

ORDINANCE NO. C-22-03

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, FLORIDA, AND SCHEDULE "A" REVISED COMPILATION ATTACHED THERETO AND BY REFERENCE MADE A PART THEREOF, SO AS TO REZONE FROM COMMERCE CENTER ("CC") DISTRICT TO UPTOWN URBAN VILLAGE – NORTHWEST ("UUV-NW") DISTRICT, ALL OF LOTS 4 AND 5, "CORPORATE PARK CYPRESS CREEK" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 108, PAGE 11 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LOCATED WEST OF NORTHWEST 6TH WAY, NORTH OF WEST CYPRESS CREEK ROAD, EAST OF NORTHWEST 9TH AVENUE (POWERLINE ROAD) AND SOUTH OF NORTHWEST 63RD STREET, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

WHEREAS, the City Commission of the City of Fort Lauderdale adopted Ordinance No. C-19-34 on November 5, 2019, establishing new zoning districts for the Uptown Project Area, the boundaries for each are legislatively defined therein, for the purpose of implementing the Urban Land Institute's Technical Advisory Panel Report strategies for creating a more livable urban village; and

WHEREAS, the Uptown Urban Village – Northwest ("UUV-NW") District is one of the districts established by Ordinance No. C-19-34 whose boundaries are legislatively defined within the Uptown Project Area; and

WHEREAS, the City Commission has not amended the Official Zoning Map of City of Fort Lauderdale to correspond with the boundary descriptions in Section 47-37B.2. City of Fort Lauderdale, Florida, Unified Land Development Regulations; and

WHEREAS, the property owners, Citrix Systems, Inc. and Cypress 6261 LLC, has requested that the City of Fort Lauderdale implement the legislative intent of the Ordinance No. C-19-34 by rezoning certain property described in Section 2 herein from "CC – Commerce Center District" to "UUV-NW – Uptown Urban Village Northwest District"; and

WHEREAS, the Planning and Zoning Board, at its meeting of November 17, 2021 (Case No. UDP-Z21003), 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 "CC" to "UUV-NW" 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, February 1, 2022, and Tuesday, February 15, 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, at the public hearing scheduled for February 15, 2022, the City Commission announced that the public hearing noticed on this matter would be deferred to March 15, 2022; 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 February 1, 2022, and February 15, 2022, a portion of those findings expressly listed as follows:

1. The property has an underlying land use designation of Employment Center, which is intended to encourage employment-based uses, compatible with residential and other less intense uses. The proposed "UUV-NW" 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. The changes anticipated by the rezoning will promote a mix of uses, including residential and mixed-use development, furthering the adopted Uptown Master Plan intent for a live, work, play environment envisioned for the area.

3. The permitted uses in the "UUV-NW" zoning district are compatible with the surrounding zoning districts permitted uses. Office, hotel, commercial, and warehouses 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 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 align with this request.

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 "CC – Commerce Center District" to "UUV-NW – Uptown Urban Village Northwest District", the following lands situated in the City of Fort Lauderdale, Broward County, Florida, to wit:

ALL OF LOTS 4 AND 5, "CORPORATE PARK CYPRESS CREEK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGE 11 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

Location: West of Northwest 6th Way, north of West Cypress Creek Road, east of Northwest 9th Avenue (Powerline Road) and south of Northwest 63rd Street

Also more particularly described and depicted in Exhibit "A" and Exhibit "B" 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 1st day of February, 2022.

PASSED SECOND READING this _____ day of _____, 2022.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
DAVID R. SOLOMAN

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

SHEET 1 OF 2

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.

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.

Date of Preparation: September 13, 2021

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

Date

11.03.2021

CAM # 22-0157
Exhibit 7

4061SK1LOT4.DWG

JOB No.:

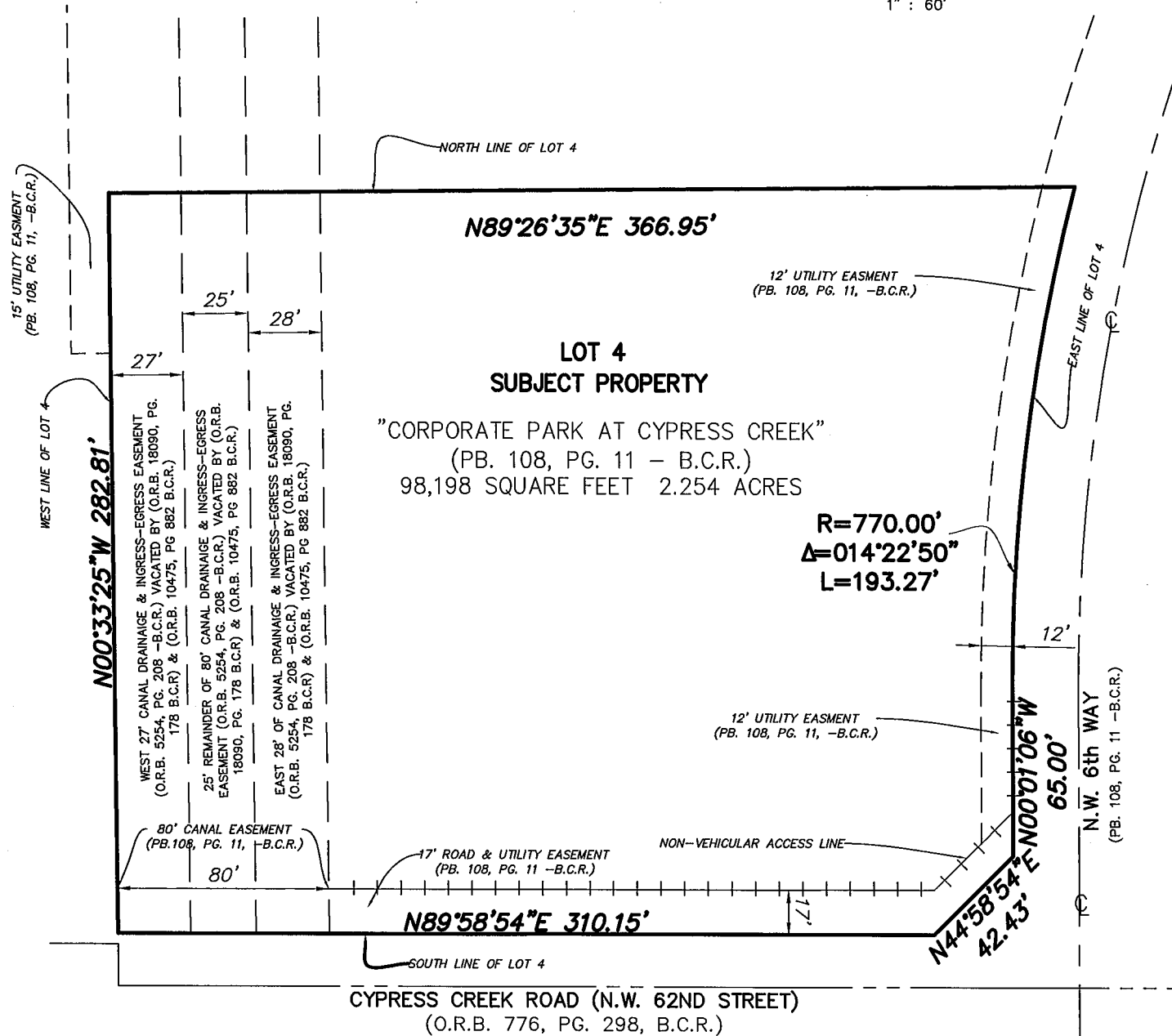
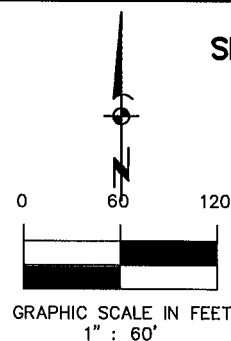
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**Sun-Tech
Engineering, Inc.**
Engineers • Planners • Surveyors

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www.suntecheng.com

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



KEY TO ABBREVIATIONS LEGEND

B.C.R.	BROWARD COUNTY RECORDS
☺	CENTERLINE
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
R	RADIUS
△	CENTRAL ANGLE
N.W.	NORTHWEST
—+—+—+—	NON-VEHICULAR ACCESS LINE
- - - - -	UTILITY EASEMENT
— — — — —	CANAL EASEMENT

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THIS DRAWING IS NOT VALID WITHOUT SHEETS 1



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Exhibit 7

Page 6 of 8

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

SHEET 1 OF 2

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.

