



DEVELOPMENT APPLICATION FORM

Application Form: All Applications | Rev. 01/24/2023

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). The development application form must be filled out accurately and all applicable sections must be completed. Only complete the sections indicated for application type with N/A for those section items not applicable. Refer to "Specifications for Plan Submittal" by application type for information requirements for submittal. Select the application type and approval level in **SECTION A** and complete the sections specified.

A APPLICATION TYPE AND APPROVAL LEVEL Select the application type from the list below and check the applicable type.

<input type="checkbox"/> LEVEL I ADMINISTRATIVE REVIEW COMMITTEE (ADMIN) <ul style="list-style-type: none"> New nonresidential less than 5,000 square feet Change of use (some impact or less than existing use) Plat note/Nonvehicular access line amendment Administrative site plan Amendment to site plan* Property and right-of-way applications (MOTs, construction staging) Parking Agreements (separate from site plans) 	<input type="checkbox"/> LEVEL II DEVELOPMENT REVIEW COMMITTEE (DRC) <ul style="list-style-type: none"> New Nonresidential 5,000 square feet or greater Residential 5 units or more Nonresidential use within 100 feet of residential property Redevelopment proposals Change in use (if great impact than existing use) Development in Regional Activity Centers (RAC)* Development in Uptown Project Area* Regional Activity Center Signage Design Review Team (DRT) Affordable Housing (≥10%) 	<input type="checkbox"/> LEVEL III PLANNING AND ZONING BOARD (PZB) <ul style="list-style-type: none"> Conditional Use Parking Reduction Flex Allocation Cluster / Zero Lot Line Modification of Yards* Waterway Use Mixed Use Development Community Residences* Social Service Residential Facility (SSRF) Medical Cannabis Dispensing Facility* Community Business District for uses greater than 10,000 square feet 	<input checked="" type="checkbox"/> LEVEL IV CITY COMMISSION (CC) <ul style="list-style-type: none"> Land Use Amendment Rezoning Plat Public Purpose Use Central Beach Development of Significant Impact* Vacation of Right-of-Way City Commission Review Only (review not required by PZB) Vacation of Easement*
COMPLETE SECTIONS B, C, D, G	COMPLETE SECTIONS B, C, D, E, F	COMPLETE SECTIONS B, C, D, E, F	COMPLETE SECTIONS B, C, D, E, F
<input type="checkbox"/> EXTENSION Request to extend approval date for a previously approved application COMPLETE SECTIONS B, C, H	<input type="checkbox"/> DEFERRAL Request to defer after an application is scheduled for public hearing COMPLETE SECTIONS B, C, H	<input type="checkbox"/> APPEAL/DE NOVO <ul style="list-style-type: none"> Appeal decision by approving body De Novo hearing items COMPLETE SECTIONS B, C, H	<input type="checkbox"/> PROPERTY AND ROW ITEM <ul style="list-style-type: none"> Road closures Construction staging plan Revocable licenses COMPLETE SECTIONS B, C, E

*Application is subject to specific review and approval process. Levels III and IV are reviewed by Development Review Committee unless otherwise noted.

B APPLICANT INFORMATION If applicant is the business operator, complete the agent column and provide property owner authorization.

Applicant/Property Owner	Cypress Development, LLC	Authorized Agent	Stephanie J. Toothaker, Esq.
Address	Agent: 501 SW 2nd Ave, Suite 1	Address	501 SW 2nd Ave, Suite 1
City, State, Zip	Agent: Fort Lauderdale, FL 33301	City, State, Zip	Fort Lauderdale, FL 33301
Phone	Agent: 9.54648.9376	Phone	954-648-9376
Email	Agent: stephanie@toothaker.ora	Email	cc: estefania@toothaker.ora
Proof of Ownership	Warranty Deed	Authorization Letter	Letter Attached
Applicant Signature:	 Digitally signed by Stephanie J. Toothaker Date: 2024.01.12 08:55:56 -0500'	Agent Signature:	 Digitally signed by Stephanie J. Toothaker Date: 2024.01.12 08:58:45 -0500'

C PARCEL INFORMATION

Address/General Location	150 NW 68th Street
Folio Number(s)	4942100000 and 494203000541
Legal Description (Brief)	See Sketch and Legal attached
City Commission District	1 - John Herbst
Civic Association	N/A

D LAND USE INFORMATION

Existing Use	Mobile Home Park
Land Use	Employment Center
Zoning	RMM-25
Proposed <small>Applications requesting land use amendments and rezonings.</small>	
Proposed Land Use	TOD (UDP-L23001)
Proposed Zoning	UUV-NE

E PROJECT INFORMATION Provide project information. Circle yes or no where noted. If item is not applicable, indicate N/A.

