

ORDINANCE NO. C-25-03

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 "INTENSE MANUFACTURING AND INDUSTRIAL" (BROWARD COUNTY "M-3") DISTRICT TO "UPTOWN URBAN VILLAGE SOUTHEAST" ("UUV-SE") DISTRICT, ALL OF PARCEL "A", "CYPRESS CREEK OFFICE DEVELOPMENT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 113, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LOCATED WEST OF NORTH ANDREWS AVENUE, SOUTH OF WEST CYPRESS CREEK BOULEVARD, EAST OF THE SEABOARD COASTLINE RAILROAD AND NORTH OF NORTHWEST 57TH STREET, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

WHEREAS, the property owner, 200 W Cypress Creek Holdings, LLC., requests that the City of Fort Lauderdale initiate the rezoning of certain property as described in Section 2 herein from "Intense Manufacturing and Industrial" (Broward County "M-3") District to "Uptown Urban Village Southeast" ("UUV-SE") District; and

WHEREAS, the Planning and Zoning Board, at its meeting of November 20, 2024 (Case No. UDP-Z24012), as the local planning agency, recommended to the City Commission of the City of Fort Lauderdale that the lands herein described should be rezoned from Broward County "M-3" District to "UUV-SE" District, located west of North Andrews Avenue, south of West Cypress Creek Boulevard, east of the Seaboard Coastline Railroad and north of Northwest 57th Street, 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 public hearings to be held before the City Commission on Wednesday, January 22, 2025, and Tuesday, February 4, 2025, at 6:00 P.M., or as soon thereafter as possible, 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, due to unforeseen circumstances the Wednesday, January 22, 2025, public hearing was held at the Broward Center for the Performing Arts, Abdo New River Room instead of the Mary N. Porter Riverview Ballroom, both rooms having the same postal address and are located on the same premises; and

WHEREAS, the City provided ample signage and personnel to redirect the public from the Mary N. Porter Riverview Ballroom to the Abdo New River Room; 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 meeting of January 22, 2025, 2024, a portion of those findings expressly listed as follows:

1. The property has an underlying land use designation of Industrial, which is intended to accommodate opportunities for the retention and expansion of economic activities associated with manufacturing, processing or assemble plants and their support enterprises for warehouse, storage, distribution, research and development. 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. 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 the expansion of warehouse and storage use in the area.
3. The proposed UUV-SE zoning district is compatible with the surrounding business districts that permit and have existing uses similar to that of the proposed use.

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 "Intense Manufacturing and Industrial" (Broward County "M-3") 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", "CYPRESS CREEK OFFICE DEVELOPMENT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 113, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

Location: West of North Andrews Avenue, south of West Cypress Creek Boulevard, east of the Seaboard Coastline Railroad and north of Northwest 57th Street

As more particularly described and depicted in Exhibit "A" attached hereto and made a part hereof.

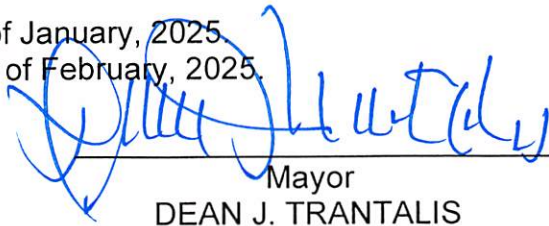
SECTION 3. That the appropriate City officials of the City of Fort Lauderdale shall indicate such zoning upon a copy of the Official Zoning Map, and shall indicate an amendment of Schedule "A" accordingly, upon the records with proper reference to this ordinance, the date of passage.

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 22nd day of January, 2025.
PASSED SECOND READING this 4th day of February, 2025.



Mayor
DEAN J. TRANTALIS

ATTEST:


City Clerk
DAVID R. SOLOMAN

EXHIBIT "A"

LEGAL AND SKETCH TO ACCOMPANY REZONING PETITION

"Rezoning from Intense Manufacturing and Industrial District (M-3, Broward County) to Uptown Urban Village Southeast (UUV-SE)"

200 WEST CYPRESS CREEK ROAD, FORT LAUDERDALE, FL. 33309

PARCEL ID # 4942-10-31-0010

SEC. 10 TWP. 49 S RGE. 42 E

SURVEYOR'S NOTES:

1. This is not a Boundary Survey.
2. Bearings shown hereon are based on the bearing of North Line of SW 1/4 of Section 10-49 S-42 E as S 88°30'11" W.
3. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
4. This Legal & Sketch consist in 3 pages, one page is not valid without the others.
5. This Sketch and Legal strip forms a closed geometric figure.

