

ORDINANCE NO. C-24-46

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 MULTI-FAMILY MID-RISE/MEDIUM HIGH-DENSITY ("RMM-25") AND EXCLUSIVE USE PARKING ("X-P") DISTRICTS TO NORTHWEST REGIONAL ACTIVITY CENTER – MIXED USE NORTHEAST ("NWRAC-MU<sub>ne</sub>") DISTRICT, ALL OF LOTS 25, 26, 27, 28 AND 29, BLOCK 210, "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 NORTHWEST 9<sup>TH</sup> STREET, EAST OF NORTHWEST 2<sup>ND</sup> AVENUE, WEST OF NORTH ANDREWS AVENUE AND SOUTH OF WEST SUNRISE BOULEVARD, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

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

WHEREAS, on July 17, 2024, the Planning and Zoning Board functioning as the local planning agency (PZ Case No. UDP-Z24003) 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, October 15, 2024, at 6:00 P.M., or as soon thereafter as possible, and Thursday, November 7, 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 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 opened at the time and place designated after notice of same was given by publication as required by law, and the City

Commission notified the public by announcement that the public hearings are to be continued and held before the City Commission of the City of Fort Lauderdale, Florida, on Thursday, November 7, 2024, at 6:00 P.M., or as soon thereafter as possible, and Tuesday, November 19, 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 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 of same was given by announcement at a duly noticed public hearing 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 November 7, 2024 and November 19, 2024, a portion of those findings expressly listed as follows:

1. Rezoning the property to NWRAC-MUne is consistent with the Northwest Regional Activity Center (NWRAC) future land use. The proposed rezoning is supported by Future Land Use Element, Goal 2 Objective FLU 2.3: Mixed-Use Development Multimodal Environment, which encourages mixed-use development to help support active and vibrant neighborhoods through well integrated land use combinations.
2. The proposed rezoning of the property to NWRAC-MUne will not adversely impact the character of development in or near the area under consideration. The land proposed for rezoning is surrounded by properties zoned RMM-25 to the south and west, and NWRAC-MUne to the east and north. The Northwest/Progresso/Flagler Heights Redevelopment Plan promotes new infill development to help support local commerce and community revitalization. Rezoning of properties to NWRAC-MUne is in alignment with the goal of supporting redevelopment opportunities and has the potential of increasing a mix of uses including housing opportunities and local employment.

3. The proposed rezoning is intended to promote and enhance a mixture of residential and non-residential uses which supports the character of the area and provides for a wide range of employment, shopping, services, cultural and residential opportunities within the NWRAC. Rezoning to NWRAC-MUone will ensure compliance with development standards that future development on the subject sites will be required to meet. The Northwest Regional Activity Center Design Standards, include but are not limited to building requirements, open space, vehicular and pedestrian access, parking, landscaping, as well as neighborhood compatibility standards which will be applied during the development review process at the time of site plan application.

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 Multi-Family Mid-Rise/Medium High-Density (“RMM-25”) and Exclusive Use Parking (“X-P”) Districts to Northwest Regional Activity Center – Mixed Use Northeast (“NWRAC-MUone”) District, the following lands, situated in the City of Fort Lauderdale, Broward County, Florida, to wit:

ALL OF LOTS 25, 26, 27, 28 AND 29, BLOCK 210, "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

Location: North of Northwest 9<sup>th</sup> Street, east of Northwest 2<sup>nd</sup> Avenue, west of North Andrews Avenue and south of West Sunrise Boulevard

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 7<sup>th</sup> day of November, 2024.  
PASSED SECOND READING this \_\_\_\_ day of \_\_\_\_\_, 2024.

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Mayor  
DEAN J. TRANTALIS

ATTEST:

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City Clerk  
DAVID R. SOLOMAN

# SKETCH OF DESCRIPTION NOT A SURVEY

REZONING FROM RESIDENTIAL MULTIFAMILY MID RISE/MEDIUM HIGH DENSITY DISTRICT (RMM-25) AND EXCLUSIVE USE PARKING (X-P) NORTHWEST REGIONAL ACTIVITY CENTER-MIXED USE NORTH EAST (NWRAC-MUNE)

**LEGAL DESCRIPTION:**

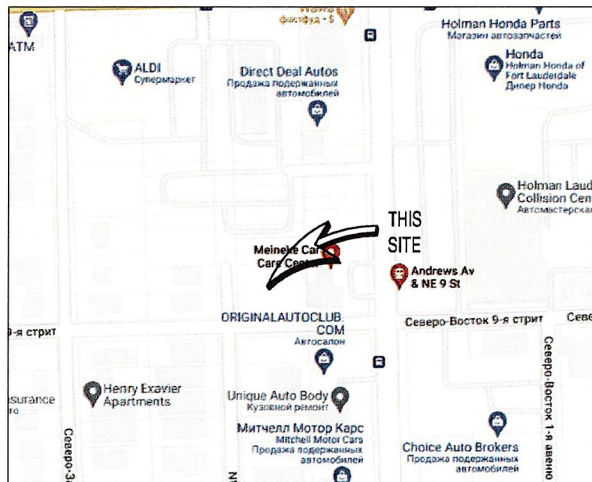
LOTS 25, 26, 27, 28 AND 29, BLOCK 210, PROGRESSO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 18 PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

**GENERAL NOTES:**

1. THIS SKETCH OF DESCRIPTION IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
3. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
4. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 2 BUSINESS WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LB (LICENSED BUSINESS) #8507.