Project Name	Rezoning from Residential Multifamily Mid Rise/Medium High Density District (RMM-25) to UUV-NE							
Project Description (Describe in detail)	Rezoning from Residential Multifamily Mid Rise/Medium High Density District (RMM-25) to UUV-NE							
Estimated Project Cost	\$ <small>(Estimated total project cost including land costs for all new development applications only)</small>							
Affordable Housing Number of Units	<table border="1"> <tr> <td>30%</td> <td>50%</td> <td>60%</td> <td>80%</td> <td>100%</td> <td>120%</td> <td>140%</td> </tr> </table>	30%	50%	60%	80%	100%	120%	140%
30%	50%	60%	80%	100%	120%	140%		



Waterway Use	No
Flex Units Request	No
Commercial Flex Acreage	No
Residential Uses	
Single Family	N/A
Townhouses	N/A
Multifamily	N/A
Cluster/Zero Lot Line	N/A
Other	N/A
Total (dwelling units)	N/A
Unit Mix (dwelling units)	Studio or Efficiency: N/A, 1-Bedroom: N/A, 2-Bedroom: N/A, 3+ Bedrooms: N/A

Traffic Study Required	No
Parking Reduction	No
Public Participation	Yes
Non-Residential Uses	
Commercial	N/A
Restaurant	N/A
Office	N/A
Industrial	N/A
Other	N/A
Total (square feet)	N/A

F PROJECT DIMENSIONAL STANDARDS *Indicate all required and proposed standards for the project. Circle yes or no where indicated.*

	Required Per ULDR	Proposed	
Lot Size (Square feet/ acres)			
Lot Density (Units/ acres)			
Lot Width			
Building Height (Feet)			
Structure Length			
Floor Area Ratio (F.A.R)			
Lot Coverage			
Open Space			
Landscape Area			
Parking Spaces			
SETBACKS (indicate direction N, S, E, W)			
	Required Per ULDR	Proposed	
Front			
Side			
Corner / Side			
Rear			
<i>For projects in Downtown, Northwest, South Andrews, and Uptown Master Plans to be completed in conjunction with the applicable items above.</i>			
	Required Per ULDR	Proposed	Deviation
Tower Stepback			
Front / Primary Street			
Sides / Secondary Street			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate (square feet)			
Residential Unit Size (minimum)			

G AMENDED PROJECT INFORMATION *Provide approved and proposed amendments for project. Circle yes or no where indicated.*

Project Name			
Proposed Amendment Description (Describe in detail)			
	Original Approval	Proposed Amendment	Amended
Residential Uses (dwelling units)			
Non-Residential Uses (square feet)			
Lot Size (Square feet/ acres)			
Lot Density (Units/ acres)			
Lot Width			
Building Height (feet)			
Structure Length			
Floor Area Ratio (F.A.R)			
Lot Coverage			
Open Space			
Landscape Area			
Parking Spaces			
Tower Stepback			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate (square feet)			
Residential Unit Size (minimum)			
Does this amendment require a revision to the traffic statement or traffic study completed for the project?			
Does this amendment require a revised water sewer capacity letter?			

H EXTENSION, DEFERRAL, APPEAL INFORMATION *Provide information for specific request. Circle approving body and yes or no.*

Project Name						
Request Description						
EXTENSION REQUEST		DEFERRAL REQUEST		APPEAL REQUEST / DE NOVO HEARING		
Approving Body		Approving Body		Approving Body		
Original Approval Date		Scheduled Meeting Date		30 Days from Meeting (Provide Date)		
Expiration Date (Permit Submittal Deadline)		Requested Date	Deferral	60 Days from Meeting (Provide Date)		
Expiration Date (Permit Issuance Deadline)		Previous Deferrals Granted		Appeal Request		



Requested Extension <i>(No more than 24 months)</i>	Justification Letter Provided	Indicate Approving Body Appealing
Code Enforcement <i>(Applicant Obtain by Code Compliance Division)</i>		De Novo Hearing Due to City Commission Call-Up

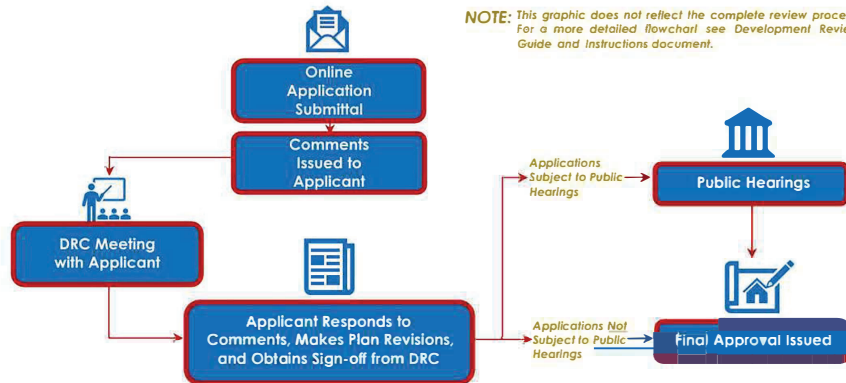
CHECKLIST FOR SUBMITTAL AND COMPLETENESS: The following checklist outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide this information will result in your application being deemed **incomplete**.

