

ORDINANCE NO. C-25-11

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 GENERAL BUSINESS ("B-2") DISTRICT TO UPTOWN URBAN VILLAGE SOUTHEAST ("UUV-SE") DISTRICT, ALL OF PARCEL "A", "LIGHTSPEED BROWARD CENTER PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 177, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LOCATED NORTH OF NORTHWEST 60TH STREET, WEST OF I-95, EAST OF NORTH ANDREWS AVENUE AND SOUTH OF EAST CYPRESS CREEK ROAD (NORTHEAST 62ND STREET), ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

WHEREAS, the applicant, City of Fort Lauderdale on behalf of the property owner and leaseholder, Florida Department of Transportation and Cypress Creek Leaseholder, LLC, applied for the rezoning of certain property as more particularly described in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, on January 15, 2025, the Planning and Zoning Board functioning as the local planning agency (PZ Case No. UDP-Z23006) recommended to the City Commission of the City of Fort Lauderdale ("City Commission") that certain lands herein described should be rezoned in the respects mentioned 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 hearings to be held before the City Commission of the City of Fort Lauderdale, Florida, on Tuesday, March 18, 2025, and on Tuesday, April 1, 2025, at 6:00 P.M., at the Broward Center for the Performing Arts, Mary N. Porter Riverview Ballroom, 201 Southwest 5th Avenue, Fort Lauderdale, Florida, for the purpose of hearing any public comment to such rezoning; 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 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 March 18, 2025 and April 1, 2025, a portion of those findings expressly listed as follows:

1. The property is currently zoned B-2 and has an underlying land use designation of Commercial which is intended to allow for uses such as business, service, office, and other commercial enterprises. The proposed UUV-SE 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. Rather than adversely impacting the character of development in the area with more intense uses such as industrial manufacturing, the proposed rezoning to UUV-SE will have a positive impact by allowing for mixed-use development that will create a diverse tax base, add residential to the area, and will further the live, work, play environment that is envisioned for the area.
3. The UUV-SE zoning district permitted uses are compatible with the surrounding zoning districts permitted uses in that office, hotel, and commercial uses are permitted in both.

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 General Business (“B-2”) District to Uptown Urban Village Southeast (“UUV-SE”) District, the following lands, situated in the City of Fort Lauderdale, Broward County, Florida, to wit:

ALL OF PARCEL “A”, "LIGHTSPEED BROWARD CENTER PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 177, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

Location: North of Northwest 60th Street, west of I-95, east of North Andrews Avenue and south of East Cypress Creek Road (Northeast 62nd Street)

Also 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 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 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 18th day of March, 2025.

PASSED SECOND READING this ____ day of _____, 2025.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
DAVID R. SOLOMAN

FOR: WAYPOINT RESIDENTIAL

SKETCH AND DESCRIPTION
PARCEL "A"
LIGHTSPEED BROWARD CENTER PLAT
PLAT BOOK 177, PAGE 32; B.C.R.
REZONING PETITION FROM "B-2" TO "UUV-SE"

LEGAL DESCRIPTION:

ALL OF PARCEL "A", LIGHTSPEED BROWARD CENTER PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 177, PAGE 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. CONTAINING 225,706 SQUARE FEET OR 5.182 ACRES MORE OR LESS.

NOTES:

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING AND ARE REFERENCED TO THE CENTERLINE OF NORTH ANDREWS AVENUE, WHICH IS ASSUMED TO BEAR NORTH 15°54'21" EAST.

THIS SKETCH AND DESCRIPTION CONSISTS OF 2 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER #271

LEGEND

- B.C.R. BROWARD COUNTY RECORDS
- L ARC DISTANCE
- P.B. PLAT BOOK
- PG. PAGE
- R RADIUS
- Δ CENTRAL ANGLE
- ⊕ CENTERLINE

NON-VEHICULAR ACCESS LINE

Raymond
Young


Digitally signed by
Raymond Young
Date: 2025.01.24 07:46:27
-05'00'

RAYMOND YOUNG
PROFESSIONAL SURVEYOR AND MAPPER NO 5799
STATE OF FLORIDA

THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.

