

ORDINANCE NO. C-26-17

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 HEAVY COMMERCIAL/LIGHT INDUSTRIAL BUSINESS ("B-3") DISTRICT TO UPTOWN URBAN VILLAGE SOUTHEAST ("UUV-SE") DISTRICT, A PORTION OF PARCEL "A", "SIXTEEN SIX PROPERTIES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 114, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF PARCEL "A," "SIXTEEN SIX TWO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 148, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LOCATED NORTH OF NORTHWEST 59<sup>TH</sup> COURT, EAST OF POWERLINE ROAD (NORTHWEST 9<sup>TH</sup> AVENUE), WEST OF NORTH ANDREWS AVENUE AND SOUTH OF WEST CYPRESS CREEK ROAD (NORTHWEST 62<sup>ND</sup> STREET), ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

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WHEREAS, the applicant, City of Fort Lauderdale on behalf of the property owner, Pinnacle Corporate Park, LLC., requests that the City of Fort Lauderdale initiate the rezoning of certain property as more particularly described in Exhibit "A" attached hereto and incorporated herein; from Heavy Commercial/Light Industrial Business ("B-3") District to Uptown Urban Village Southeast ("UUV-SE") District; and

WHEREAS, on March 18, 2026, the Planning and Zoning Board functioning as the local planning agency (PZ Case No. UDP-Z26001) recommended to the City Commission of the City of Fort Lauderdale ("City Commission") that certain lands herein described should be rezoned from "B-3" to "UUV-SE" 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 Tuesday, May 19, 2026, at 6:00 o'clock P.M., or as soon thereafter as possible, at the Broward Center for the Performing Arts, Mary N. Porter Riverview Ballroom, 201 Southwest 5<sup>th</sup> Avenue, Fort Lauderdale, Florida, and on Tuesday, June 2, 2026, at 6:00 o'clock P.M., or as soon thereafter as possible, at the Broward Center for the Performing Arts, Mary N. Porter Riverview Ballroom, 201 Southwest 5<sup>th</sup> Avenue, 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. That each WHEREAS clause set forth above is true and correct and incorporated herein by this reference.

SECTION 2. That the City Commission finds that the application for rezoning of lands described in SECTION 3 of this Ordinance meets the criteria of Section 47-24.4 of the City of Fort Lauderdale, Florida Unified Land Development Regulations ("ULDR"), as enunciated and memorialized in the minutes of its meetings of May 19, 2026 and June 2, 2026, a portion of those findings expressly listed as follows:

1. The zoning district proposed is consistent with the City's Comprehensive Plan. The property is currently zoned B-3 and has an underlying land use designation of Uptown Urban Village – Transit Oriented Development which is intended to allow a mix of uses such as residential, commercial, office and lodging services.
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. The proposed rezoning to UUV-SE will have a positive impact by allowing for mixed-use development that that will help further the "live, work, play" environment envisioned for the Uptown 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-SE zoning district permitted uses are compatible with the

surrounding zoning districts permitted uses in that office, hotel, and commercial uses are permitted in both the existing and proposed zoning.

SECTION 3. 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 Heavy Commercial/Light Industrial Business ("B-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:

A PORTION OF PARCEL "A", "SIXTEEN SIX PROPERTIES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 114, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF PARCEL "A," "SIXTEEN SIX TWO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 148, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

Location: North of Northwest 59<sup>th</sup> Court, east of Powerline Road (Northwest 9<sup>th</sup> Avenue), West of North Andrews Avenue and south of West Cypress Creek Road (Northwest 62<sup>nd</sup> Street).

Also more depicted in Exhibit "A" attached hereto and made a part hereof.

SECTION 4. 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 and the date of passage.

SECTION 5. 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 6. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

SECTION 7. 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 May, 2026.

PASSED SECOND READING this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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Mayor  
DEAN J. TRANTALIS

ATTEST:

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City Clerk  
DAVID R. SOLOMAN

# Exhibit "A"

*W.D.O.K.*

**SKETCH & DESCRIPTION**  
**A PORTION OF SIXTEEN SIX PROPERTIES &**  
 (P.B. 114, PG. 3, B.C.R.)  
**A PORTION OF SIXTEEN SIX TWO**  
 (P.B. 148, PG. 47, B.C.R.)  
**CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA**

Rezoning from Heavy Commercial/Light Industrial  
 (B-3) to Uptown Village Southeast (UUV-SE)

**LAND DESCRIPTION:**

A portion of Parcel 'A', SIXTEEN SIX PROPERTIES, according to the Plat thereof, as recorded in Plat Book 114, Page 3, of the Public Records of Broward County, Florida together with a portion of Parcel 'A' SIXTEEN SIX TWO, according to the Plat thereof, as recorded in Plat Book 148, Page 47, of the Public Records of Broward County, Florida, being more particularly described as follows:

**Commence** at the Northeast corner of said Parcel A, SIXTEEN SIX PROPERTIES, thence S10°48'43"W, along the East line of said Parcel A, a distance of 10.97 feet to the **Point of Beginning**; thence continue S10°48'43"W, a distance of 613.72 feet to a point on a curve, radial bearing to said point of S63°46'31"E, said curve being concave to the Northwest, having a radius of 338.46 feet and a central angle of 62°23'10"; thence Southwesterly along a Plat line of the said SIXTEEN SIX TWO, Plat, an arc distance of 368.53 feet; thence S01°23'21"E, along the said Plat boundary, a distance of 2.00 feet; thence S88°36'39"W, along the South line of the said Plat, a distance of 423.00 feet; thence N02°04'24"W, along the most Easterly West line and the northerly prolongation of the said SIXTEEN SIX TWO Plat, a distance of 515.57 feet; thence N88°32'34"E, along the North Plat line of said Plat, SIXTEEN SIX TWO a distance of 59.81 feet; thence N02°08'26"W, along the West line of said Parcel 'A', SIXTEEN SIX PROPERTIES, a distance of 216.53 feet; thence N88°13'20"E, 70.00 feet; thence N02°08'26"W, 15.57 feet; thence N43°14'33"E, 49.83 feet; thence N88°37'33"E, a distance of 696.99 feet to the **Point of Beginning**.

Said lands lying in the City of Fort Lauderdale, Broward County, Florida and containing 572,589 square feet (13.1448 acres), more or less.

**NOT VALID WITHOUT  
SHEETS 1 THRU 3**

REVISIONS
REVISE 02/10/2026
REVISE 02/23/2026



**AVIROM & ASSOCIATES, INC.**  
**SURVEYING & MAPPING**  
 50 S.W. 2nd AVENUE, SUITE 102  
 BOCA RATON, FLORIDA 33432  
 (561) 392-2594 / [www.AVIROMSURVEY.com](http://www.AVIROMSURVEY.com)  
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JOB #:	13108-7
SCALE:	-
DATE:	12/18/2025
BY:	W.R.E.
CHECKED:	J.T.D.
F.B. -- PG. --	-- --
SHEET:	1 OF 3

W.D.O.K.

**SKETCH & DESCRIPTION**  
**A PORTION OF SIXTEEN SIX PROPERTIES &**  
(P.B. 114, PG. 3, B.C.R.)  
A PORTION OF SIXTEEN SIX TWO  
(P.B. 148, PG. 47, B.C.R.)  
**CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA**  
**Rezoning from Heavy Commercial/Light Industrial**  
**(B-3) to Uptown Village Southeast (UUV-SE)**

**SURVEYOR'S NOTES:**

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are assumed based on the North line of Parcel 'A', SIXTEEN SIX PROPERTIES, having a bearing of N88°30'53"E.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; Δ = Central Angle; F.B. = Field Book; L = Arc Length; L.B. = Licensed Business; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement.

**CERTIFICATION:**

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 2/23/2020

John T. Doogan, P.L.S. Digitally signed by John T. Doogan, P.L.S. Date: 2026.02.23 11:12:26 -05'00'

*John T. Doogan*  
JOHN T. DOOGAN, P.L.S.  
Florida Registration No. 4409  
AVIROM & ASSOCIATES, INC.  
L.B. No. 3300

