

ORDINANCE NO. C-24-25

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 NORTH HALF (N ½) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 10, TOWNSHIP 49 SOUTH, RANGE 42 EAST, TOGETHER WITH ALL OF BLOCKS 1, 2 AND 3, "NORTH COLLIER ESTATES" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LOCATED SOUTH OF MCNAB ROAD (NORTHWEST 66<sup>TH</sup> STREET), EAST OF THE FLORIDA EAST COAST RAILWAY, WEST OF NORTH ANDREWS AVENUE AND NORTH OF NORTHWEST 66<sup>TH</sup> STREET, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

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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-Z24001), 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 NORTH HALF (N ½) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 10, TOWNSHIP 49 SOUTH, RANGE 42 EAST, TOGETHER WITH ALL OF BLOCKS 1, 2 AND 3, "NORTH COLLIER ESTATES" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

Location: South of McNab Road (Northwest 66<sup>th</sup> Street), east of the Florida East Coast Railway, west of North Andrews Avenue and North of Northwest 66<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 21<sup>st</sup> day of May, 2024.

PASSED SECOND READING this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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Mayor  
DEAN J. TRANTALIS

ATTEST:

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City Clerk  
DAVID R. SOLOMAN

**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 PAGES 2 AND 3.

**SKETCH:** SEE PAGE 4.

**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 52° 22' 17" WEST FOR THE WESTERLY RIGHT-OF-WAY LINE OF NORTH ANDREWS AVENUE.
- 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 4 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 13:32:49 -04'00'

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

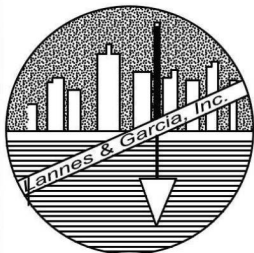


NOT A SURVEY

**PROPERTY OF:**  
CYPRESS DEVELOPMENT, LLC

**PROPERTY PARCEL ID:**  
494210000040

**TOTAL SQUARE FEET:**  
990,903 SQUARE FEET +/-  
22.75 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 13:31:16 -04'00'

FRANCISCO F. FAJARDO  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 4767. CAM # 24-0569  
Exhibit 8

269413-C

DATE: 03/26/2024

DRAWN BY: TT

SHEET: 1 OF 4

M.D.O.K.  
SHEET:  
2 OF 4

**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:**

AND THAT PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 LYING SOUTH OF THE C-14 CANAL OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT F/K/A CENTRAL & SOUTH FLORIDA FLOOD CONTROL DISTRICT AND EAST OF THE EAST RIGHT-OF-WAY LINE OF THE SEABOARD COAST LINE RAILROAD A/K/A SEABOARD AIRLINE RAILROAD, AND NORTHWESTERLY OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF NORTH ANDREWS AVENUE EXTENSION, SECTION 10, TOWNSHIP 49 SOUTH, RANGE 42 EAST AND WEST OF ANDREWS AVENUE EXTENSION.

AND ALL OF LOTS IN BLOCKS 1, 2 AND 3, OF NORTH COLLIER ESTATES, AS RECORDED IN PLAT BOOK 53, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THE FOLLOWING VACATED RIGHT-OF-WAYS LYING ADJACENT TO SAID LOTS WITHIN BLOCKS 1, 2 AND 3 PURSUANT TO THE RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 5654, PAGE 466, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: NORTHEAST 1ST TERRACE BETWEEN NORTHEAST 66 STREET AND NORTHEAST 67 STREET; TOGETHER WITH NORTHEAST 1ST AVENUE BETWEEN NORTHEAST 66 STREET AND NORTHEAST 67 STREET; TOGETHER WITH NORTHEAST 1ST WAY BETWEEN NORTHEAST 66 STREET AND THE NORTHERLY LINE OF BLOCK 1 EXTENDED EASTERLY, TOGETHER WITH NORTHEAST 67 STREET BETWEEN NORTHEAST 1 AVENUE AND NORTHEAST 1 WAY, ALL AS SHOWN ON SAID PLAT OF NORTH COLLIER ESTATES, AS RECORDED IN PLAT BOOK 53, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT ANY PORTION OF THE ABOVE PARCELS LYING WITHIN THE RIGHT-OF-WAY KNOWN AS MCNAB ROAD AS SET FORTH AND FURTHER DESCRIBED IN OFFICIAL RECORDS BOOK 3589, PAGE 575 AND OFFICIAL RECORDS BOOK 2734, PAGE 820, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND AS LAID OUT AND CURRENTLY IN USE.

