIN ENGINEERING COMPANY LB 285**  
 A DIVISION OF CONTROL POINT ASSOCIATES, INC. LB 8137

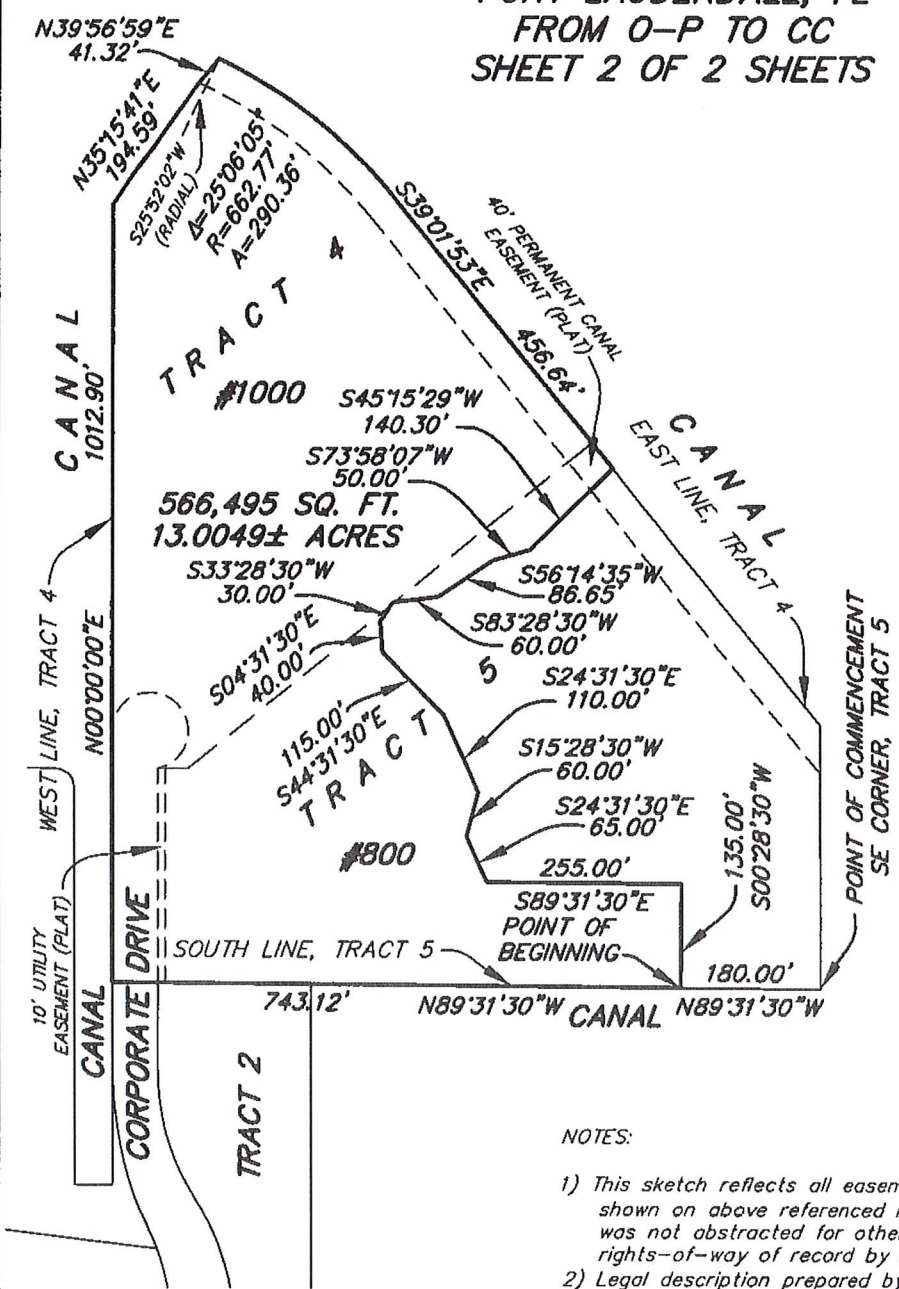
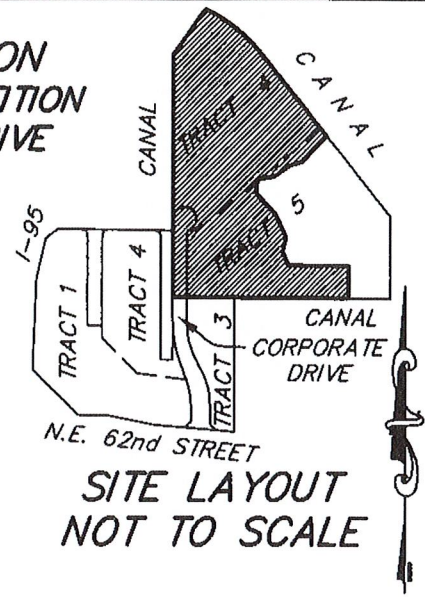
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*refer to each copy for official records*



SCALE 1" = 250'

**SKETCH AND DESCRIPTION  
 TO ACCOMPANY REZONING PETITION  
 800 & 1000 CORPORATE DRIVE  
 FORT LAUDERDALE, FL  
 FROM O-P TO CC  
 SHEET 2 OF 2 SHEETS**



**LEGAL DESCRIPTION:**  
 A portion of Tracts 4, 5 and N.E. 7th Avenue (now vacated), "SHELL AT I-95" according to the plat thereof, as recorded in Plat Book 102, Page 25, of the public records of Broward County, Florida, more fully described on Sheet 1 of 2 Sheets.

- NOTES:**
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  - 2) Legal description prepared by McLaughlin Engineering Co.
  - 3) This drawing is not valid unless sealed with an appropriate surveyors seal.
  - 4) THIS IS NOT A BOUNDARY SURVEY.
  - 5) Bearings shown refer to record plat and assume the West line of Tract 4, as North 00°00'00" East (North).

FIELD BOOK NO. \_\_\_\_\_  
 JOB ORDER NO. V-7690, 230113 ADD 1

DRAWN BY: JMMjr  
 CHECKED BY: \_\_\_\_\_