

ORDINANCE NO. C-25-32

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 LOW RISE/MEDIUM DENSITY ("RM-15") DISTRICT TO NORTHWEST REGIONAL ACTIVITY CENTER-MIXED USE WEST ("NWRAC-MUw") DISTRICT, ALL OF LOTS 9 AND 10, BLOCK 1, "LINCOLN PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LOCATED NORTH OF NORTHWEST 6TH STREET (SISTRUNK BOULEVARD), EAST OF NORTHWEST 14TH AVENUE, WEST OF NORTHWEST 13TH TERRACE AND SOUTH OF NORTHWEST 7TH STREET, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

WHEREAS, the applicant, New Hope Development Corporation, applied for the rezoning of certain property as more particularly described in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, on May 21, 2025, the Planning and Zoning Board functioning as the local planning agency (PZ Case No. UDP-Z24006) did recommend to the City Commission of the City of Fort Lauderdale ("City Commission") that certain lands herein described should be rezoned in the respects mentioned 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 a public hearing to be held before the City Commission of the City of Fort Lauderdale, Florida, on Tuesday, August 19, 2025 at 6:00 o'clock P.M., and Wednesday, September 3, 2025 at 6:00 o'clock P.M., 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 hearing was duly held at the time and place designated after notice of same was given by publication 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 meets the criteria of Section 47-24.4 of the Unified Land Development Regulations ("ULDR") as enunciated and memorialized in the minutes of its meeting of August 19, 2025, and September 3, 2025, a portion of those findings expressly listed as follows:

1. Rezoning the parcel to NWRAC-MUw is consistent with the Northwest Regional Activity Center (NWRAC) City of Fort Lauderdale future land use plan map designation.
2. The proposed rezoning of the parcel to NWRAC-MUw will not adversely impact the character of development in or near the area under consideration. The parcel is located in the Northwest-Progresso-Flagler Heights Community Redevelopment Area. The Northwest-Progresso-Flagler Heights Redevelopment Plan promotes new infill development to help support local commerce and community revitalization.
3. Rezoning of the parcel to NWRAC-MUw is compatible with the existing and proposed mix of uses in the surrounding area. The parcel is adjacent to land zoned NWRAC-MUw to the west and south, and zoned RM-15 to the north and east.

SECTION 2. That the City of Fort Lauderdale 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 Low Rise/Medium Density ("RM-15") District to Northwest Regional Activity Center-Mixed Use West District ("NWRAC-MUw"), the following lands, situated in the City of Fort Lauderdale, Broward County, Florida, to wit:

ALL OF LOTS 9 AND 10, BLOCK 1, "LINCOLN PARK",
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN
PLAT BOOK 5, PAGE 2, OF THE PUBLIC RECORDS OF
BROWARD COUNTY, FLORIDA, LOCATED

Location: North of Northwest 6th Street (Sistrunk Boulevard), east
of Northwest 14th Avenue, west of Northwest 13th
Terrace and south of Northwest 7th Street

Also 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 and 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 ten (10) days from the date of final passage.

PASSED FIRST READING this 19th day of August, 2025.

PASSED SECOND READING this ____ day of _____, 2025.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
DAVID R. SOLOMAN

