

ORDINANCE NO. C-25-24

AN ORDINANCE APPROVING THE APPLICATION OF A PRIOR ZONING REGULATION OF COMMUNITY BUSINESS (CB) DISTRICT AS PROVIDED IN SECTION 47-6.20 OF THE CITY OF FORT LAUDERDALE, FLORIDA UNIFIED LAND DEVELOPMENT REGULATIONS (ULDR) FOR THE DEVELOPMENT OF PROPERTY LEGALLY DESCRIBED AS ALL OF LOTS 11 THROUGH 18, BLOCK 35, "CROISSANT PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 28 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH ALL OF LOTS 1 THROUGH 30, "RESUBDIVISION OF BLOCK 38, CROISSANT PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 8 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND ALL OF THE VACATED SOUTHWEST 16<sup>TH</sup> STREET LOCATED EAST OF SOUTHWEST 1<sup>ST</sup> AVENUE, NORTH OF SOUTHWEST 17<sup>TH</sup> STREET, WEST OF SOUTH ANDREWS AVENUE AND SOUTH OF SOUTHWEST 15<sup>TH</sup> STREET, ALL SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, PURSUANT TO SECTION 47-26.A.1. OF THE ULDR AND APPROVING THE SITE PLAN FOR A DEVELOPMENT WITH AN ALTERNATIVE DESIGN ON SAID PROPERTY; PROVIDING FOR CONFLICTS AND REPEAL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, North Broward Hospital District, owns property located at 1601 South Andrews Avenue, Fort Lauderdale, Florida, in the South Regional Activity Center - South Andrews East (SRAC-SAe) zoning district; and

WHEREAS, applicant is proposing to develop a 140-foot-high medical office building located at 1601 South Andrews Avenue consisting of 518,858 square feet to include 207,981 gross square feet of medical office use and 310,877 gross square feet of parking garage with a land use designation of South Regional Activity Center (SRAC); and

WHEREAS, the applicant is requesting the application of prior zoning regulations pursuant to Section 47-26.A.1 of the Unified Land Development Regulations ("ULDR"), which provides that approval may be granted for the application of the zoning regulations in effect

immediately prior to the last amendment in order to permit a new project which does not comply with zoning regulations adopted on or after September 4, 1996 and in effect at the time the application for development is filed with the City; and

WHEREAS, the proposed development complies with all requirements of the ULDR with the exception that the overall building height of 140 feet exceeds the maximum requirement of 110 feet as provided in subsection 47-13.30. – Table of Dimensional Requirements for the SRAC Districts, of the ULDR; and

WHEREAS, the applicant is further requesting a site-specific design alternative for the tower setback on Southwest 1<sup>st</sup> Avenue to accommodate the building design. The minimum tower setback identified in the South Andrews Master Plan for corner yards on secondary streets is 15 feet, to be applied above the maximum podium height of 75 feet. The development is 120 feet in height (140 feet to top of parapet) and the applicant is requesting a tower setback of zero feet on the second street (Southwest 1<sup>st</sup> Avenue), a 15-foot reduction to accommodate the building's design.

WHEREAS, the Planning and Zoning Board at its meeting of May 21, 2025 (Case No. UDP-S24072) did recommend to the City Commission that the development permit and the request for application of a prior zoning regulation be approved, subject to certain conditions; and

WHEREAS, the City Clerk notified the public of a public hearing to be held before the City Commission on Tuesday, July 17, 2025, and Monday, June 30, 2025, at 6:00 o'clock P.M., at the Broward Center for the Performing Arts, Mary N. Porter Riverview Ballroom, 201 Southwest 5<sup>th</sup> Avenue, Fort Lauderdale, Florida, for the purpose of hearing any objections which might be made to such application; and

WHEREAS, such public hearings were duly held at the time and place designated after notice of same was given by publication as required by law, and the City Commission has reviewed the application as required by Section 47-26.A of the ULDR and finds that the application, subject to certain conditions provided herein, conforms with the provisions of such regulation;

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

SECTION 1. That the request for application of a prior zoning regulation, more specifically the maximum building height of 150'0" with no maximum floorplate size restriction or minimum setback requirement as provided in Section 47-6.20 of the ULDR as it existed prior to January

4, 2011.