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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.
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.
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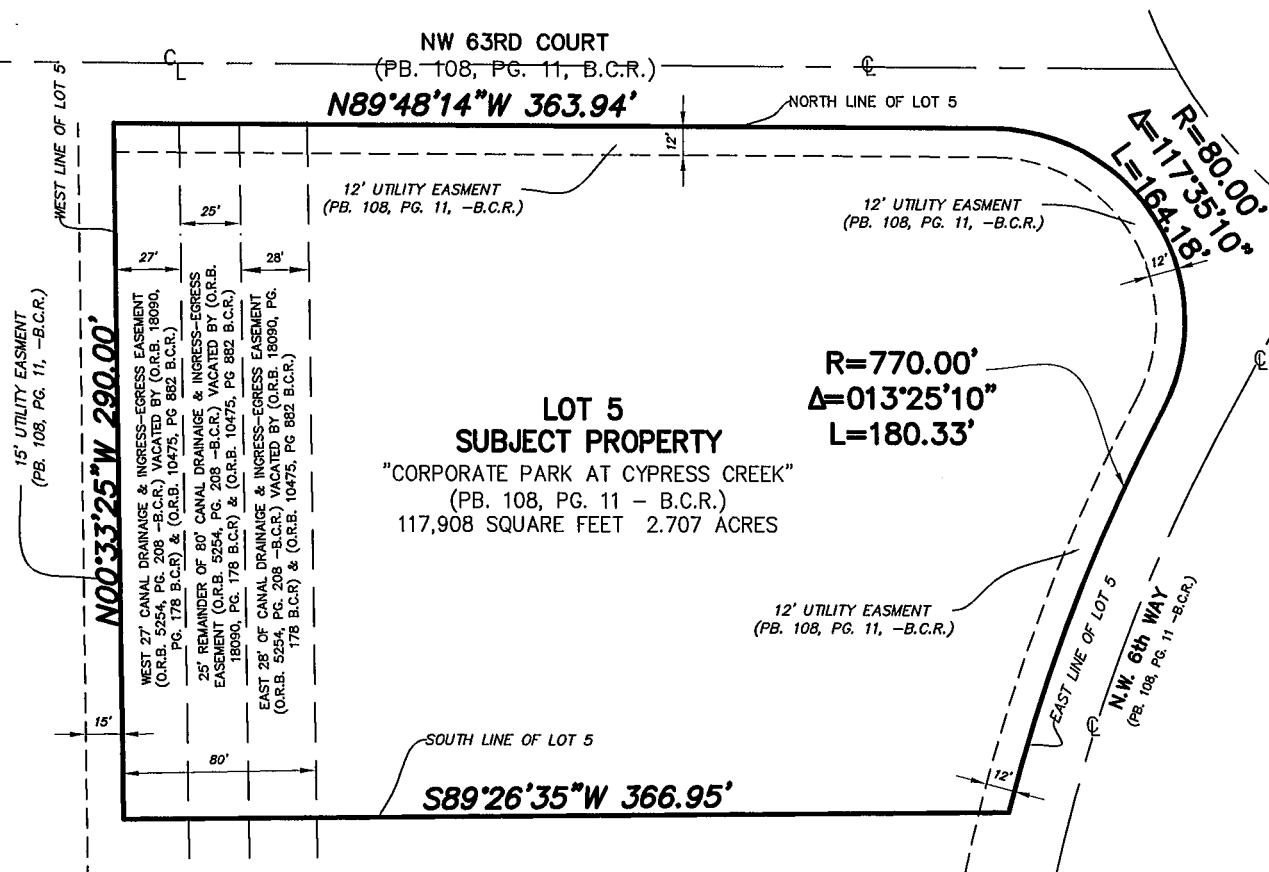
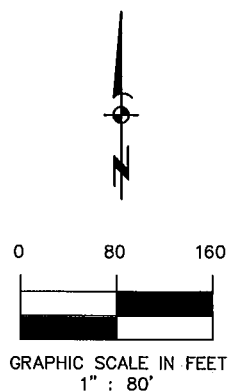
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