R:\SURVEY\1999\99-0082-003-01 LIGHTSPEED BROWARD\DRAWINGS\99-0082_SD_WEST PRCL

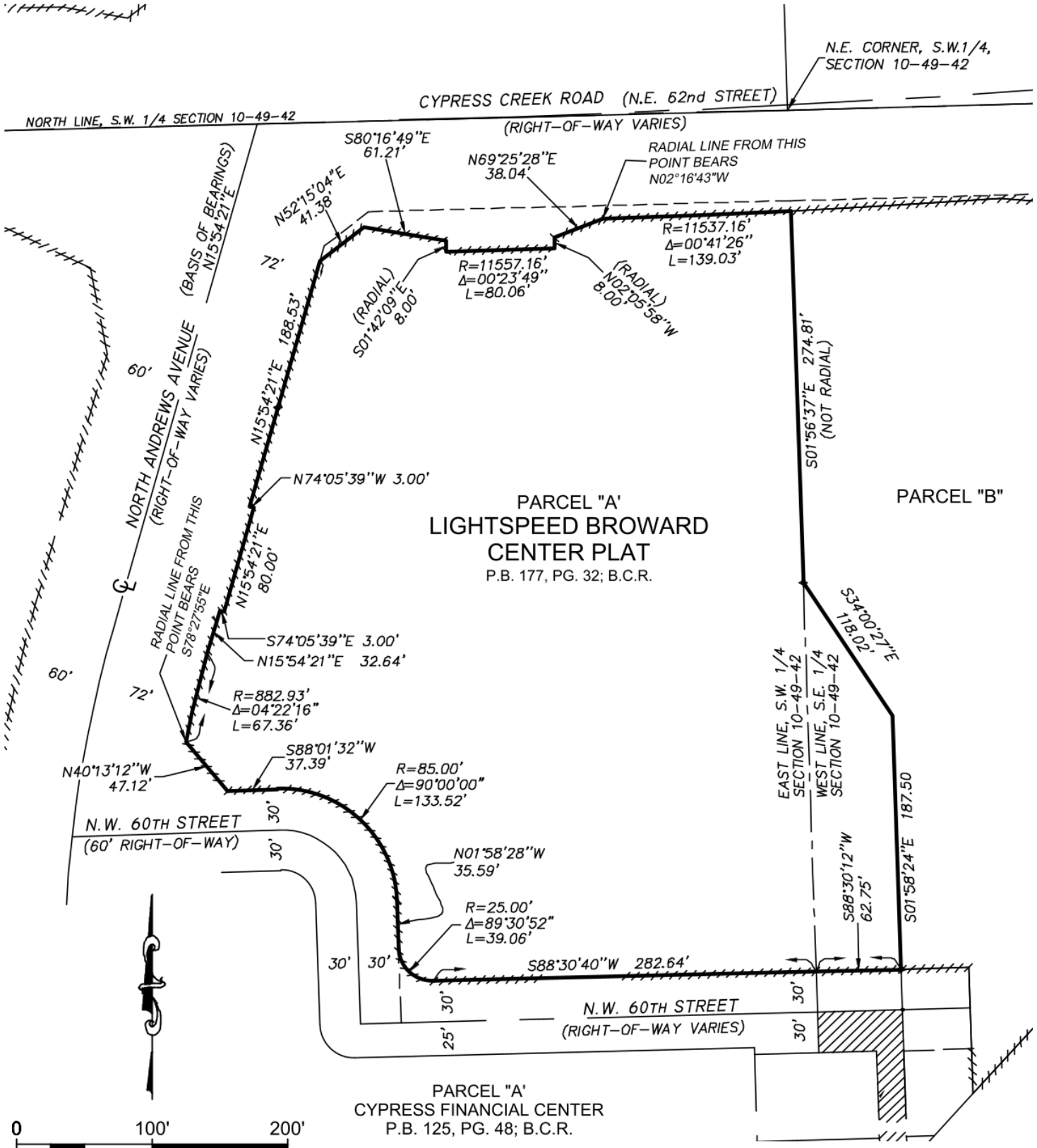
THIS IS <u>NOT</u> A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon. The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.	UPDATES and/or REVISIONS		DATE	BY	CK'D
	1. REVISE SKETCH TITLE		05/17/23	RY	RY



CRAVEN • THOMPSON & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYOR'S
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
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JOB NO.: 99-0082	SHEET 1 OF 2 SHEETS		
DRAWN BY: RY	F.B. N/A	PG. N/A	CAM # 25-0365
CHECKED BY: MRM	DATED: 04/26/23	Exhibit Z	

PARCEL "A"
LIGHTSPEED BROWARD CENTER PLAT
PLAT BOOK 177, PAGE 32; B.C.R.
REZONING PETITION FROM "B-2" TO "UUV-SE"



PARCEL "A"
LIGHTSPEED BROWARD
CENTER PLAT
P.B. 177, PG. 32; B.C.R.

PARCEL "B"

PARCEL "A"
CYPRESS FINANCIAL CENTER
P.B. 125, PG. 48; B.C.R.

R:\SURVEY\1999\99-0082-003-01 LIGHTSPEED BROWARD\DRAWINGS\99-0082_SD_WEST PRCLDWG

Craven • Thompson & Associates, Inc.
 ENGINEERS • PLANNERS • SURVEYOR'S
 3663 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-8409 TEL.: (954) 739-8400
 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
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JOB NO.: 99-0082	SHEET 2 OF 2 SHEETS
DRAWN BY: RY	F.B. N/A PG. N/A
CHECKED BY: MRM	DATED: 04/26/23

CAM # 25-0365
Exhibit 7