

ORDINANCE NO. C-24-26

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 RESIDENTIAL MULTIFAMILY MID RISE/MEDIUM HIGH DENSITY ("RMM-25") DISTRICT TO UPTOWN URBAN VILLAGE NORTHEAST ("UUV-NE") DISTRICT, A PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) AND A PORTION OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, LOCATED NORTH OF MCNAB ROAD (NORTHWEST 66TH STREET), EAST OF THE FLORIDA EAST COAST RAILWAY, WEST OF NORTH ANDREWS AVENUE AND SOUTH OF THE C-14 CANAL (CYPRESS CREEK CANAL), ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

WHEREAS, the applicant, Cypress Development, LLC, requests that the City of Fort Lauderdale initiate the rezoning of certain property as described in Section 2 herein from Residential Multifamily Mid Rise/Medium High Density ("RMM-25") District to Uptown Urban Village Northeast ("UUV-NE") District; and

WHEREAS, the Planning and Zoning Board functioning as the local planning agency, at its meeting of February 21, 2024 (Case No. UDP-Z24002), did recommend to the City Commission of the City of Fort Lauderdale that the lands herein described should be rezoned from "RMM-25" to "UUV-NE" and that the Official Zoning Map and Schedule "A" attached thereto should be amended to include such lands; and

WHEREAS, the City Clerk provided notice to the public of a public hearing on Tuesday, May 21, 2024, at 6:00 P.M., or as soon thereafter as possible, and on Tuesday, June 4, 2024 at 6:00 P.M., or as soon thereafter as possible, at the Horvitz Auditorium, NSU Art Museum, 1 East Las Olas Boulevard, Fort Lauderdale, Florida, for the purpose of hearing any public comment on the rezoning; and

WHEREAS, such public hearings were duly held at the time and place designated after notice was given 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 of lands described in Section 2 of this ordinance meets the criteria of Section 47-24.4 of the City of Fort Lauderdale, Florida Unified Land Development Regulations ("ULDR"), subject to the conditions imposed by the Development Review Committee and the Planning and Zoning Board, as enunciated and memorialized in the minutes of its meetings of May 21, 2024 and June 4, 2024, a portion of those findings expressly listed as follows:

1. 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.
2. The development in the surrounding area is characterized mainly by office, hotel, and commercial uses with a lack of residential and mixed-use developments. The proposed rezoning to UUV-NE will have a positive impact on the character of development in the area by allowing for mixed-use development adding residential uses to the area that will further the live, work, play environment that is envisioned for the area.
3. The UUV-NE zoning district permitted uses are compatible with the surrounding zoning districts' permitted uses. The surrounding zoning districts permit office, hotel, commercial, and warehouse uses, which are permitted in both the existing and proposed zoning, with the proposed zoning district also allowing residential use as part of a mixed-use development. The city explicitly adopted the Uptown Master Plan to promote residential and mixed-use development in the area. The Uptown Master Plan identifies specific character subareas where residential and mixed-use development is suitable.

4. Adequate mobile home parks or other suitable facilities exist for the relocation of the mobile home owners previously residing on the property.

SECTION 2. That the City of Fort Lauderdale, Florida 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 Residential Multifamily Mid Rise/Medium High Density ("RMM-25") District to Uptown Urban Village Northeast ("UUV-NE") District, the following lands situated in the City of Fort Lauderdale, Broward County, Florida, to wit:

A PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) AND A PORTION OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST

Location: North of McNab Road (Northwest 66th Street), east of the Florida East Coast Railway, west of North Andrews Avenue and south of the C-14 Canal (Cypress Creek Canal)

Also more particularly described and depicted 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, the 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 on the date ten (10) days from the date of final passage.

PASSED FIRST READING this 21st day of May, 2024.

PASSED SECOND READING this _____ day of _____, 2024.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
DAVID R. SOLOMAN

W.D.O.K.

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 PAGE 2.

SKETCH: SEE PAGE 3.

