

ORDINANCE NO. C-23-37

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") DISTRICT TO NORTHWEST REGIONAL ACTIVITY CENTER – MIXED-USE EAST ("NWRAC-MUe"), ALL OF LOTS 37 AND 38, BLOCK 322, "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 6<sup>TH</sup> STREET (SISTRUNK BOULEVARD), EAST OF NORTHWEST 4<sup>TH</sup> AVENUE, WEST OF NORTHWEST 3<sup>RD</sup> AVENUE AND SOUTH OF NORTHWEST 7<sup>TH</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, 312 NW 7<sup>th</sup> Street, LLC, applied for the rezoning of certain property specifically described in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, on July 19, 2023, the Planning and Zoning Board (PZ Case No. UDP-Z23003) recommended that the City Commission of the City of Fort Lauderdale ("City Commission") approve the rezoning of the property described in Exhibit "A" attached hereto and also recommended an amendment to the Official Zoning Map of the City of Fort Lauderdale and Schedule "A" referenced in Section 47-1.6.B. of the Unified Land Development Regulations to include the rezoned property; and

WHEREAS, the City Clerk provided notice to the public of a public hearing on Tuesday, September 19, 2023, at 6:00 P.M., at The Parker, 707 N.E. 8<sup>th</sup> Street, Fort Lauderdale, Florida, and Tuesday, October 3, 2023, at 6:00 P.M., at Mary N Porter Riverview Ballroom at the Broward Center for the Performing Arts, 201 SW 5<sup>th</sup> Avenue, Fort Lauderdale, Florida, for the purpose of hearing any public comment on the rezoning; and

WHEREAS, the public hearings were duly held at the time and place designated after notice was given by publication as required by law, and the City Commission determined

that the requested rezoning met the criteria for rezoning in the Unified Land Development Regulations.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. The foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance.

SECTION 2. The City Commission finds that the application for rezoning meets the criteria in Section 47-24.4. of the Unified Land Development Regulations (“ULDR”) as enunciated and memorialized in the minutes of its meetings of September 19, 2023 and October 3, 2023, a portion of those findings are expressly listed as follows:

1. The zoning district proposed is consistent with the City's Comprehensive Plan. Rezoning the property to NWRAC-MUe is consistent with the underlying future land use of Northwest Regional Activity Center.
2. The proposed rezoning of the property to NWRAC-MUe 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 NWRAC-MUe to the north, south, and east, and Heavy Commercial/Light Industrial (B-3) to the west. The Northwest/Progresso/Flagler Heights Redevelopment Plan promotes the renovation of existing structures, with new infill development to help support local commerce and community revitalization. Rezoning the property to NWRAC-MUe is in alignment with the neighborhood's goal of supporting redevelopment opportunities and has the potential of increasing a mix of uses including housing opportunities and local employment. A mix of uses can support diverse businesses interest and facilitating more purchasing options with increased housing density and ground-floor commercial opportunities, supporting the economic vitality of existing and future businesses in the Progresso Village neighborhood.
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 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-MUe would ensure compliance with the development standards outlined in ULDR Section 47-13.29, Design Standard Applicability, that future development on the subject site will be required to meet. The Northwest Regional Activity Center - Illustrations for 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, as applicable, during the development review process at the time of site plan application.

SECTION 3. 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, are hereby amended by rezoning from "RMM-25 – Residential Mid Rise Multifamily/Medium High Density" District to "NWRAC-MUe - Northwest Regional Activity Center – Mixed-Use East" District, the following lands, situated in the City of Fort Lauderdale, Broward County, Florida, to wit:

ALL OF LOTS 37 AND 38, BLOCK 322, "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 Northwest 6<sup>th</sup> Street (Sistrunk  
Boulevard), east of Northwest 4<sup>th</sup> Avenue, west  
of Northwest 3<sup>rd</sup> Avenue and south of Northwest  
7<sup>th</sup> Street

More specifically described 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. Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. All other applicable state or federal permits must be obtained before commencement of the development.

SECTION 6. 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 7. That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 8. That this Ordinance shall be in full force and effect ten (10) days from the date of final passage.

PASSED FIRST READING this 19<sup>th</sup> day of September, 2023.

PASSED SECOND READING this \_\_\_\_ day of \_\_\_\_\_, 2023.