FURTHER LESS AND EXCEPT ANY PORTION OF THE ABOVE PARCELS LYING WITHIN THOSE LANDS CONVEYED BY AND FURTHER DESCRIBED IN THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK 1360, PAGE 77, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FURTHER LESS AND EXCEPT ANY PORTION OF THE ABOVE PARCELS LYING WITHIN THOSE LANDS CONVEYED BY AND FURTHER DESCRIBED IN THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK 1309, PAGE 130, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FURTHER LESS AND EXCEPT ANY PORTION OF THE ABOVE PARCELS LYING WITHIN THOSE LANDS CONVEYED BY AND FURTHER DESCRIBED IN THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK 5598, PAGE 720, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FURTHER LESS AND EXCEPT ANY PORTION OF THE ABOVE PARCELS LYING WITHIN THE LANDS SET FORTH AND FURTHER DESCRIBED IN THAT FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 20 779, PAGE 431 AND THE AMENDED ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 18711, PAGE 684, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FURTHER LESS AND EXCEPT ANY RIGHT-OF-WAYS AS CURRENTLY LAID OF AND IN USE.

NOT A SURVEY

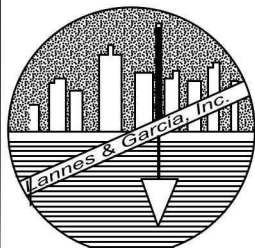
**SURVEYOR'S NOTE:**

LEGAL DESCRIPTION REFLECTED HAS NOT BEEN OFFICIALLY RECORDED.

**PROPERTY OF:**  
CYPRESS DEVELOPMENT, LLC

**PROPERTY PARCEL ID:**  
494210000040

**TOTAL SQUARE FEET:**  
990,903 SQUARE FEET +/-  
22.75 ACRES +/-



PROFESSIONAL SURVEYING AND MAPPING  
**LANNES & GARCIA, INC.**

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**SPECIFIC PURPOSE SURVEY**

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Francisco F Fajardo

Digitally signed by Francisco F Fajardo  
DN: cn=US, o=Lannes and Garcia Inc.,  
dnQualifier=A0141000000189D5E92AF40018366C,  
c=FL, email=Francisco.F.Fajardo  
Date: 2024.04.23 13:30:12 -0400

FRANCISCO F. FAJARDO  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 4767. CAM # 24-0569  
Exhibit 8

269413-C	DATE: 03/26/2024	DRAWN BY: TT	SHEET: 2 OF 4
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*M.D.O.K.*  
SHEET:  
3 OF 4

# 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:**

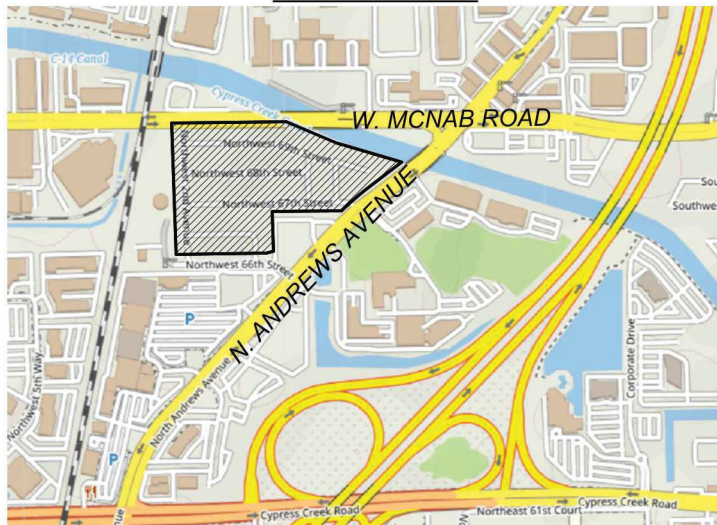
TOGETHER WITH:

A PORTION OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) AND A PORTION OF THE NORTH THREE-QUARTERS (N. 3/4) OF THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) AND A PORTION OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 10, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER (N. 1/4) CORNER OF SAID SECTION 10; THENCE ON AN ASSUMED BEARING OF SOUTH 01° 33'02" EAST, ALONG THE NORTHERLY EXTENSION AND EAST LINE OF THE "1-B PALMDALE PLAT" AS RECORDED IN PLAT BOOK 112, PAGE 9 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 53.52 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89° 56'02" EAST, ALONG A LINE PARALLEL WITH AND 53.5 FEET SOUTH OF AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF THE SAID NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 10, A DISTANCE OF 800.37 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT "C-14" CANAL; THENCE SOUTH 66° 45'38" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 375.80 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY LINE ON A BEARING OF SOUTH 73° 28'51" EAST, A DISTANCE OF 475.19 FEET; THENCE SOUTH 52° 43'04" WEST, A DISTANCE OF 310.84 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2347.01 FEET, A CENTRAL ANGLE OF 05° 38'32" AND AN ARC DISTANCE OF 231.12 FEET TO THE NORTHEAST CORNER OF PARCEL "A", "AQUA FILTER PLAT", AS RECORDED IN PLAT BOOK 97, AT PAGE 46 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THE LAST TWO COURSES BEING 5.00 FEET WESTERLY OF PARALLEL AND CONCENTRIC WITH THE WESTERLY RIGHT OF WAY LINE OF NORTH ANDREWS AVENUE EXTENSION AS RECORDED IN OFFICIAL RECORDS BOOK 2734, PAGE 820 OF THE SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 89° 38'25" WEST, ALONG THE NORTH LINE OF SAID PARCEL "A" A DISTANCE OF 481.66 FEET; THENCE SOUTH 01° 26'01" EAST, ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 288.54 FEET TO THE POINT OF INTERSECTION OF THE WEST RIGHT OF WAY LINE NORTHEAST 1ST WAY AND THE NORTH RIGHT OF WAY LINE OF N.E. 66TH STREET AS SHOWN ON THE PLAT "NORTH COLLIER ESTATES" AS RECORDED IN PLAT BOOK 53, AT PAGE 33 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 89° 29'45" WEST ALONG THE SAID NORTH RIGHT OF WAY LINE OF N.E. 66TH STREET, A DISTANCE OF 677.99 FEET TO A POINT ON THE SAID EAST LINE OF THE "1-B PALMDALE PLAT"; THENCE NORTH 01° 33'02" WEST, ALONG SAID EAST PLAT LINE, A DISTANCE OF 917.35 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

### LOCATION SKETCH NOT TO SCALE



NOT A SURVEY

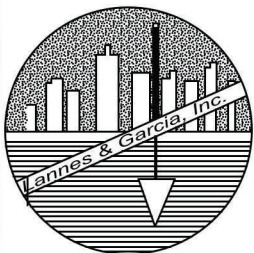
**SURVEYOR'S NOTE:**

LEGAL DESCRIPTION REFLECTED HAS NOT BEEN OFFICIALLY RECORDED.

**PROPERTY OF:**  
CYPRESS DEVELOPMENT, LLC

**PROPERTY PARCEL ID:**  
49421000040

**TOTAL SQUARE FEET:**  
990,903 SQUARE FEET +/-  
22.75 ACRES +/-



## PROFESSIONAL SURVEYING AND MAPPING LANNES & GARCIA, INC.

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4967 SW 75th AVENUE,  
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**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.,  
stQualifer=01410D00000189C92AF401836E6, cn=Francisco F  
Fajardo  
Date: 2024.04.23 13:26:14 -0400

FRANCISCO F. FAJARDO  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 4767. CAM # 24-0569  
Exhibit 8