LEGAL DESCRIPTION:

PARCEL A, OF CYPRESS CREEK OFFICE DEVELOPMENT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 113, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL ID : 4942-10-31-0010

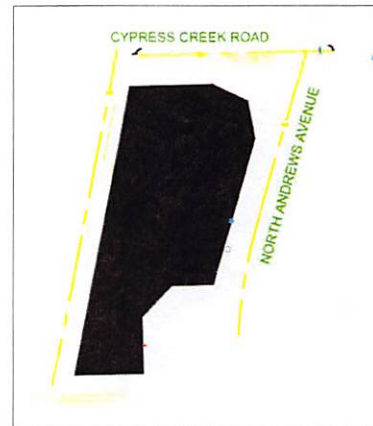
Said Land situate, Lying and Being in Broward County, Florida and containing 133,678.0 Square feet. 3.069 Acres more or less.

CERTIFY TO : CITY OF FORT LADERDALE

Guillermo Guerrero

Digitally signed by Guillermo Guerrero
Date: 2024.11.13 18:27:10 -05'00'

LOCATION MAP
N.T.S.



PROJECT LOCATION

LEGEND:

1. P.O.B denotes Point of Beginning
2. P.O.C denotes Point of Commencement.
4. R/W denotes Right of Way
5. P/L Property Line
6. C/L Centerline



BY: GUILLERMO A. GUERRERO
Professional Surveyor and Mapper
Certificate No. 6453
STATE OF FLORIDA
682 EAST 21 ST. HIALEAH, FL. 33013
phone 305-333-3328
Email: guerreropsm@aol.com

Additions or deletions to Survey Maps by other than the signing are prohibited without the written consent of the signing party.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: that the LEGAL AND SKETCH of the Property described hereon was made under my supervision and that the LEGAL AND SKETCH meets the Standards of Practice set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes. That the Sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. This Sketch does not represent a Land Survey.

LEGAL AND SKETCH

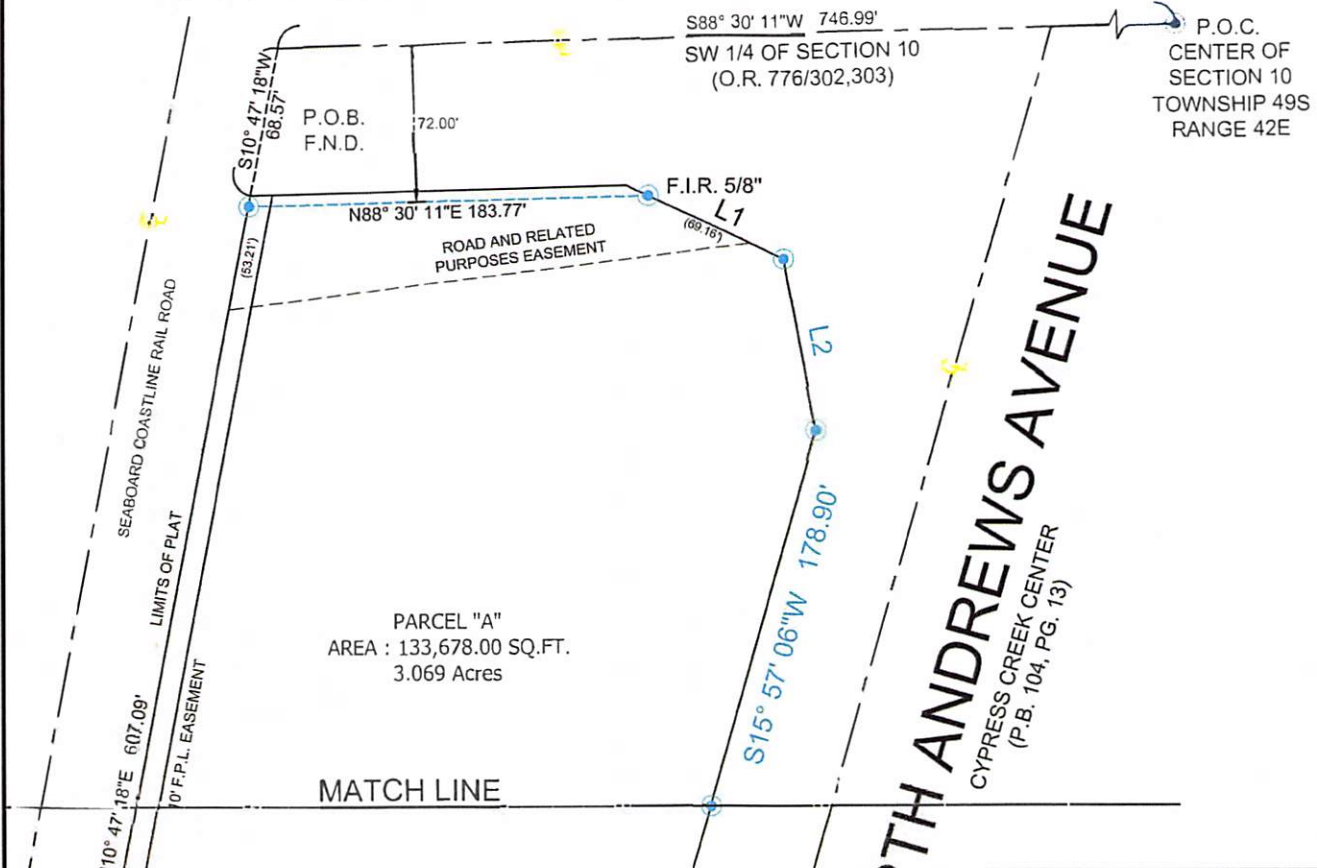
ACCOMPANY REZONING PETITION
200 WEST CYPRESS CREEK ROAD
FORT LAUDERDALE, FL. 33309