- Preliminary Development Meeting** completed on the following date: **PROVIDE DATE**
- Development Application Form** completed with the applicable information including signatures.
- Proof of Ownership** warranty deed or tax record including corporation documents and SunBiz verification name.
- Address Verification Form** applicant contact David Goodrum at 954-828-5976 or DGoodrum@fortlauderdale.gov
- Project and Unified Land Development Code Narratives** project narrative and the applicable ULDR sections and criteria as described in the specifications for submittal by application type.
- Electronic Files, File Naming, and Documents** consistent with the applicable specifications for application type, consistent with the online submittal requirements including file naming convention, plan sets uploaded as single pdf.
- Traffic Study or Statement** submittal of a traffic study or traffic statement.
- Stormwater Calculations** signed and sealed by a Florida registered professional engineer consistent with calculations as described in the specifications for plan submittal for site plan applications.
- Water and Wastewater Capacity Request** copy of email to Public Works requesting the capacity letter.

OVERVIEW FOR ONLINE SUBMITTAL REQUIREMENTS: Submittals must be conducted through the City's online citizen access portal [LauderBuild](#). No hardcopy application submittals are accepted. Below only highlights the important submittal requirements that applicants must follow to submit online and be deemed complete. View all the requirements at [LauderBuild Plan Room](#).

- **Uploading Entire Submittal** upload all documents at time the application is submitted to prevent delays in processing.
- **File Naming Convention** file names must adhere to the City's [File Naming Convention](#).
- **Reduce File Size** plan sets and other large files must be merged or flattened to reduce file size.
- **Plan Sets** plan sets like site plans, plats, etc. must be submitted as a single pdf file. Staff will instruct when otherwise.
- **Document Categories** choose the correct document category when uploading.

DRC PROCESS OVERVIEW: The entire development review process flowchart can be found in the [Development Application Guide and Instructions](#) document. Below is a quick reference flowchart with key steps in the process to guide applicants.



CONTACT INFORMATION: Questions regarding the development process or [LauderBuild](#), see contact information below.

GENERAL URBAN DESIGN AND PLANNING QUESTIONS
Planning Counter 954-828-6520, Option 5 planning@fortlauderdale.gov

LAUDERBUILD ASSISTANCE AND QUESTIONS
DSD Customer Service 954-828-6520, Option 1 lauderbuild@fortlauderdale.gov

January 18, 2024

Uptown Rezoning Application
150 NW 68th Street
Case No. UDP-Z24001

RE: Rezoning from Residential Multifamily Mid Rise/Medium High Density (RMM-25) District to Uptown Urban Village Northeast (UUV-NE) District – 150 NW 68th Street - ULDR Rezoning Criteria Responses

The property owner, Cypress Development, LLC, is requesting to rezone 991,359 square feet (22.7 acres) of land located at 150 NW 68th Street from Residential Multifamily Mid Rise/Medium High-Density District (RMM-25) District to Uptown Urban Village Northeast (UUV-NE) District to permit the development of a mixed-use project on the site. The City of Fort Lauderdale staff is processing the rezoning on behalf of the property owner.

Pursuant to the City's Unified Land Development Regulations (ULDR) Section 47-24.4.D, Rezoning Criteria, an applicant must demonstrate that the application for a rezoning meet the following criteria:

1. The zoning district proposed is consistent with the City's Comprehensive Plan.

The property is currently zoned RMM-25 and has an underlying land use designation of Employment Center which is intended to encourage employment-based development, as well as retail, restaurant, office, service, business and residential uses. The proposed UUV-NE zoning district is consistent with this land use designation. Please refer to the Comprehensive Plan Consistency section within this report for additional information.

2. The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration.

The development in the surrounding area is characterized mainly by office, hotel, and commercial uses with a lack of residential and mixed-use developments. Rather than adversely impacting the character of development in the area with more intense uses such as industrial manufacturing, the proposed rezoning to UUV-NE will have a positive impact by allowing for mixed-use development that will create a stronger tax base, add residential to the area, and will further the live, work, play environment that the City envisions for the area.

3. The character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses.

The UUV-NE zoning district permitted uses are compatible with the surrounding zoning district's permitted uses in such that hotel, and mixed-use developments are permitted in both the existing and proposed zoning, with the addition of residential use permitted in the proposed zoning district as a mixed-use development. The City explicitly adopted the Uptown Master Plan to promote residential and mixed-use for the area. Furthermore, the Uptown Master Plan identifies specific character subareas that residential and mixed-use should be allowed which are more suitable, which is applicable in this request.

Prepared by Urban Design and Planning staff for Case No. UDP- Z24001

DEVELOPMENT SERVICES DEPARTMENT
700 NW 19TH AVENUE | FORT LAUDERDALE, FLORIDA 33311
954-828-5207 | www.fortlauderdale.gov

M D O K
SHEET
1 OF 5

SKETCH AND LEGAL DESCRIPTION TO ACCOMPANY REZONING PETITION
 REZONING FROM RESIDENTIAL MULTIFAMILY MID RISE/MEDIUM HIGH DENSITY DISTRICT (RMM-25)
 TO UPTOWN URBAN VILLAGE – NORTHEAST (UUV-NE)

LEGAL DESCRIPTION: SEE PAGES 2 AND 3.


