

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 59TH COURT, EAST OF POWERLINE ROAD (NORTHWEST 9TH AVENUE), WEST OF NORTH ANDREWS AVENUE AND SOUTH OF WEST CYPRESS CREEK ROAD (NORTHWEST 62ND 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.

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 5th 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 5th 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 59th Court, east of Powerline Road (Northwest 9th Avenue), West of North Andrews Avenue and south of West Cypress Creek Road (Northwest 62nd Street).

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

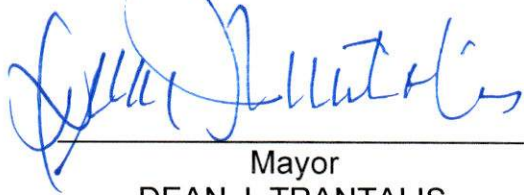
SECTION 4. That the appropriate City officials of the City of Fort Lauderdale shall indicate such zoning upon a copy of the Official Zoning Map, and shall indicate an amendment of Schedule "A" accordingly, upon the records with proper reference to this Ordinance and the date of passage.

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 19th day of May, 2026.
PASSED SECOND READING this 2nd day of June, 2026.



Mayor
DEAN J. TRANTALIS

ATTEST:



City Clerk
DAVID R. SOLOMAN