BY: GUILLERMO A. GUERRERO
Professional Surveyor and Mapper
Certificate No. 6453
STATE OF FLORIDA
682 EAST 21 ST. HIALEAH, FL. 33013
phone 305-333-3328
Email: guerreropsm@aol.com

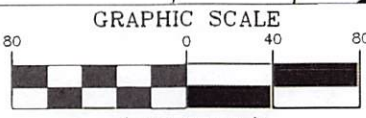
JOB No.: 200 W CYPRESS L&S	
DRAWN DATE: 10-07-2024	
DRAWN: GG	REVISED:
CHECKED BY: GG	
SCALE: AS SHOWN	
SHEET 1 OF 3	

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

CYPRESS CREEK ROAD



PARCEL "A"
 AREA : 133,678.00 SQ.FT.
 3.069 Acres



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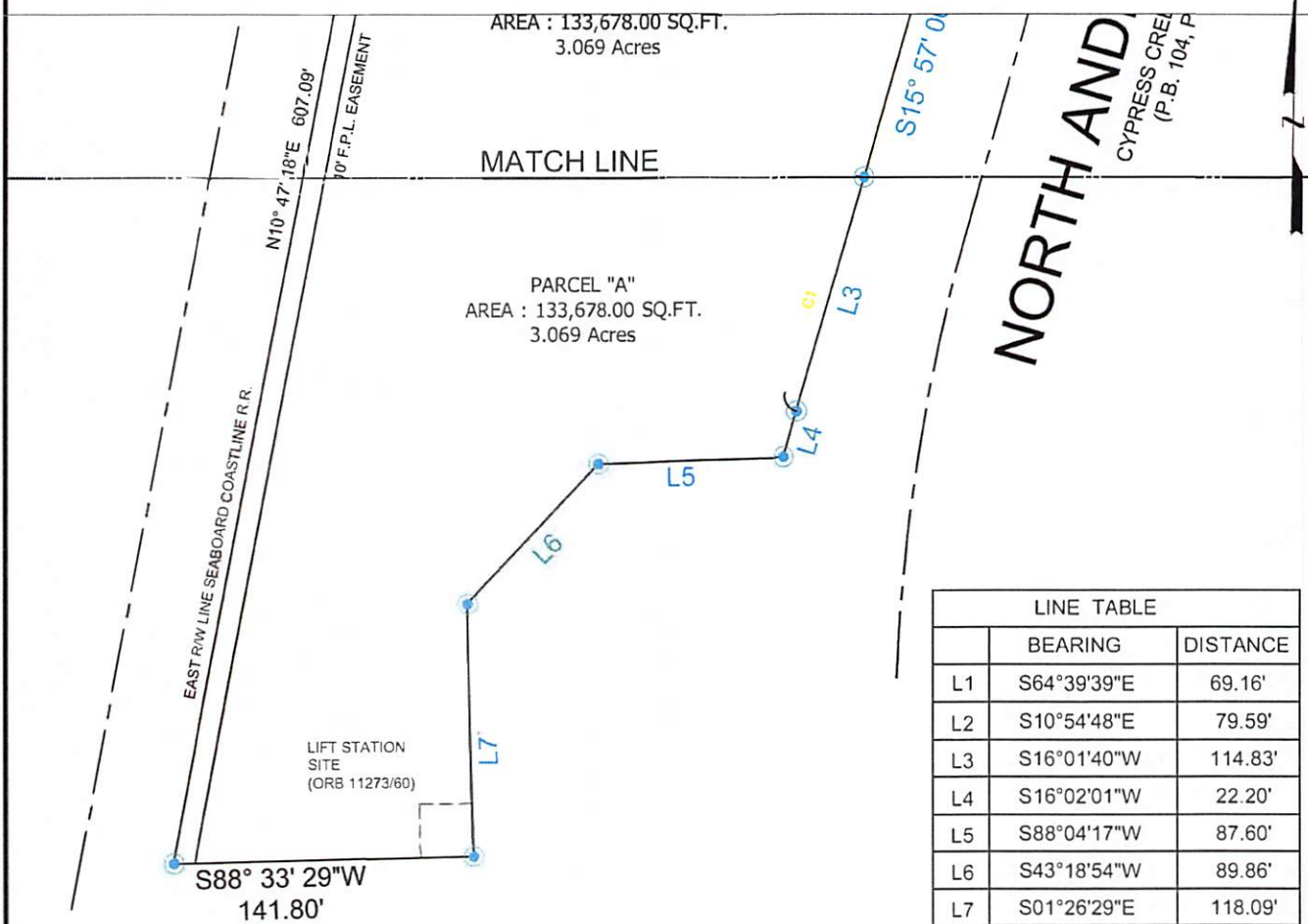
1 inch = 80 ft.

LEGAL AND SKETCH
 ACCOMPANY REZONING PETITION
 200 WEST CYPRESS CREEK ROAD
 FORT LAUDERDALE, FL. 33309

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JOB No.: 200 W CYPRESS L&S	
DRAWN DATE: 10-07-2024	
DRAWN: GG	REVISED:
CHECKED BY: GG	
SCALE: 1"=80'	
SHEET 2 OF 3	

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



AREA : 133,678.00 SQ.FT.
3.069 Acres

MATCH LINE

PARCEL "A"
AREA : 133,678.00 SQ.FT.