SKETCHS: SEE PAGES 4 AND 5.

SURVEYOR'S NOTES:

- 1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL.
- 2) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD.
- 4) MEASUREMENTS SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
- 5) THE BASIS OF BEARING IS GEODETIC NORTH, BASED ON A STATIC GPS OBSERVATION WITH A REFERENCE LINE SOUTH 52° 22' 17" WEST FOR THE WESTERLY RIGHT-OF-WAY LINE OF NORTH ANDREWS AVENUE.
- 6) THE PURPOSE OF THIS SKETCH IS TO DEPICT THE ELEMENTS OF THE DESCRIPTION APPEARING HEREON AND IS PROVIDED AS AN AID IN ITS DEPICTION. THIS SKETCH IS NOT A SURVEY. USES INCONSISTENT WITH ITS INTENDED PURPOSE ARE PROHIBITED. THIS SKETCH AND DESCRIPTION CONSISTS OF 5 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO EACH OTHER.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE HEREIN CAPTIONED SKETCH OF DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS PREPARED UNDER MY DIRECTION, SUPERVISION AND RESPONSIBLE CHARGE.


 FRANCISCO F. FAJARDO #4767
 PROFESSIONAL SURVEYOR AND MAPPER SURVEY
 PERFORMED BY: LANNES AND GARCIA, INC

Francisco F. Fajardo
 Digitally signed by Francisco F. Fajardo
 DN: cn=Francisco F. Fajardo, o=Lannes and Garcia Inc., ou=Qualifiers-AGI-410202, email=09011805924F4001.B.S.K., cn=Francisco F. Fajardo
 Date: 2024.01.24 11:21:28 -0500




PROPERTY OF: SUNBELT PARTNERS, LLC AND CYPRESS DEVELOPMENT, LLC	PROPERTY PARCEL ID: 494210000040, 494203000541	TOTAL SQUARE FEET: 1,069,986 SQUARE FEET +/- 24.56 ACRES +/-
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PROFESSIONAL SURVEYING AND MAPPING
LANNES & GARCIA, INC.
 LB # 2098
 FRANCISCO F. FAJARDO PSM # 4767
 4967 SW 75th AVENUE,
 MIAMI, FLORIDA 33155
 PH (305) 666-7909 FAX (305) 559-3002

SPECIFIC PURPOSE SURVEY

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 6J-17.050 THROUGH 6J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON


 FRANCISCO F. FAJARDO
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
 REGISTRATION NO. 4767

269413-C	DRAWN BY: TT	SHEET: 1 OF 5	
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SKETCH AND LEGAL DESCRIPTION TO ACCOMPANY REZONING PETITION
 REZONING FROM RESIDENTIAL MULTIFAMILY MID RISE/MEDIUM HIGH DENSITY DISTRICT (RMM-25)
 TO UPTOWN URBAN VILLAGE – NORTHEAST (UUV-NE)

M.D.O.K.
 SHEET:
 2 OF 5

LEGAL DESCRIPTION:

EXHIBIT "A"

THAT PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THAT NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10 TOWNSHIP 48 SOUTH, RANGE 42 EAST, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT "C-14" CANAL A/K/A CYPRESS CREEK CANAL (C-14) AND NORTHWESTERLY OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF NORTH ANDREWS AVENUE EXTENSION AND EAST OF THE EAST RIGHT-OF-WAY LINE OF THE SEABOARD COAST LINE RAILROAD A/K/A SEABOARD AIRLINE RAILROAD.

AND THAT PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 LYING SOUTH OF THE C-14 CANAL OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT F/K/A CENTRAL & SOUTH FLORIDA FLOOD CONTROL DISTRICT AND EAST OF THE EAST RIGHT-OF-WAY LINE OF THE SEABOARD COAST LINE RAILROAD A/K/A SEABOARD AIRLINE RAILROAD, AND NORTHWESTERLY OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF NORTH ANDREWS AVENUE EXTENSION, SECTION 10, TOWNSHIP 48 SOUTH, RANGE 42 EAST AND WEST OF ANDREWS AVENUE EXTENSION.

AND ALL OF LOTS IN BLOCKS 1, 2 AND 3, OF NORTH COLLIER ESTATES, AS RECORDED IN PLAT BOOK 53, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THE FOLLOWING VACATED RIGHT-OF-WAYS LYING ADJACENT TO SAID LOTS WITHIN BLOCKS 1, 2 AND 3 PURSUANT TO THE RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 5654, PAGE 466 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: NORTHEAST 1ST TERRACE BETWEEN NORTHEAST 66 STREET AND NORTHEAST 67 STREET; TOGETHER WITH NORTHEAST 1ST AVENUE BETWEEN NORTHEAST 66 STREET AND NORTHEAST 67 STREET; TOGETHER WITH NORTHEAST 1ST WAY BETWEEN NORTHEAST 66 STREET AND THE NORTHERLY LINE OF BLOCK 1 EXTENDED EASTERLY TOGETHER WITH NORTHEAST 67 STREET BETWEEN NORTHEAST 1 AVENUE AND NORTHEAST 1 WAY, ALL AS SHOWN ON SAID PLAT OF NORTH COLLIER ESTATES, AS RECORDED IN PLAT BOOK 53, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT ANY PORTION OF THE ABOVE PARCELS LYING WITHIN THE RIGHT-OF-WAY KNOWN AS MCNAB ROAD AS SET FORTH AND FURTHER DESCRIBED IN OFFICIAL RECORDS BOOK 3589, PAGE 575 AND OFFICIAL RECORDS BOOK 2734, PAGE 820, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND AS LAID OUT AND CURRENTLY IN USE.

