

ORDINANCE NO. C-22-15

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 "B-3 – HEAVY COMMERCIAL LIGHT INDUSTRIAL BUSINESS" DISTRICT TO "UUV-NE – UPTOWN URBAN VILLAGE NORTHEAST" DISTRICT, ALL OF PARCEL "A", "CHARTER PLAT" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LOCATED WEST OF INTERSTATE 95 (STATE ROAD 9), NORTH OF EAST CYPRESS CREEK ROAD (NORTHEAST 62<sup>ND</sup> STREET), EAST OF NORTH ANDREWS AVENUE AND SOUTH OF WEST MCNAB ROAD (SOUTHWEST 15<sup>TH</sup> STREET), ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

WHEREAS, the property owner, Double Mountain Dev Ventures, LLC, requests that the City of Fort Lauderdale initiate the rezoning of certain property as described in Section 2 herein from "B-3 – Heavy Commercial/Light Industrial Business" District to "UUV-NE – Uptown Urban Village Northeast" District; and

WHEREAS, the Planning and Zoning Board, at its meeting of February 16, 2022 (Case No. UDP-Z22001), 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 "B-3" 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 notified the public of public hearings to be held on Tuesday, April 19, 2022, and Tuesday, May 3, 2022, at 6:00 P.M., or as soon thereafter as possible, in the City Commission Room, City Hall, 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 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 April 19, 2022 and May 3, 2022, a portion of those findings expressly listed as follows:

1. The property is currently zoned B-3 (Intense Commercial Business District - Broward County) and has an underlying land use designation of Commercial which is intended to allow for uses such as business, service, office and other commercial uses, and can include a residential development component through the allocation of residential flex units. The proposed UUV-NE zoning district permits uses 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-NE will have a positive impact by allowing for mixed-use development and supporting uses, encouraging new residential units in the area, and furthering a live, work, play environment 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.

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 "B-3 – Heavy Commercial/Light Industrial Business" District to "UUV-NE – Uptown Urban Village Northeast" District, the following lands situated in the City of Fort Lauderdale, Broward County, Florida, to wit:

ALL OF PARCEL "A", "CHARTER PLAT" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

Location: West of Interstate 95 (State Road 9), north of East Cypress Creek Road (Northeast 62<sup>nd</sup> Street), east of North Andrews Avenue and south of West McNab Road (Southwest 15<sup>th</sup> Street)

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 19<sup>th</sup> day of April, 2022.  
PASSED SECOND READING this 3<sup>rd</sup> day of May, 2022.

  
\_\_\_\_\_  
Mayor  
DEAN J. TRANTALIS

ATTEST:

  
\_\_\_\_\_  
City Clerk  
DAVID R. SOLOMAN

M.P.O.K.



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: UPTOWN PARCEL TO BE REZONED FROM B-3 (COUNTY ZONING)  
 TO UPTOWN URBAN VILLAGE NORTHEAST (UUV-NE)**

PARCEL "A", "CHARTER PLAT", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 92, PAGE 23, AS DEPICTED IN CYPRESS CREEK PLAZA OFFICE CONDOMINIUM – PLAN OF TERMINATION OF THE DECLARATION ESTABLISHING A PLAN FOR CONDOMINIUM OWNERSHIP, RECORDED IN INSTRUMENT NO. 114620458, ALL BEING IN AND OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 89,907 SQUARE FEET (2.0640 ACRES) MORE OR LESS

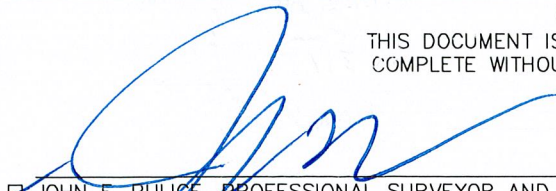
**NOTES:**

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.
6. BEARINGS ARE BASED ON F.D.O.T. RIGHT-OF-WAY MAP SECTION 86070-2524, SHEET 6 OF 15, WITH THE SOUTH LINE OF THE NW 1/4 SECTION 10-49-42 BEING N88°29'43"E.
7. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
8. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY RECORDS, UNLESS OTHERWISE NOTED.

CLIENT: MEYERS GROUP, LLC	
SCALE: 1"=80'	DRAWN: B.B.
ORDER NO.: 69523	
DATE: 1/13/22; REVISED 1/19/22	
UPTOWN PARCEL TO BE REZONED	
6210-6282 NORTH ANDREWS AVENUE	
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA	
FOR: COMMERCIAL SITE	

**SHEET 1 OF 2**

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



JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691  
 BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136  
 VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274  
 DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290  
 STATE OF FLORIDA

M.D. O.K.