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Mayor  
DEAN J. TRANTALIS

ATTEST:

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City Clerk  
DAVID R. SOLOMAN

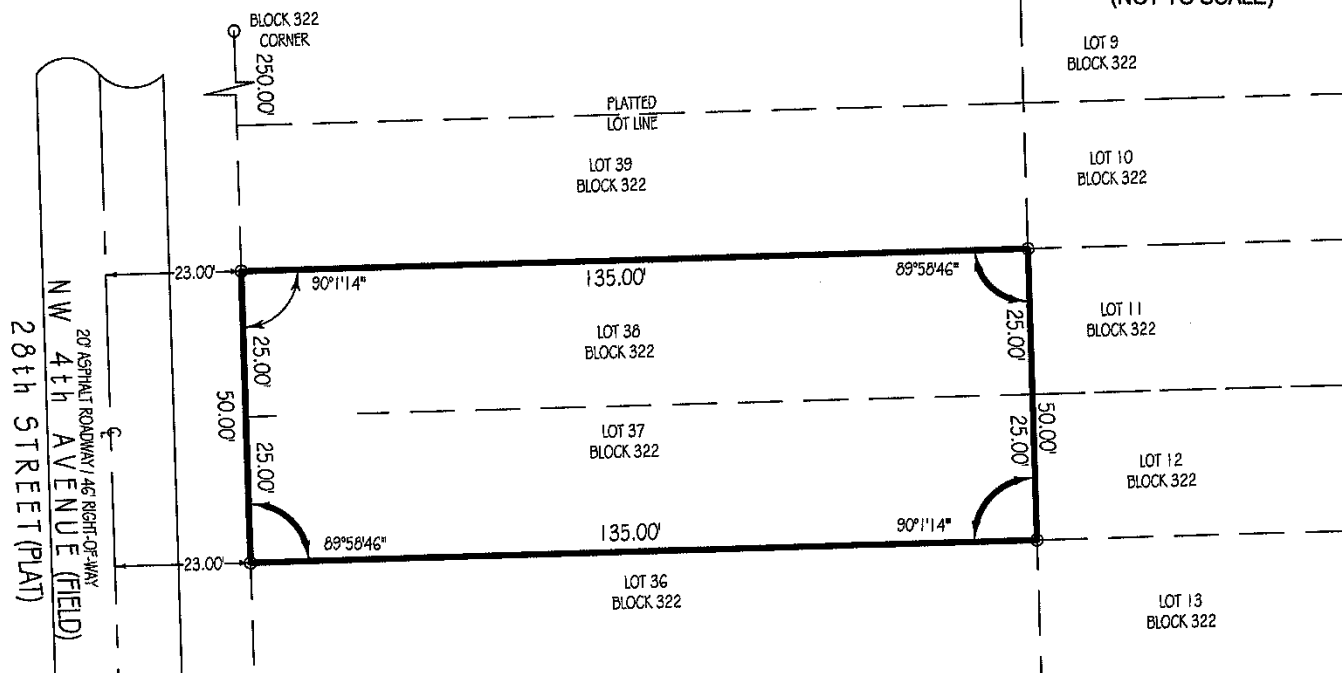
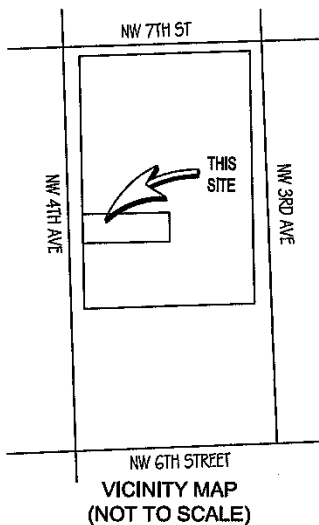


SCALE: 1"=30'

# SKETCH OF DESCRIPTION

**NOTE (PER CLIENT) :**

"REZONING FROM RESIDENTIAL MULTIFAMILY MIDRISE/MEDIUM HIGH DENSITY DISTRICT (RMM-25) TO NORTHWEST REGIONAL ACTIVITY CENTER MIXED USE EAST (NWRAC-MUE)"



**LEGAL DESCRIPTION:**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS: LOTS 37 AND 38, BLOCK 322, OF PROGRESSO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 16, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SAID LANDS SITUATE LYING AND BEING IN BROWARD COUNTY, FLORIDA, AND CONTAIN 6,750.00 SQUARE FEET OR 0.155 ACRES, MORE OR LESS.

**SURVEYOR'S CERTIFICATION:**

**SKETCH OF DESCRIPTION**

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 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.



Digitally signed by Pablo A Alvarez  
 DN: c=US, o=Florida,  
 dnQualifier=A01410D00000184E2CD  
 D798008BB98, cn=Pablo A Alvarez  
 Date: 2023.06.16 15:39:44 -04'00'

**SIGNED:**

**DATE:** 6-16-2023

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

This sketch and description has been issued by the following Landtec Surveying office:

700 West Hillsboro Boulevard, Suite 4-100  
 Deerfield Beach, FL 33441  
 Office: (561) 367-3587  
 Fax: (561) 465-3145  
 www.LandtecSurvey.com

LB # 8507

**LEGEND:**

P.O.B. - POINT OF BEGINNING  
 P.O.C. - POINT OF COMMENCEMENT  
 P.B. - PLAT BOOK  
 P.G. - PAGE