CONTROL POINT ASSOCIATES, FL, LLC.
LB #8137

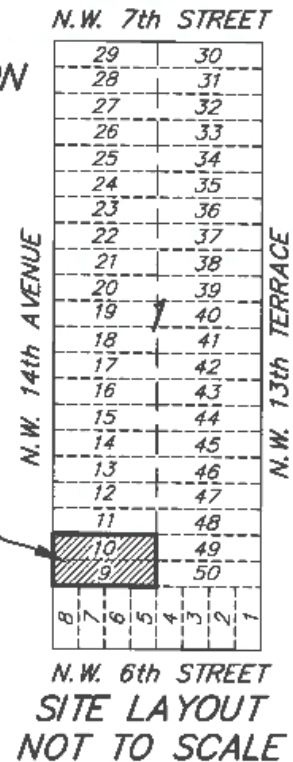
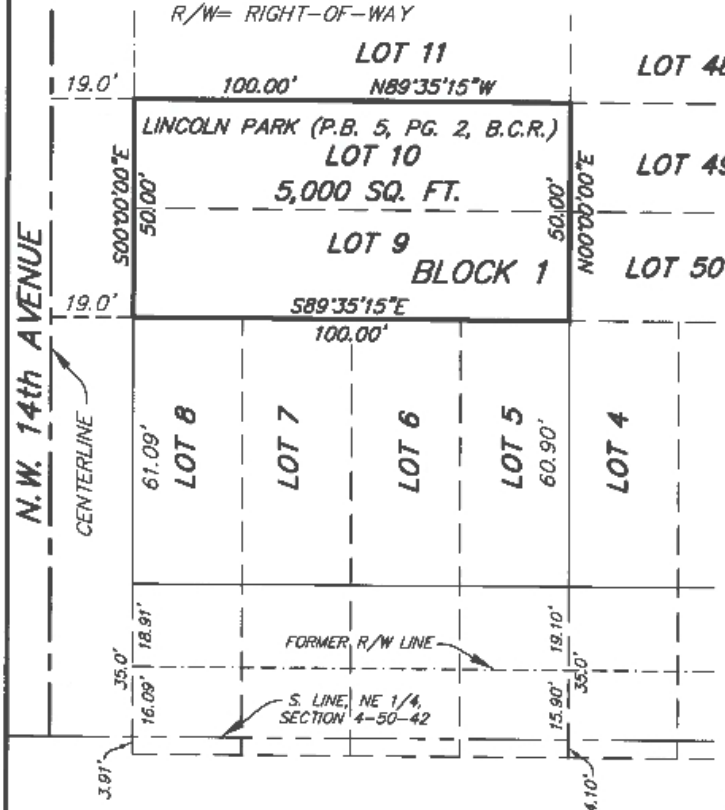
TRADITIONAL METHODS / MODERN APPROACHES
1901 W. CYPRESS CREEK ROAD #501, FORT LAUDERDALE, FLORIDA 33309
PHONE: (954) 763-7611 * EMAIL: DDONAHOE@CPASURVEY.COM

M.D.O.K.

SCALE 1" = 40'

SKETCH AND DESCRIPTION
TO ACCOMPANY REZONING PETITION
FROM RM-15 TO NWRAC MUw
LOTS 9 & 10,
BLOCK 1, LINCOLN PARK,
(PLAT BOOK 5, PG. 2, B.C.R.)

LEGEND:
B.C.R. = BROWARD COUNTY RECORDS
P.B., PG. = PLAT BOOK AND PAGE
R/W = RIGHT-OF-WAY



LEGAL DESCRIPTION:

Lots 9 and 10, Block 1, Lincoln Park,
according to the corrected plat
thereof, as recorded in Plat Book 5,
Page 2, of the public records of
Broward County, Florida.

Said lands situate, lying and being in,
Broward County, Florida and
containing 5,000 square feet or
0.1148 acres more or less.

CERTIFICATION

Certified Correct. Dated at Fort
Lauderdale, Florida this 14th day of
June, 2024.
Revised Title this 21st day of April,
2025.

CONTROL POINT ASSOCIATES FL, LLC.

JAMES M. McLAUGHLIN JR.

Registered Land Surveyor No. LS4497
State of Florida.

NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by Control Point Associates, FL, LLC.
- 2) Legal description prepared by Control Point Associates, FL, LLC.
- 3) This drawing is not valid unless sealed with an appropriate surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the West line of Lots 9 and 10, as North 00°00'00" East.

FIELD BOOK NO. _____

JOB ORDER NO. 15-240265-00

James
M
McLaughlin Jr

DRAWN BY: JMMjr

CHECKED BY: _____

C: \JMMjr\2024\15-240265-00 (SKETCH)