

ORDINANCE NO. C-24-

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 GENERAL INDUSTRIAL ("I") DISTRICT TO NORTHWEST REGIONAL ACTIVITY CENTER-MIXED USE EAST ("NWRAC-MUE") DISTRICT, ALL OF LOT 1, BLOCK 325, "PROGRESSO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LOCATED NORTH OF SISTRUNK BOULEVARD (NORTHWEST 6<sup>TH</sup> STREET), EAST OF NORTHWEST 7<sup>TH</sup> AVENUE, WEST OF NORTHWEST 6<sup>TH</sup> AVENUE AND SOUTH OF NORTHWEST 7<sup>TH</sup> STREET, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

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WHEREAS, the applicant, Sunshine Shipyard, LLC, applied for the rezoning of certain property as more particularly described in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, on June 19, 2024, the Planning and Zoning Board (PZ Case No. UDP-Z24005) 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 of Fort Lauderdale City Commission on Tuesday, August 20, 2024, and on Tuesday, September 3, 2024, at 6:00 P.M., or as soon thereafter as possible, at the Broward Center for the Performing Arts, Mary N. Porter Riverview Ballroom, located at 201 S.W. 5<sup>th</sup> 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 meetings of August 20, 2024, and September 3, 2024, a portion of those findings expressly listed as follows:

[THIS SPACE RESERVED FOR FINDINGS OF FACT]

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 General Industrial ("I") District to Northwest Regional Activity Center–Mixed Use East ("NWRAC-MUe") District, the following lands, situated in the City of Fort Lauderdale, Broward County, Florida, to wit:

ALL OF LOT 1, BLOCK 325, "PROGRESSO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA

Location: North of Sistrunk Boulevard (Northwest 6<sup>th</sup> Street), east of Northwest 7<sup>th</sup> Avenue, west of Northwest 6<sup>th</sup> Avenue and south of Northwest 7<sup>th</sup> 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 \_\_\_\_ day of \_\_\_\_\_, 2024.

PASSED SECOND READING this \_\_\_\_ day of \_\_\_\_\_, 2024.

ATTEST:

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Mayor  
DEAN J. TRANTALIS

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City Clerk  
DAVID R. SOLOMAN

# SKETCH AND DESCRIPTION

Rezoning for General Industrial (I) district to  
Northwest Regional Activity Center - Mixed use Easement (NWRAC-MUE)

## THE ARCADIAN

Folio No.:4942 34 07 7380

### SURVEYOR'S NOTES:

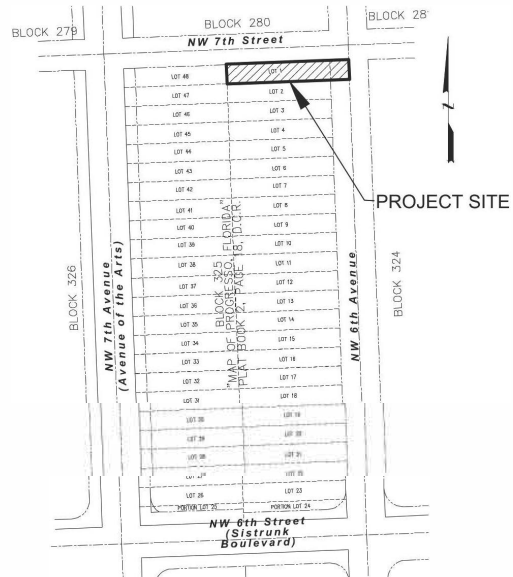
1. This is not a Boundary Survey.
2. Bearings shown hereon are based on the assumed bearing the Center Line of NW 7th Street as S87°52'38"W .
3. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
4. One page is not valid without the others.
5. This easement strip forms a closed geometric figure.

### LEGEND:

1. P.O.B denotes Point of Beginning
2. P.O.C denotes Point of Commencement.
4. R/W denotes Right of Way
5. P/L Property Line
6. C/L Center Line
7. D.C.R. Dade County Records
8. P.O.T. Point of Termination

### LOCATION MAP

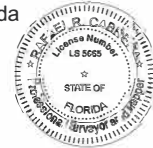
NOT TO SCALE  
SEC: 3-50S-42E



### SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: that the LEGAL AND SKETCH of the Property described hereon was made under my supervision and that the SKETCH AND DESCRIPTION meets the Standards of Practice set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes. That the Sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. This Sketch does not represent a Land Survey.

