

PLANNING & ZONING BOARD (PZB)

Rezoning Application

(For a rezone only, not tied to a site plan and/or not requiring flexibility units or acreage.)

- Cover:Deadline, Notes, and Fees
- Page 1:Applicant Information Sheet
- Page 2:Applicant Information Sheet, continued
- Page 3:Required Documentation & Mail Notice Requirements
- Page 4:Sign Notification Requirements & Affidavit

DEADLINE: Submittals are received prior to 4:00 PM Monday through Thursday and prior to 12:00 PM on Friday. Pursuant to Section 47-24.1(1), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via e-mail, if plans do not meet the submittal requirements and if changes are required.

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

N/A

Rezoning

\$ 2,200.00

CITY INITIATED REZONING NO FEE AS PART OF UPTOWN INCENTIVES

Page 1: PZB Rezone - Applicant Information Sheet

INSTRUCTIONS: The following information is requested pursuant to the City’s Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number	UDP-Z21003
Date of complete submittal	

NOTE: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner’s Name	CITRIX SYSTEMS INC. AND CYPRESS 6261 INC.
Property Owner’s Signature	See Consent Forms for Signatures
Address, City, State, Zip	701 W. Cypress Creek Road
E-mail Address	-
Phone Number	-
Proof of Ownership	[X] <u>Warranty Deed</u> or [] <u>Tax Record</u>

NOTE: If **AGENT** is to represent **OWNER**, notarized letter of consent is required

Applicant / Agent’s Name	City of Fort Lauderdale, Urban Design and Planning, Jim Hetzel, Principal Planner
Applicant / Agent’s Signature	Anthony Fajardo, Director Sustainable Development
Address, City, State, Zip	700 NW 19th Avenue, Fort Lauderdale, FL 33311
E-mail Address	Jhetzel@fortlauderdale.gov
Phone Number	954-828-5019
Letter of Consent Submitted	See Consent Forms

Development / Project Name	Uptown Project Area – Fairfield Cypress Creek
Development / Project Address	<u>Existing:</u> 701 W. Cypress Creek Road <u>New:</u>
Legal Description	Corporate Park at Cypress Creek Plat, Lots 4 and 5
Tax ID Folio Numbers (For all parcels in development)	494210290050 and 494210290040
Request / Description of Project	Request for City Initiated Rezoning from CC to UUV-NW
Applicable ULDR Sections	ULDR, Sec. 47-24.4, Rezoning Criteria ULDR, Sec. 47-25.2, Adequacy Review

Future Land Use Designation	Employment Center
Current Zoning Designation	Commerce Center
Proposed Zoning Designation	Uptown Urban Village Northwest
Current Use of Property	Office

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	N/A	215,622 square feet / 4.95 acres
Lot Density	N/A	50 Units per Acre
Lot Width	N/A	None
Building Height (Feet / Levels)	150 Feet	75 Feet
Structure Length	N/A	300 Feet
Floor Area Ratio	N/A	3.0 FAR
Lot Coverage	N/A	None
Open Space	20%	Site Specific
Landscape Area	Varies	Varies

NOTE: State north, south, east or west for each yard.

Setbacks/Yards*	Required	Proposed
Front [<u>E</u>]	5 Feet	10 Feet
Side [<u>N</u>]	5 Feet	10 Feet
Side [<u>S</u>]	5 Feet	10 Feet
Rear [<u>W</u>]	0 Feet	0 Feet



October 28, 2021

Uptown Rezoning Application
Mayla Cypress Creek
Case No. UDP-Z21003

RE: Rezoning from Commerce Center District (CC) to Uptown Urban Village Northwest District (UUV-NW) 701 W. Cypress Creek Road - ULDR Rezoning Criteria Responses

The property owner, Citrix Systems, Inc. and Cypress 6261 LLC., is requesting to rezone 215,622 square feet (4.95 acres) of land located at 701 W. Cypress Creek Road from Commerce Center District (CC) to Uptown Urban Village Northwest (UUV- NW) to permit the development of a mixed use project on the site. The City of Fort Lauderdale staff is processing the rezoning on behalf of the property owner.