**SECTION 2.** That associated site plan design deviation request is approved, subject to the conditions imposed by the Development Review Committee, Planning and Zoning Board and City Commission, and shall be applicable to property situated in the City of Fort Lauderdale, Broward County, Florida to wit:

ALL OF LOTS 11 THROUGH 18, BLOCK 35, "CROISSANT PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 28 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH ALL OF LOTS 1 THROUGH 30, "RESUBDIVISION OF BLOCK 38, CROISSANT PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 8 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND ALL OF THE VACATED SOUTHWEST 16<sup>TH</sup> STREET BETWEEN SOUTHWEST 1<sup>ST</sup> AVENUE AND SOUTH ANDREWS AVENUE

Located: East of Southwest 1<sup>st</sup> Avenue, north of Southwest 17<sup>th</sup> Street, west of South Andrews Avenue and south of Southwest 15<sup>th</sup> Street

And as depicted on the sketch and description attached hereto as Exhibit "A"

**SECTION 3.** That a site plan development permit approving the development plan is depicted and attached as Exhibit "B".

**SECTION 4.** That if the applicant wishes to change the development from that approved in accordance with this ordinance, the amendment will be required to be reviewed and approved in accordance with Section 47-24.2.A.5 of the ULDR.

**SECTION 5.** That the appropriate City officials of the City of Fort Lauderdale shall indicate such application of a prior zoning regulation in its records with proper reference to this ordinance and date of passage.

**SECTION 6.** 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 7. Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality 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.

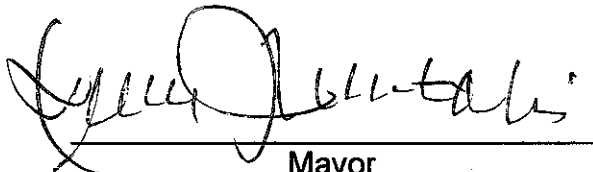
SECTION 8. This approval is conditioned upon the applicant obtaining all other applicable state or federal permits before commencement of the development and fulfilling the conditions of approval outlined in Commission Agenda Memorandum No. 25-0687.

SECTION 9. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

SECTION 10. That this Ordinance shall be in full force and effect immediately upon and after its final passage.

PASSED FIRST READING this 17<sup>th</sup> day of June, 2025.

PASSED SECOND READING this 30<sup>th</sup> day of June, 2025.



Mayor  
DEAN J. TRANTALIS

ATTEST:



City Clerk  
DAVID R. SOLOMAN

**PLACEHOLDER FOR EXHIBIT "B" TO ORDINANCE**  
**EXHIBIT 3 TO CAM # 25-0687 – SITE PLAN DEVELOPMENT PERMIT**



## SKETCH AND LEGAL DESCRIPTION

BY

**PULICE LAND SURVEYORS, INC.**5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870

**LEGAL DESCRIPTION: (BROWARD HEALTH HUB SITE)**

ALL OF LOTS 11 THROUGH 18 OF BLOCK 35, LESS THE EAST 3.00 FEET THEREOF OF SAID OF LOTS 11 THROUGH 14 AND 18, "CROISSANT PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 28 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**TOGETHER WITH:**

THE NORTH ONE-HALF OF THE VACATED RIGHT-OF-WAY, PER OFFICIAL RECORDS BOOK 34245, PAGE 470 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, OF SOUTHWEST 16TH STREET (PLATTED AS OBISPO STREET), OF BLOCK 35, "CROISSANT PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**TOGETHER WITH:**

ALL OF LOTS 1 THROUGH 30, LESS THE EAST 3.00 FEET OF SAID LOTS 25 THROUGH 30, "RESUBDIVISION OF BLOCK 38 CROISSANT PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**TOGETHER WITH:**

THE SOUTH ONE-HALF OF THE VACATED RIGHT-OF-WAY, PER OFFICIAL RECORDS BOOK 34245, PAGE 470 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, OF SOUTHWEST 16TH STREET (PLATTED AS OBISPO STREET) OF "RESUBDIVISION OF BLOCK 38, CROISSANT PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING A TOTAL OF 116,632 SQUARE FEET (2.678 ACRES), MORE OR LESS.

**NOTES:**

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE ASSUMED WITH A REFERENCE BEARING OF NORTH 11°09'15" WEST ALONG THE WEST LINE OF RESUBDIVISION OF BLOCK 38, CROISSANT PARK, RECORDED IN PLAT BOOK 52, PAGE 8 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.