**NOT VALID WITHOUT SHEETS 1 THRU 3**

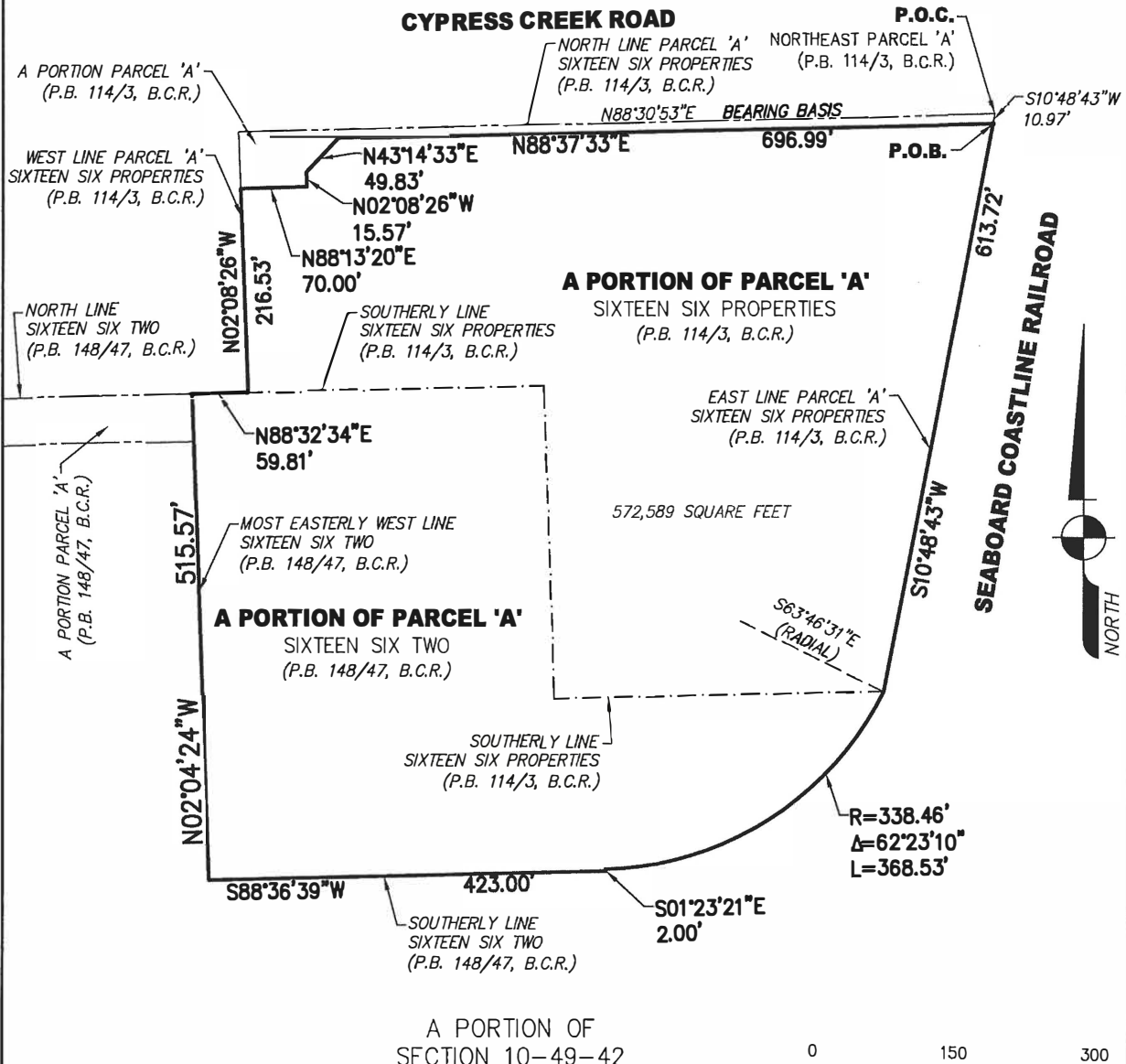
<b>REVISIONS</b>			<b>AVIROM &amp; ASSOCIATES, INC.</b> <b>SURVEYING &amp; MAPPING</b> 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 / www.AVIROMSURVEY.com <small>© 2026 AVIROM &amp; ASSOCIATES, INC. All rights reserved.  This sketch is the property of AVIROM &amp; ASSOCIATES, INC. and should not be reproduced or copied without written permission.</small>	<b>JOB #:</b> 13108-7
REVISE 02/10/2026	REVISE 02/23/2026			<b>SCALE:</b> -
			<b>DATE:</b> 12/18/2025	
			<b>BY:</b> W.R.E.	
			<b>CHECKED:</b> J.T.D.	
			<b>F.B. - PG. -</b>	
			<b>SHEET:</b> 2 OF 3	

Rezoning from Heavy Commercial/Light Industrial (B-3) to Uptown Village Southeast (UUV-SE)

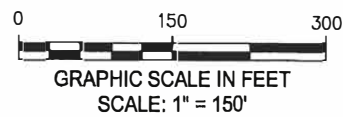
**SKETCH & DESCRIPTION  
A PORTION OF SIXTEEN SIX PROPERTIES &**

(P.B. 114, PG. 3, B.C.R.)  
A PORTION OF SIXTEEN SIX TWO  
(P.B. 148, PG. 47, B.C.R.)

CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA



**NOT VALID WITHOUT SHEETS 1 THRU 3**



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REVISE	02/10/2026
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JOB #:	13108-7
SCALE:	1" = 150'
DATE:	12/18/2025
BY:	W.R.E.
CHECKED:	J.T.D.
F.B.	PG. --
SHEET:	3 OF 3