Pursuant to the City's Unified Land Development Regulations (ULDR) Section 47-24.4.D, Rezoning Criteria, an applicant must demonstrate that the application for a rezoning meet the following criteria:

1. The zoning district proposed is consistent with the City's Comprehensive Plan.
The property is currently zoned CC and has an underlying land use designation of Employment Center, which is intended to encourage employee-based uses, compatible with residential and other less intense uses. The proposed UUV-NW zoning district is consistent with this land use designation. Please refer to the Comprehensive Plan Consistency section within this report for additional information.
2. The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration.
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-NW will have a positive impact by allowing for mixed-use development that will create a stronger tax base, add residential to the area, and will further the live, work, play environment that the City envisions for the area.
3. The character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses.
The UUV-NW zoning district permitted uses are compatible with the surrounding zoning districts permitted uses in such that office, hotel, commercial, and warehouse are permitted in both the existing and proposed zoning, with the addition of residential use permitted in the proposed zoning district as a mixed use development. The City explicitly adopted the Uptown Master Plan to promote residential and mixed-use for the area. Furthermore, the Uptown Master Plan identifies specific character subareas that residential and mixed-use should be allowed which are more suitable, which is applicable in this request.

Prepared by Urban Design and Planning staff for Case No. UDP-Z21003

DEPARTMENT OF SUSTAINABLE DEVELOPMENT
700 NW 19TH AVENUE | FORT LAUDERDALE, FLORIDA 33311
954-828-5207 | www.fortlauderdale.gov

Urban and Planning Division

Page 1 of 2

SKETCH AND DESCRIPTION TO
ACCOMPANY REZONING PETITION
FROM "CC" TO "UUV-NW"

SHEET 1 OF 2

KEY TO ABBREVIATIONS LEGEND

B.C.R.	BROWARD COUNTY RECORDS
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
R	RADIUS
△	CENTRAL ANGLE
L	ARC LENGTH

LEGAL DESCRIPTION

Lot 4 of CORPORATE PARK AT CYPRESS CREEK, according to the Plat thereof, as recorded in Plat Book 108, Page 11, of the Public Records of Broward County, Florida.

Refer to hand copy for efficient map.

SURVEYOR'S NOTES

1. 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.
2. Measurements shown hereon are expressed in U.S. survey feet and decimal parts thereof.
3. The bearings shown hereon are based on the South line of Lot 4 South 89°58'54" West.
4. This drawing is not valid unless bearing the signature and original raised seal of a Florida licensed Surveyor and Mapper. Unsigned copies may be provided for information purposes only.
5. Sun-Tech Engineering, Inc. reserved the right to utilize any and all information obtained in the preparation of this sketch for any other purposes.
6. Sun-Tech Engineering, Inc. is authorized to provide Surveying and Mapping Services by the State of Florida Department of Business and Professional regulation, License No. LB.7019, pursuant to the provisions of Chapter 472, Florida Statutes.
7. This sketch and description consists of 2 sheet and each sheet shall not be considered full, valid and complete unless attached to each other.
8. Sources of information used in the preparation of this map of survey are as follows:
 - A. Record plat entitled CORPORATE PARK AT CYPRESS CREEK, Plat Book 108, Page 11, Broward County Public Records.

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.



Sun-Tech
Engineering, Inc.
Engineers • Planners • Surveyors

4577 Nob Hill Road, Suite 102
Sunrise, FL 33351
www.suntecheng.com

Certificate of Auth. #7097/LB 7019
Phone (954) 777-3123
Fax (954) 777-3114

Sun-Tech Engineering, Inc.

Date of Preparation: September 13, 2021

Donald L. Cooper
Donald L. Cooper, F.S.M.
Professional Surveyor and Mapper
Florida Registration No. 0269