FURTHER LESS AND EXCEPT ANY PORTION OF THE ABOVE PARCELS LYING WITHIN THOSE LANDS CONVEYED BY AND FURTHER DESCRIBED IN THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK 1360, PAGE 77, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FURTHER LESS AND EXCEPT ANY PORTION OF THE ABOVE PARCELS LYING WITHIN THOSE LANDS CONVEYED BY AND FURTHER DESCRIBED IN THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK 1309, PAGE 130, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FURTHER LESS AND EXCEPT ANY PORTION OF THE ABOVE PARCELS LYING WITHIN THOSE LANDS CONVEYED BY AND FURTHER DESCRIBED IN THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK 5698, PAGE 720, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FURTHER LESS AND EXCEPT ANY PORTION OF THE ABOVE PARCELS LYING WITHIN THE RIGHT-OF-WAY KNOWN AS NORTH ANDREWS AVENUE EXTENSION AS LAID OUT AND CURRENTLY IN USE.

FURTHER LESS AND EXCEPT ANY PORTION OF THE ABOVE PARCELS LYING WITHIN THE RIGHT-OF-WAY KNOWN AS NW 66TH STREET AS SHOWN ON SAID PLAT OF NORTH COLLIER ESTATES, AS RECORDED IN PLAT BOOK 53, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND AS LAID OUT AND CURRENTLY IN USE.

FURTHER LESS AND EXCEPT ANY PORTION OF THE ABOVE PARCELS LYING WITHIN PARCEL "A" OF AQUA FILTER PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 97, PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FURTHER LESS AND EXCEPT ANY PORTION OF THE ABOVE PARCELS LYING WITHIN PARCEL "A" OF 1-B PALMDALE PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 112, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FURTHER LESS AND EXCEPT ANY PORTION OF THE ABOVE PARCELS LYING WITHIN THE LANDS SET FORTH AND FURTHER DESCRIBED IN THAT FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 20 779, PAGE 431 AND THE AMENDED ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 18711, PAGE 884, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FURTHER LESS AND EXCEPT ANY RIGHT-OF-WAYS AS CURRENTLY LAID OUT AND IN USE.

CONTINUES ON PAGE 3.

SURVEYOR'S NOTE:

LEGAL DESCRIPTION REFLECTED HAS NOT BEEN OFFICIALLY RECORDED.

PROPERTY OF:

SUNBELT PARTNERS, LLC
 AND CYPRESS DEVELOPMENT, LLC

PROPERTY PARCEL ID:

494210000040,
 494203000541

TOTAL SQUARE FEET:

1,069,986 SQUARE FEET +/-
 24.56 ACRES +/-

Francisco Fajardo
 o F
 Fajardo



PROFESSIONAL SURVEYING AND MAPPING
LANNES & GARCIA, INC.

LB # 2098
 FRANCISCO F. FAJARDO PSM # 4767
 4967 SW 75th AVENUE,
 MIAMI, FLORIDA 33155
 PH (305) 666-7909 FAX (305) 559-3002

SPECIFIC PURPOSE SURVEY

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J 17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

FRANCISCO F. FAJARDO
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
 REGISTRATION NO. 4767

269413-C	DRAWN BY: TJY	SHEET: 2 OF 5
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SKETCH AND LEGAL DESCRIPTION TO ACCOMPANY REZONING PETITION
 REZONING FROM RESIDENTIAL MULTIFAMILY MID RISE/MEDIUM HIGH DENSITY DISTRICT (RMM-25)
 TO UPTOWN URBAN VILLAGE – NORTHEAST (UUV-NE)

7/12/20
 SHEET:
 3 OF 5

LEGAL DESCRIPTION:

CONTINUES.

ALSO KNOWS AS:

A PORTION OF THE SOUTH ONE-HALF (S. 1/2) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4), OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) AND A PORTION OF THE SOUTH ONE-HALF (S. 1/2) OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER (S. 1/4) CORNER OF SAID SECTION 3; THENCE ON AN ASSUMED BEARING NORTH 00° 10'09" WEST, A DISTANCE OF 53.00 FEET TO THE POINT OF BEGINNING (P.O.B. NO.1); THENCE SOUTH 89° 43'05" WEST, ALONG THE NORTH RIGHT OF WAY LINE OF MCNAB ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 3589, PAGE 575 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA BEING ALONG A LINE PARALLEL WITH AND 50.00 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SAID SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 3, A DISTANCE OF 125.35 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE SEABOARD COAST LINE RAILROAD; THENCE NORTH 11° 10' 32" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 205.33 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT "C-14" CANAL; THENCE SOUTH 78° 48'18" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 342.23 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY LINE ON A BEARING OF SOUTH 66° 45'38" EAST, A DISTANCE OF 338.91 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE OF MCNAB ROAD; THENCE SOUTH 89° 56'02" WEST, ALONG SAID RIGHT OF WAY LINE BEING PARALLEL WITH AND 50.00 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SAID SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 3, A DISTANCE OF 561.58 FEET TO THE POINT OF BEGINNING, LESS THE SOUTH 3.00 FEET THEREOF PER MISCELLANEOUS PLAT BOOK 6, PAGE 27 FOR RIGHT OF WAY PURPOSES, RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

TOGETHER WITH

A PORTION OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) AND A PORTION OF THE NORTH THREE-QUARTERS (N. 3/4) OF THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) AND A PORTION OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 10, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER (N. 1/4) CORNER OF SAID SECTION 10; THENCE ON AN ASSUMED BEARING OF SOUTH 01° 33'02" EAST, ALONG THE NORTHERLY EXTENSION AND EAST LINE OF THE "1-B PALMDALE PLAT" AS RECORDED IN PLAT BOOK 112, PAGE 9 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 53.52 FEET TO THE POINT OF BEGINNING (P.O.B. NO.2); THENCE NORTH 89° 56'02" EAST, ALONG A LINE PARALLEL WITH AND 53.5 FEET SOUTH OF AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF THE SAID NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 10, A DISTANCE OF 800.37 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT "C-14" CANAL; THENCE SOUTH 66° 45'38" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 375.80 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY LINE ON A BEARING OF SOUTH 73° 28'51" EAST, A DISTANCE OF 475.19 FEET; THENCE SOUTH 52° 43'04" WEST, A DISTANCE OF 310.84 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2347.01 FEET, A CENTRAL ANGLE OF 05° 38'32" AND AN ARC DISTANCE OF 231.12 FEET TO THE NORTHEAST CORNER OF PARCEL "A", "AQUA FILTER PLAT", AS RECORDED IN PLAT BOOK 97, AT PAGE 46 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THE LAST TWO COURSES BEING 5.00 FEET WESTERLY OF PARALLEL AND CONCENTRIC WITH THE WESTERLY RIGHT OF WAY LINE OF NORTH ANDREWS AVENUE EXTENSION AS RECORDED IN OFFICIAL RECORDS BOOK 2734, PAGE 823 OF THE SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 89° 38'25" WEST, ALONG THE NORTH LINE OF SAID PARCEL "A" A DISTANCE OF 481.56 FEET; THENCE SOUTH 01° 26'01" EAST, ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 288.54 FEET TO THE POINT OF INTERSECTION OF THE WEST RIGHT OF WAY LINE NORTHEAST 1ST WAY AND THE NORTH RIGHT OF WAY LINE OF N.E. 66TH STREET AS SHOWN ON THE PLAT "NORTH COLLIER ESTATES" AS RECORDED IN PLAT BOOK 53, AT PAGE 33 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 89° 29'45" WEST ALONG THE SAID NORTH RIGHT OF WAY LINE OF N.E. 66TH STREET, A DISTANCE OF 677.69 FEET TO A POINT ON THE SAID EAST LINE OF THE "1-B PALMDALE PLAT"; THENCE NORTH 01° 33'02" WEST, ALONG SAID EAST PLAT LINE, A DISTANCE OF 917.35 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

SURVEYOR'S NOTE:

LEGAL DESCRIPTION REFLECTED HAS NOT BEEN OFFICIALLY RECORDED.

PROPERTY OF:

SUNBELT PARTNERS, LLC
 AND CYPRESS DEVELOPMENT, LLC

PROPERTY PARCEL ID:

494210000040,
 494203000541

TOTAL SQUARE FEET:

1,069,986 SQUARE FEET +/-
 24.56 ACRES +/-

Francisco F. Fajardo
 State of Florida
 Registration No. 4767



PROFESSIONAL SURVEYING AND MAPPING
LANNES & GARCIA, INC.

LB # 2098
 FRANCISCO F. FAJARDO PSM # 4767
 4967 SW 75th AVENUE,
 MIAMI, FLORIDA 33155
 PH (305) 666-7909 FAX (305) 559-3002