3.069 Acres

EAST R/W LINE SEABOARD COASTLINE R.R.

N10° 47' 18"E 607.09'

10' F.P.L. EASEMENT

S15° 57' 0"

NORTH AND
CYPRESS CREEK
(P.B. 104, P.

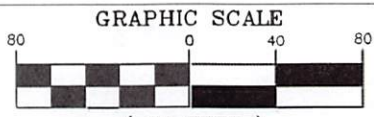
LIFT STATION
SITE
(ORB 11273/60)

S88° 33' 29"W
141.80'

LINE TABLE		
	BEARING	DISTANCE
L1	S64°39'39"E	69.16'
L2	S10°54'48"E	79.59'
L3	S16°01'40"W	114.83'
L4	S16°02'01"W	22.20'
L5	S88°04'17"W	87.60'
L6	S43°18'54"W	89.86'
L7	S01°26'29"E	118.09'

ACT "F" NORTH ANDREWS INDUSTRIAL
AND COMMERCIAL CENTER
(P.B. 41, PG. 45)

CURVE TABLE					
	LENGHT	RADIUS	DELTA	CHORD	BEARING
C1	115.09'	1015.21'	06°29'43"	115.03'	S12°42'25"W



(IN FEET)
1 inch = 40 ft.



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LEGAL AND SKETCH

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200 WEST CYPRESS CREEK ROAD
FORT LAUDERDALE, FL. 33309

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JOB No.: 200 W CYPRESS L&S	
DRAWN DATE: 10-07-2024	
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SCALE: 1"=80'	
SHEET 3 OF 3	