SKETCH AND LEGAL DESCRIPTION

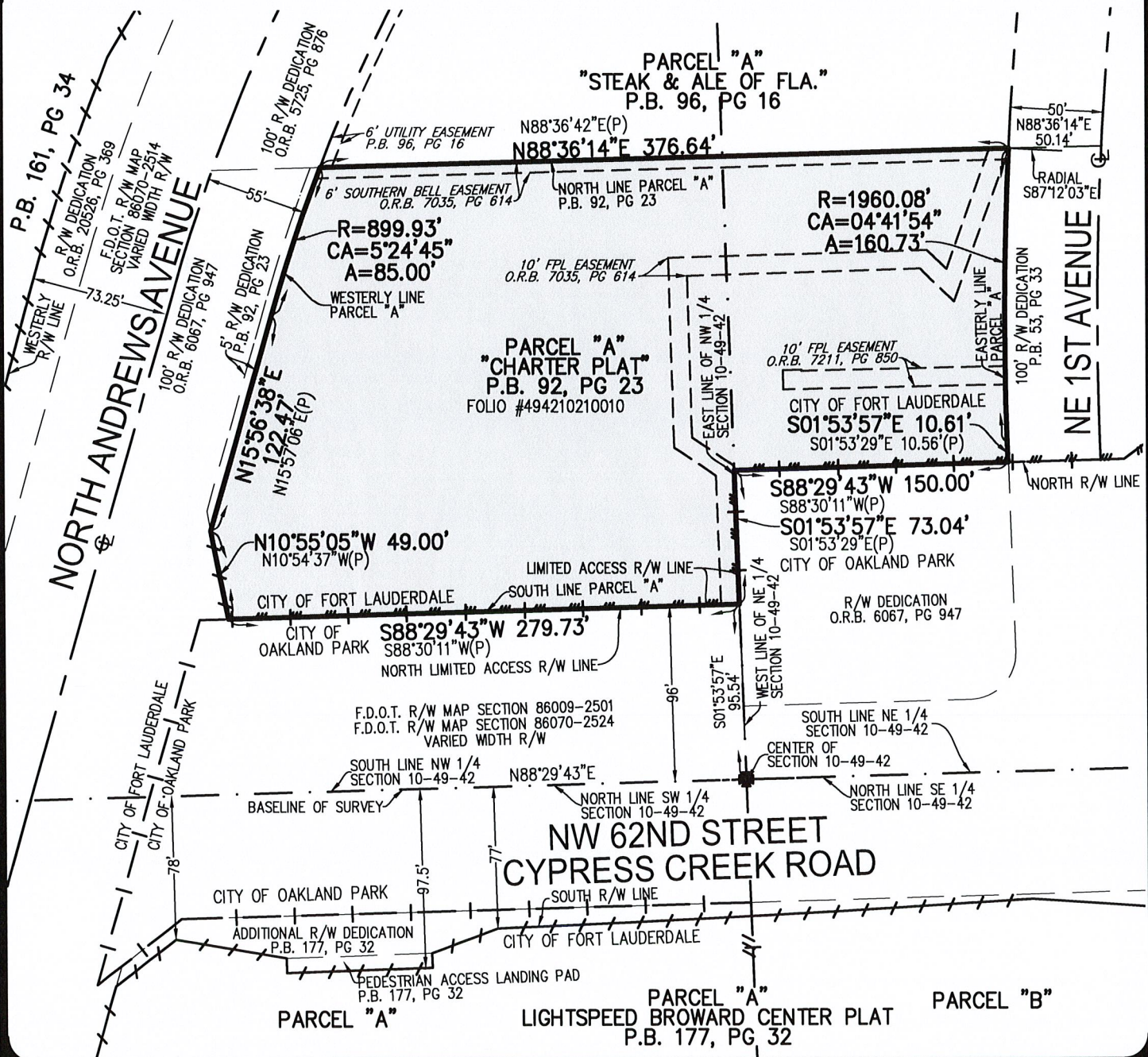
BY

**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



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SHEET 2 OF 2

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LEGEND:  
 ⊕ CENTERLINE  
 - - - LIMITED ACCESS RIGHT-OF-WAY LINE  
 - | - CITY LIMITS LINE  
 O.R.B. OFFICIAL RECORDS BOOK  
 P.B. PLAT BOOK  
 PG PAGE  
 R/W RIGHT-OF-WAY  
 R= RADIUS  
 CA= CENTRAL ANGLE  
 A= ARC LENGTH