SPECIFIC PURPOSE SURVEY

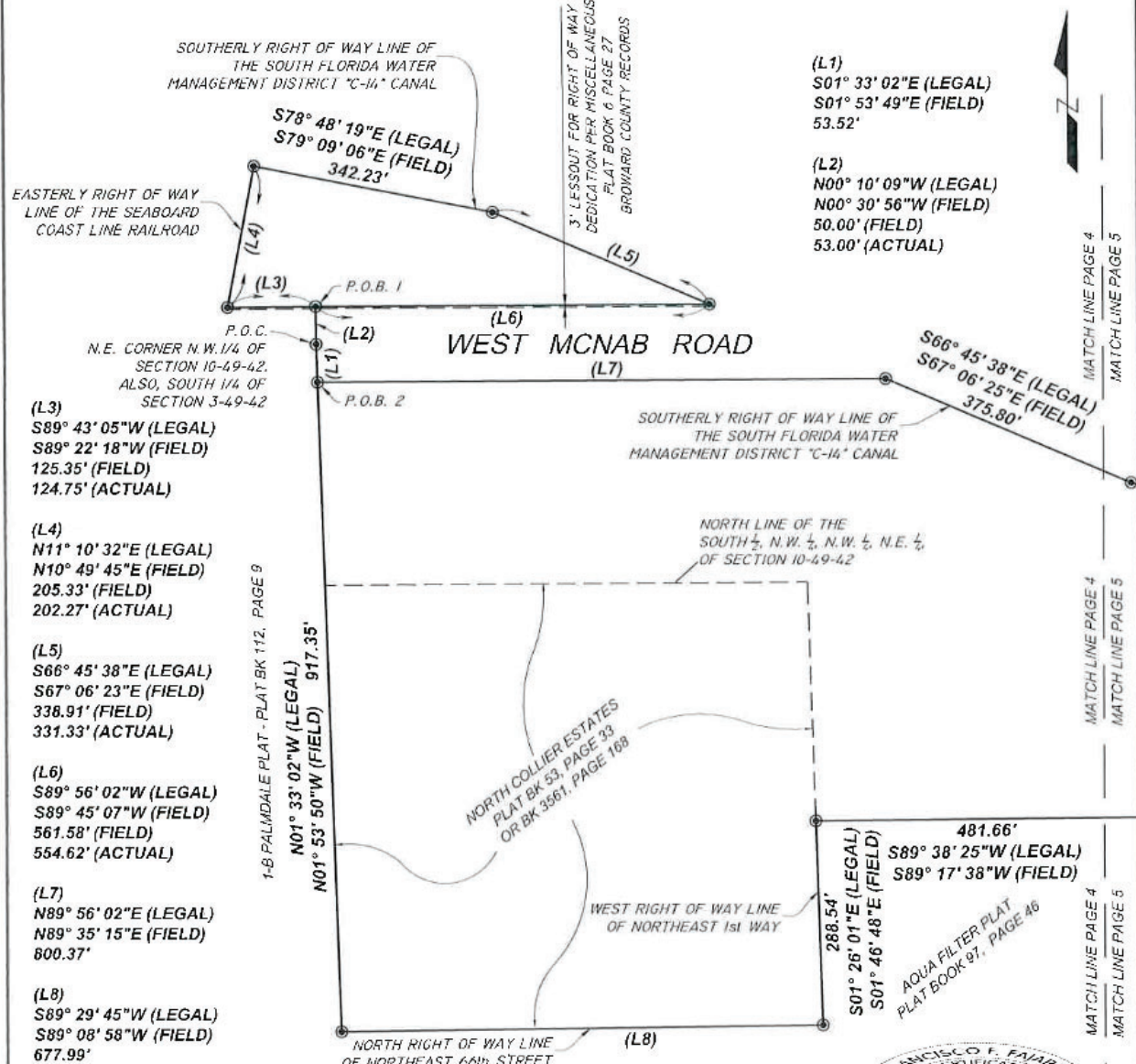
I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

FRANCISCO F. FAJARDO
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
 REGISTRATION NO. 4767

269413-C	DRAWN BY: TJY	SHEET: 3 OF 5
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SKETCH AND LEGAL DESCRIPTION TO ACCOMPANY REZONING PETITION
 REZONING FROM RESIDENTIAL MULTIFAMILY MID RISE/MEDIUM HIGH DENSITY DISTRICT (RMM-25)
 TO UPTOWN URBAN VILLAGE - NORTHEAST (UUV-NE)

W.D.O.K. SHEET:
4 OF 5



SOUTHERLY RIGHT OF WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT "C-14" CANAL

EASTERLY RIGHT OF WAY LINE OF THE SEABOARD COAST LINE RAILROAD

3' LESSOUT FOR RIGHT OF WAY DEDICATION PER MISCELLANEOUS PLAT BOOK # PAGE 27 BROWARD COUNTY RECORDS

(L1)
S01° 33' 02"E (LEGAL)
S01° 53' 49"E (FIELD)
53.52'

(L2)
N00° 10' 09"W (LEGAL)
N00° 30' 56"W (FIELD)
50.00' (FIELD)
53.00' (ACTUAL)

P.O.C.
N.E. CORNER N.W. 1/4 OF SECTION 10-49-42, ALSO, SOUTH 1/4 OF SECTION 3-49-42

WEST MCNAB ROAD

SOUTHERLY RIGHT OF WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT "C-14" CANAL

NORTH LINE OF THE SOUTH 1/2, N.W. 1/2, N.W. 1/2, N.E. 1/2 OF SECTION 10-49-42

(L3)
S89° 43' 05"W (LEGAL)
S89° 22' 18"W (FIELD)
125.35' (FIELD)
124.75' (ACTUAL)