THIS IS NOT A SURVEY

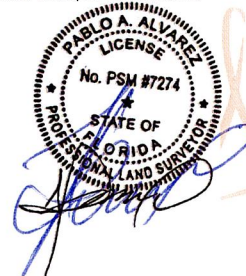
VICINITY MAP (NOT TO SCALE)



**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.061 & 5J-17.062 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

SKETCH OF DESCRIPTION



Digitally signed by Pablo A Alvarez  
Date: 2024.05.31 12:23:35 -04'00'

SIGNED: PABLO ALVAREZ DATE: 05-31-2024

PABLO ALVAREZ PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION No. 7274 (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

This Sketch of Description has been issued by the following Landtec Surveying office:  
840 U.S. HWY 1, Suite 330  
North Palm Beach, FL 33408  
Office: (561) 210-9344  
Email: [Construction@landtecsurvey.com](mailto:Construction@landtecsurvey.com)  
[www.Landtecsurvey.com](http://www.Landtecsurvey.com)

**LEGEND:**

- C - CENTER LINE
- P.B. - PLAT BOOK
- P.G. - PAGE
- CR. - CALCULATED FROM RECORDS
- P. - PLAT
- SQ.FT. - SQUARE FEET



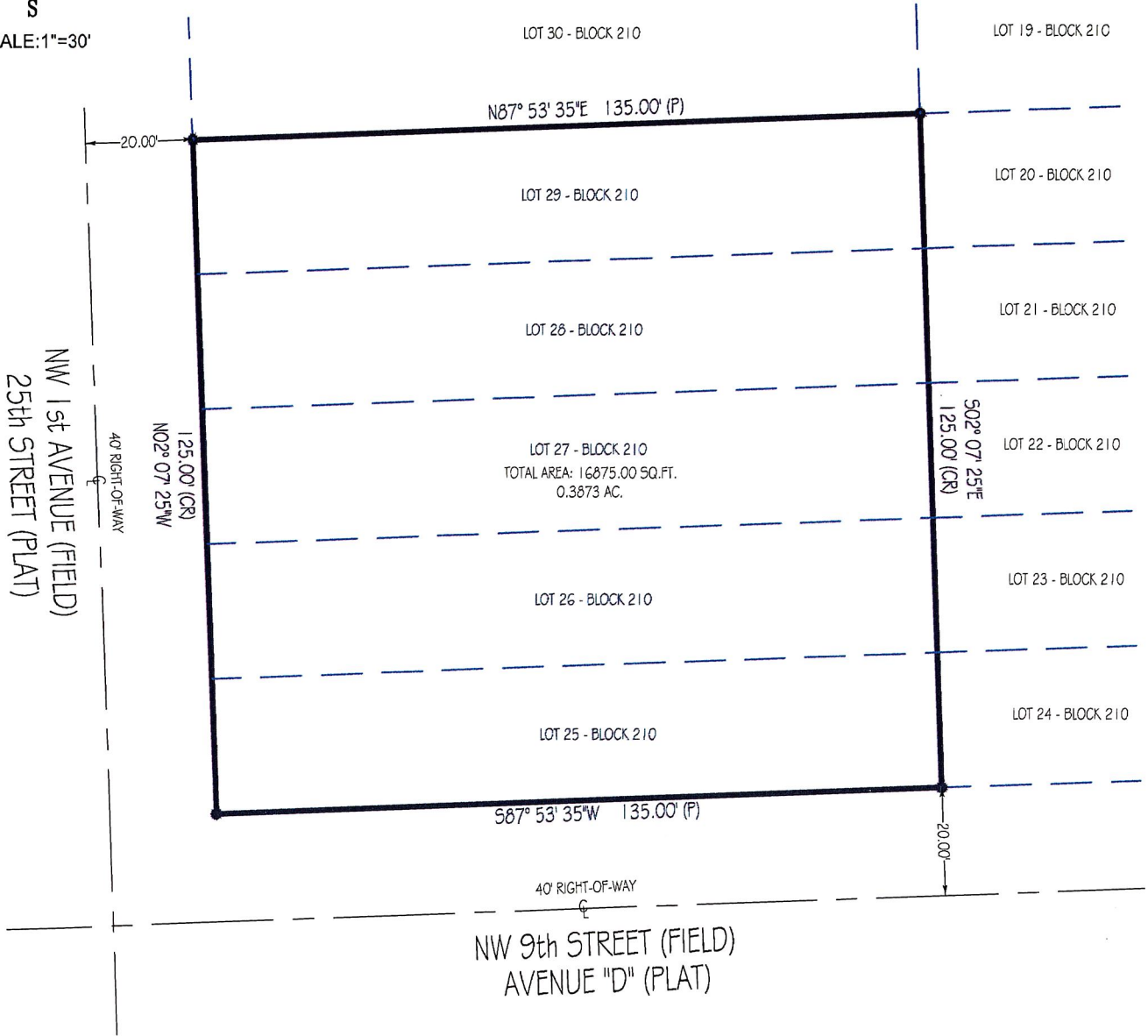
M.D.O.K.

SHEET 2 OF 2

# SKETCH OF DESCRIPTION NOT A SURVEY



SCALE: 1"=30'



This Sketch of Description has been issued by the following Landtec Surveying office:  
 840 U.S. HWY 1, Suite 330  
 North Palm Beach, FL 33408  
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 Email: [Construction@landtecsurvey.com](mailto:Construction@landtecsurvey.com)  
[www.Landtecsurvey.com](http://www.Landtecsurvey.com)

**LEGEND:**  
 CL - CENTER LINE  
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 P. - PLAT  
 SQ.FT. - SQUARE FEET

Job Nr: 177833-SE

Drawn by: M.N.



LICENSED BUSINESS No. 8507