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 89° 45' 07" WEST FOR THE NORTH RIGHT-OF-WAY LINE OF WEST MCNAB ROAD.
- 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 3 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

Digitally signed by Francisco F Fajardo
DN: c=US, o=Lannes and Garcia Inc.,
dnQualifier=A01410D00000189D5E92AF4001B3E6C, cn=Francisco F Fajardo
Date: 2024.04.23 13:38:42 -04'00'

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

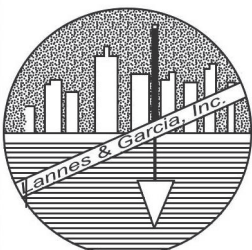


NOT A SURVEY

PROPERTY OF:
CYPRESS DEVELOPMENT, LLC

PROPERTY PARCEL ID:
494203000541

TOTAL SQUARE FEET:
79,081 SQUARE FEET +/-
1.82 ACRES +/-



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

Digitally signed by Francisco F Fajardo
DN: c=US, o=Lannes and Garcia Inc.,
dnQualifier=A01410D00000189D5E92AF4001B3E6C, cn=Francisco F Fajardo
Date: 2024.04.23 13:37:34 -04'00'

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

CAM # 24-0570
Exhibit 8

269413-C

DATE: 03/26/2024

DRAWN BY: TT

SHEET: 1 OF 3

M D O K

SHEET:
2 OF 3

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:

EXHIBIT "A"

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; 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 53.00 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 124.75 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 202.27 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT "C-14" CANAL; THENCE SOUTH 78° 48'19" 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 331.33 FEET 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 53.00 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 554.62 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

LOCATION SKETCH

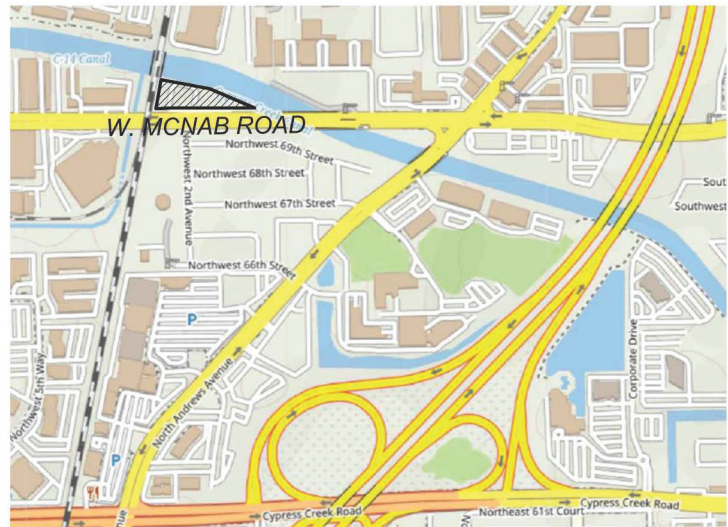
NOT TO SCALE

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



SURVEYOR'S NOTE:

LEGAL DESCRIPTION REFLECTED HAS NOT BEEN OFFICIALLY RECORDED.

NOT A SURVEY

PROPERTY OF:

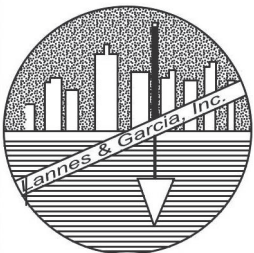
CYPRESS DEVELOPMENT, LLC

PROPERTY PARCEL ID:

494203000541

TOTAL SQUARE FEET:

79,081 SQUARE FEET +/-
 1.82 ACRES +/-



PROFESSIONAL SURVEYING AND MAPPING
LANNES & GARCIA, INC.