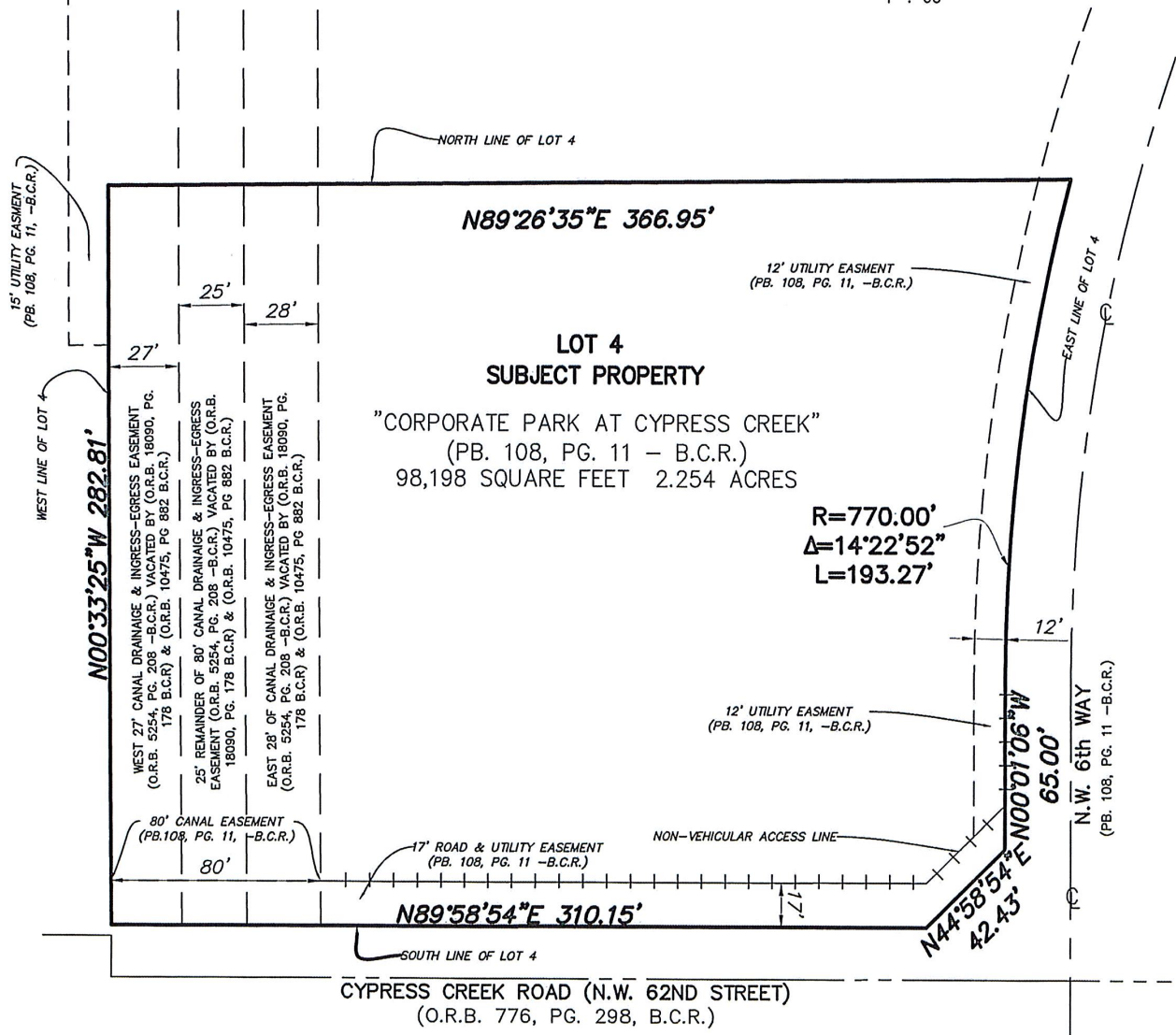
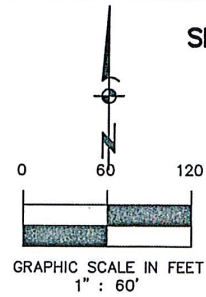
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10.26.2021

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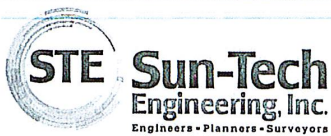
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P.B.	PLAT BOOK
PG.	PAGE
R	RADIUS
Δ	CENTRAL ANGLE
N.W.	NORTHWEST
---	NON-VEHICULAR ACCESS LINE
---	UTILITY EASEMENT
---	CANAL EASEMENT

THIS DRAWING IS NOT VALID WITHOUT SHEETS 1



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**SKETCH AND DESCRIPTION TO
ACCOMPANY REZONING PETITION
FROM "CC" TO "UUV-NW"**

SHEET 1 OF 2

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△	CENTRAL ANGLE
L	ARC LENGTH

LEGAL DESCRIPTION

Lot 5 of **CORPORATE PARK AT CYPRESS CREEK**, according to the
Plat thereof, as recorded in Plat Book 108, Page 11, of the Public Records
of Broward County, Florida.