269413-C

DATE: 03/26/2024

DRAWN BY: TT

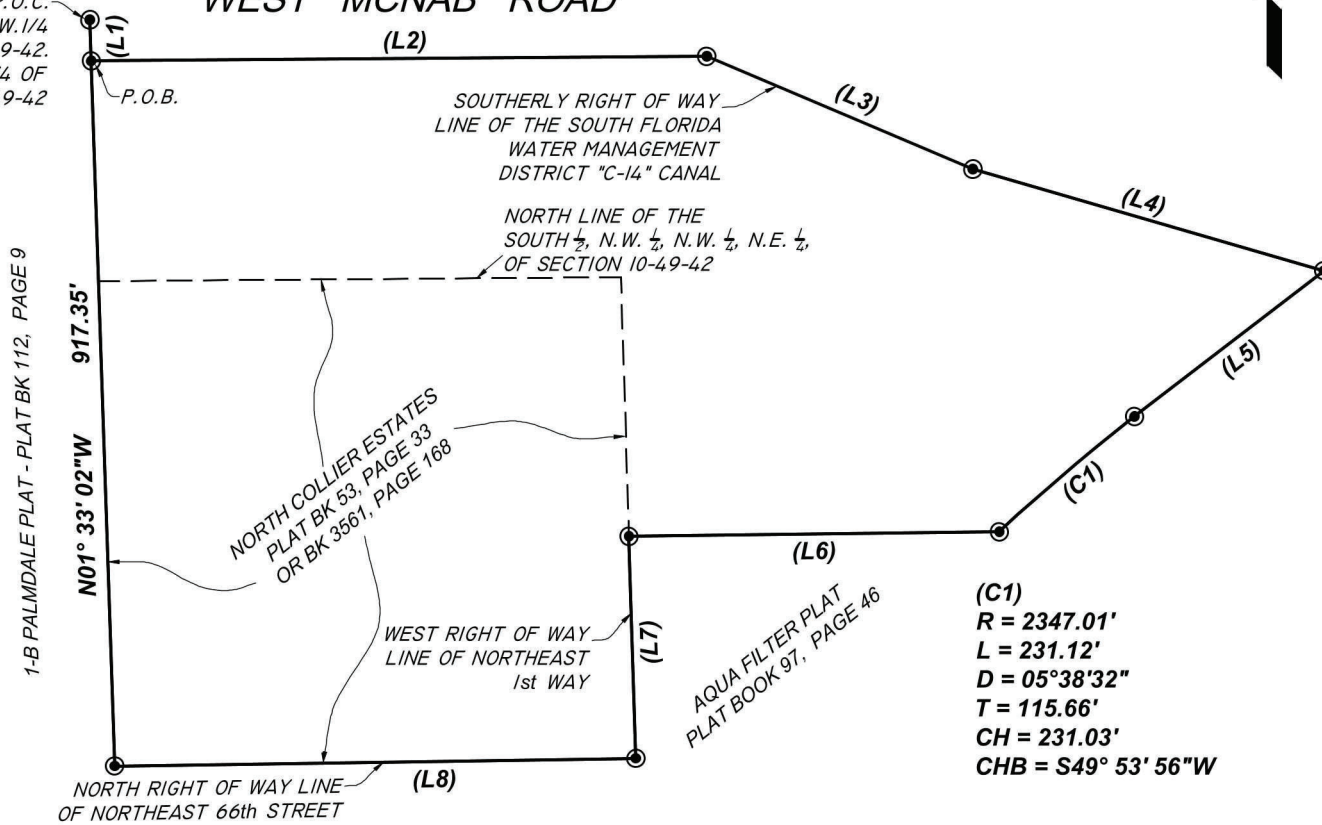
SHEET: 3 OF 4

**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)**

SHEET:  
4 OF 4

P.O.C.  
N.E. CORNER N.W. 1/4  
OF SECTION 10-49-42.  
ALSO, SOUTH 1/4 OF  
SECTION 3-49-42

**WEST MCNAB ROAD**



(C1)  
**R = 2347.01'**  
**L = 231.12'**  
**D = 05°38'32"**  
**T = 115.66'**  
**CH = 231.03'**  
**CHB = S49° 53' 56"W**

**KEY TO ABBREVIATIONS LEGEND:**

- OR OFFICIAL RECORDS 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

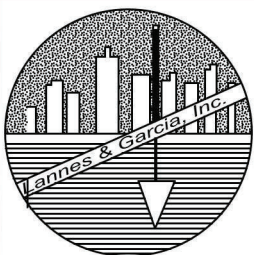
(L1) S01° 33' 02"E 53.52'	(L4) S73° 28' 51"E 475.19'	(L7) S01° 26' 01"E 288.54'
(L2) N89° 56' 02"E 800.37'	(L5) S52° 43' 04"W 310.84'	(L8) S89° 29' 45"W 677.99'
(L3) S66° 45' 38"E 375.80'	(L6) S89° 38' 25"W 481.66'	

NOT A SURVEY

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

**PROPERTY PARCEL ID:**  
 494210000040

**TOTAL SQUARE FEET:**  
 990,903 SQUARE FEET +/-  
 22.75 ACRES +/-



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