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 MIAMI, FLORIDA 33155

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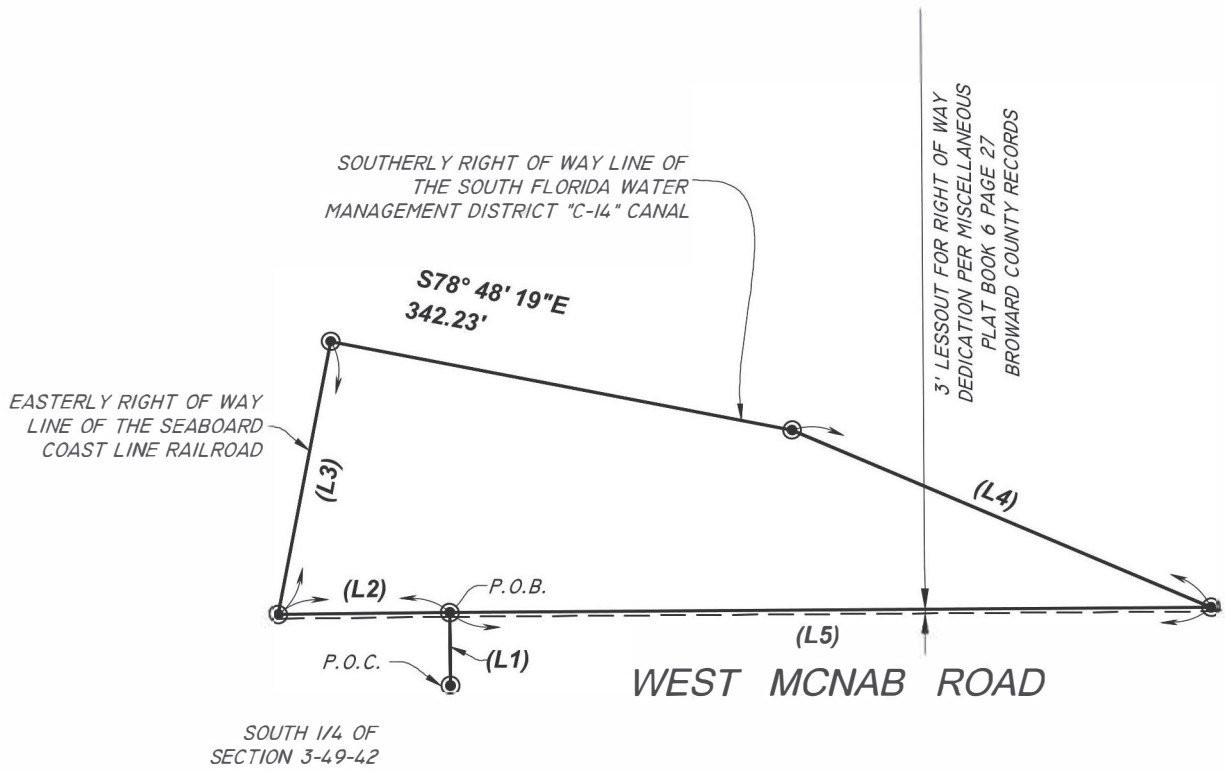
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FRANCISCO F. FAJARDO
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 REGISTRATION NO. 4767.

CAM # 24-0570

Exhibit 8

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)



(L1)
N00° 10' 09"W
53.00'

(L2)
S89° 43' 05"W
124.75'

(L4)
S66° 45' 38"E
331.33'

(L3)
N11° 10' 32"E
202.27'

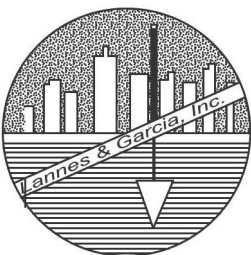
(L5)
S89° 56' 02"W
554.62'

NOT A SURVEY

PROPERTY OF:
CYPRESS DEVELOPMENT, LLC
DATE: 03/26/2024

PROPERTY PARCEL ID:
494203000541

TOTAL SQUARE FEET:
79,081 SQUARE FEET +/-
1.82 ACRES +/-



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Francisco F Fajardo

Digitally signed by Francisco F Fajardo
DN: c=US, o=Lannes and Garcia Inc.,
#Qualifier=0141000000189D9E92AF4601836C, cn=Francisco F Fajardo
Date: 2024.04.23 13:35:03 -0400

FRANCISCO F. FAJARDO
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REGISTRATION NO. 4767.

CAM # 24-0570
Exhibit 8