(L4)
N11° 10' 32"E (LEGAL)
N10° 49' 45"E (FIELD)
205.33' (FIELD)
202.27' (ACTUAL)

(L5)
S66° 45' 38"E (LEGAL)
S67° 06' 23"E (FIELD)
338.91' (FIELD)
331.33' (ACTUAL)

(L6)
S89° 56' 02"W (LEGAL)
S89° 45' 07"W (FIELD)
561.58' (FIELD)
554.62' (ACTUAL)

(L7)
N89° 56' 02"E (LEGAL)
N89° 35' 15"E (FIELD)
800.37'

(L8)
S89° 29' 45"W (LEGAL)
S89° 08' 58"W (FIELD)
677.99'

1-B PALMDALE PLAT - PLAT BK 112, PAGE 9

N01° 33' 02"W (LEGAL)
N01° 53' 50"W (FIELD) 917.35'

NORTH COLLIER ESTATES
PLAT BK 53, PAGE 33
OR BK 3561, PAGE 168

WEST RIGHT OF WAY LINE OF NORTHEAST 1st WAY

NORTH RIGHT OF WAY LINE OF NORTHEAST 66th STREET

288.54'
S01° 26' 01"E (LEGAL)
S01° 46' 48"E (FIELD)
481.66'
S89° 38' 25"W (LEGAL)
S89° 17' 38"W (FIELD)

AQUA FILTER PLAT
PLAT BOOK 87, PAGE 46

PROPERTY OF:
SUNBELT PARTNERS, LLC
AND CYPRESS DEVELOPMENT, LLC

PROPERTY PARCEL ID:
494210000040,
494203000541

TOTAL SQUARE FEET:
1,069,986 SQUARE FEET +/-
24.56 ACRES +/-



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 PH (305) 666-7909 FAX (305) 559-3002

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 I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 53-17 050 THROUGH 53-17 052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, THAT THE SKETCH HEREOF IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON

FRANCISCO F. FAJARDO
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
 REGISTRATION NO. 4767

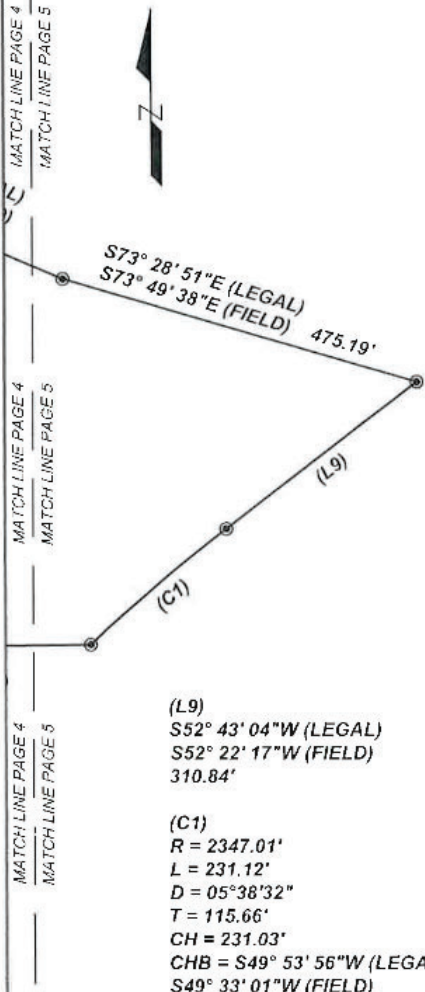
269413-C	SCALE: 1" = 200'	DRAWN BY: TT	SHEET. 4 OF 5
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M.D.O.K. SHEET: 5 OF 5

SKETCH AND LEGAL DESCRIPTION TO ACCOMPANY REZONING PETITION
 REZONING FROM RESIDENTIAL MULTIFAMILY MID RISE/MEDIUM HIGH DENSITY DISTRICT (RMM-25)
 TO UPTOWN URBAN VILLAGE – NORTHEAST (UUV-NE)

LOCATION SKETCH

NOT TO SCALE



- KEY TO ABBREVIATIONS LEGEND:**
- OR OFFICIAL RECORD BOOK
 - BK BOOK
 - R RADIUS
 - L ARC LENGTH
 - D CENTRAL ANGLE
 - T TANGENT
 - CH CHORD DISTANCE
 - CHB CHORD BEARING
 - N NORTH
 - E EAST
 - S SOUTH
 - W WEST

Francisco Fajardo
 Digitally signed by Francisco Fajardo
 DN: cn=US, o=Lannes and Garcia Inc., c=US, email=40141000.00001890592AF400183E6C, cn=Francisco Fajardo
 Date: 2024.01.24 11:17:11 -0500



PROPERTY OF: SUNBELT PARTNERS, LLC AND CYPRESS DEVELOPMENT, LLC
PROPERTY PARCEL ID: 494210000040, 494203000541
TOTAL SQUARE FEET: 1,069,986 SQUARE FEET +/- 24.56 ACRES +/-



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269413-C	SCALE: 1" = 200'	DRAWN BY: TT	SHEET: 5 OF 5
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