Digitally signed by  
RAFAEL R CABRERA  
Date: 2024.06.24  
09:24:51 -04'00'



BY RAFAEL R. CABRERA  
Professional Surveyor & Mapper  
Certificate No. 5665  
STATE OF FLORIDA  
DATE: 06-24-2024

### SKETCH AND DESCRIPTION REZONE

#### LOT-1 BOCK 325

NW 7th ST. & NW 6th AVE.  
Fort Lauderdale, Broward County. FL33311

America Layout Corp



LB 7464  
8890 S.W. 24th Street, Suite # 217  
Miami, Florida 33165

Tel: 305-606-0031

JOB No.: LOT 1 EASE 2024

DRAWN DATE: 05-03-2024

DRAWN: MM REVISED: 06-24-2024

CHECKED BY: RC

SCALE: AS SHOWN

SHEET 1 OF 3

**EXHIBIT "A"****DESCRIPTION:**

LOT 1, BLOCK 325 IN PROGRESSO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

CONTAINING **3,375.00** SQUARE FEET, **0.07** ACRE MORE OR LESS.

**SKETCH AND DESCRIPTION  
REZONE**

**LOT-1 BOCK 325**  
NW 7th ST. & NW 6th AVE.  
Fort Lauderdale, Broward County. FL.33311

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8890 S.W. 24th Street, Suite # 217  
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JOB No.: LOT 1 EASE 2024

DRAWN DATE: 05-03-2024

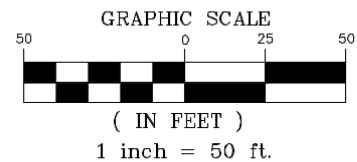
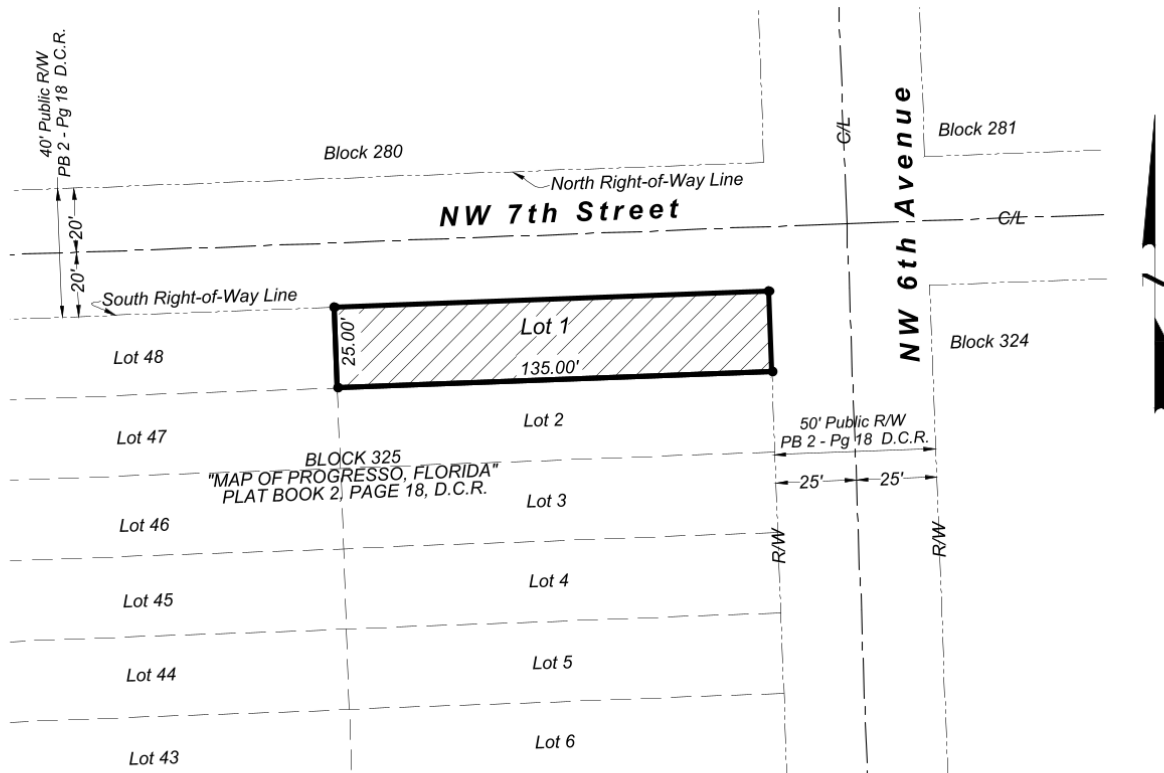
DRAWN: MM REVISED: 06-24-2024

CHECKED BY: RC

SCALE: AS SHOWN

SHEET 2 OF 3

# EXHIBIT "A"



NOTE: THIS IS NOT A BOUNDARY SURVEY

**SKETCH AND DESCRIPTION**  
**REZONE**  
**LOT-1 BLOCK 325**  
 NW 7th ST. & NW 6th AVE.  
 Fort Lauderdale, Broward County, FL.33311

America Layout Corp



LB 7464  
 8890 S.W. 24th Street, Suite # 217  
 Miami, Florida 33165

Tel. 305-606-0031

JOB No.: LOT 1 EASE 2024	
DRAWN DATE: 05-03-2024	
DRAWN: MM	REVISED: 06-24-2024
CHECKED BY: RC	
SCALE: AS SHOWN	
SHEET 3 OF 3	