**CERTIFICATION:**

I HEREBY CERTIFY: THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

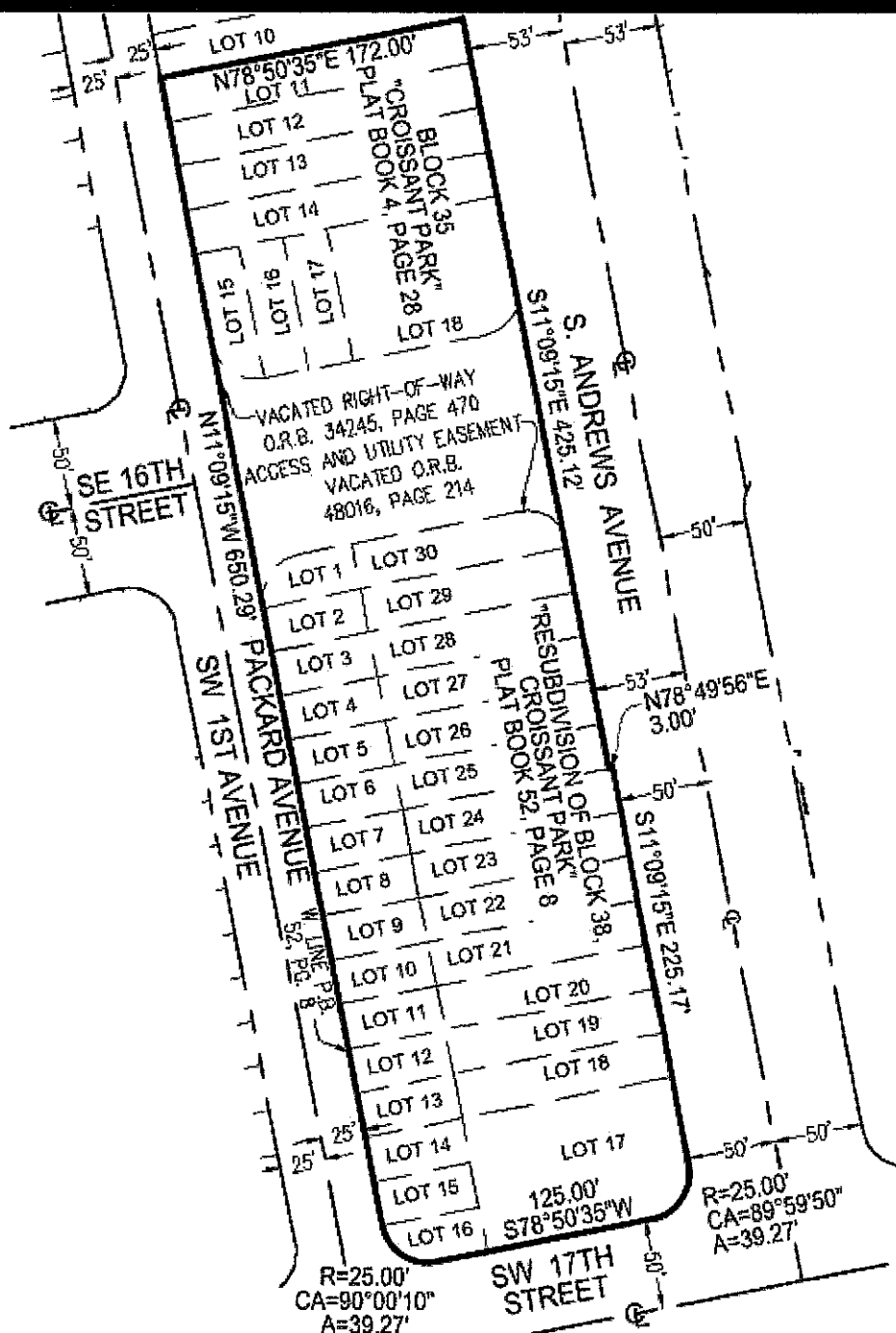
**CLIENT: KIMLEY HORN****SCALE: N/A****DRAWN: M.M.M.****ORDER NO.: 74351****DATE: 5/22/25; REV. 5/28/25****BROWARD HEALTH HUB SITE****FORT LAUDERDALE, BROWARD COUNTY, FLORIDA****FOR: BROWARD HEALTH MAIN CAMPUS****SHEET 1 OF 2****Michael**Digitally signed  
by Michael M  
Mossey**M****Mossey**Date: 2025.05.28  
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COMPLETE WITHOUT SHEETS 1 AND 2

- ☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2891  
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274  
☐ MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660  
 STATE OF FLORIDA

Exhibit "A"



CERTIFICATE OF AUTHORIZATION LB#3870



C	CENTERLINE
A	ARC LENGTH
CA	CENTRAL ANGLE
FPL	FLORIDA POWER AND LIGHT COMPANY
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
R	RADIUS

THIS DOCUMENT IS NEITHER FULL NOR  
COMPLETE WITHOUT SHEETS 1 AND 2