*Refer to hand copy
for official sign-off*

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2. Measurements shown hereon are expressed in U.S. survey feet and decimal parts thereof.
3. The bearings shown hereon are based on the South line of Lot 5 North 89°26'35" East.
4. This drawing is not valid unless bearing the signature and original raised seal of a Florida licensed Surveyor and Mapper. Unsigned copies may be provided for information purposes only.
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Date of Preparation: September 13, 2021



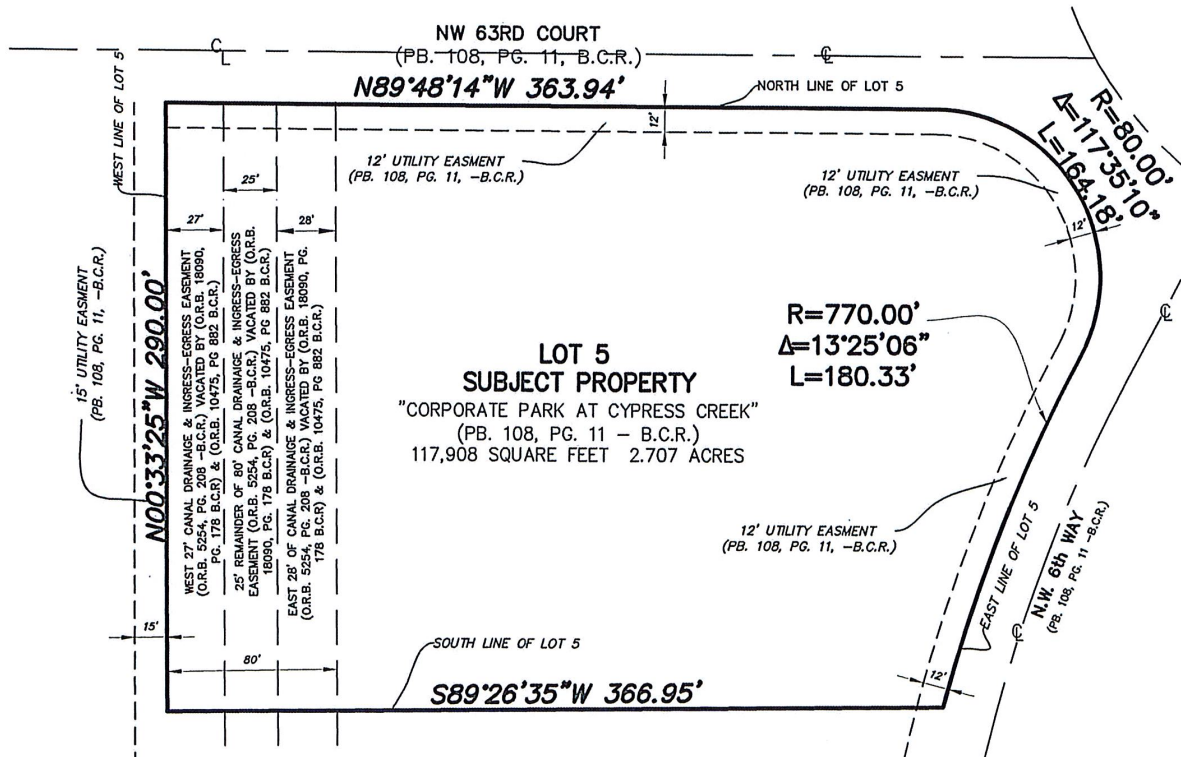
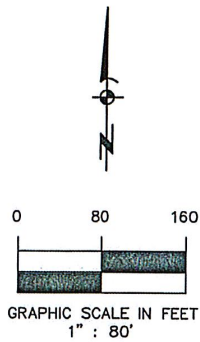
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Donald L. Cooper, P.S.M.
Professional Surveyor and Mapper
Florida Registration No. 6269

Date

10-25-2021

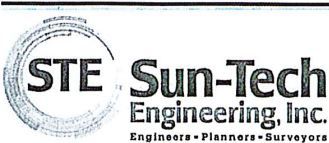
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