

ORDINANCE NO. C-20-25

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 DISTRICT ("I") TO NORTHWEST REGIONAL ACTIVITY CENTER-MIXED USE EAST DISTRICT ("NWRAC-MUe"), PORTIONS OF BLOCKS 324 AND 325, "PROGRESSO", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LOCATED WEST OF NORTHWEST 6TH AVENUE, NORTH OF NORTHWEST 6TH STREET (SISTRUNK BOULEVARD), EAST OF NORTHWEST 7TH AVENUE AND SOUTH OF NORTHWEST 7TH STREET, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

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 17, 2020, the Planning and Zoning Board (PZ Case No. PLN-REZ-20020001) 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 on Tuesday, August 18, 2020, at 6:00 P.M., and Tuesday, September 1, 2020 at 6:00 P.M., in the City Commission Room, City Hall, 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 18, 2020 and September 1, 2020, a portion of those findings expressly listed as follows:

1. The subject parcels have an underlying land use designation of Northwest Regional Activity Center which is consistent with the proposed zoning designation.
2. The NWRAC-MUe zoning district encourages a variety of neighborhood serving uses along main corridors such as Sistrunk Boulevard, which is consistent with the proposed zoning designation. The proposed rezoning will permit a variety of uses that are consistent and compatible with the surrounding neighborhood. The Sistrunk Boulevard corridor is currently comprised of a mix of uses, thus rezoning will not negatively affect the character of the area and will further support the character of a mixed-use corridor envisioned for the area. In addition, the rezoning will provide a mix of services for nearby neighborhoods.
3. The rezoning of the parcels to NWRAC-MUe is compatible with the existing mix of land uses along Sistrunk Boulevard and NW 7th Avenue. The properties to the south, east and west of the subject site are also zoned NWRAC-MUe and properties to the north are zoned "Industrial". The proposed rezoning expands the NWRAC-MUe mixed use zoning northward along NW 7th Avenue and NW 6th Avenue and will work as a buffer between the higher density corridor of Sistrunk Boulevard and the Progresso Village neighborhood to the east. This rezoning is essentially an extension of the NWRAC-MUe zoning which exists along the Sistrunk Corridor and will permit a variety of neighborhood supporting uses permitted within this zoning district.

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

LOTS 18 AND 33, BLOCK 324 AND LOTS 2 THROUGH 18, AND
LOTS 31 THROUGH 48, BLOCK 325, "PROGRESSO",

LOTS 18 AND 33, BLOCK 324 AND LOTS 2 THROUGH 18, AND
LOTS 31 THROUGH 48, BLOCK 325, "PROGRESSO",
ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT
BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE
COUNTY, FLORIDA

Location: West of Northwest 6th Avenue, north of Northwest 6th
Street (Sistrunk Boulevard), east of Northwest 7th
Avenue and south of Northwest 7th Street

More specifically described 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 18th day of August, 2020.

PASSED SECOND READING this ____ day of _____, 2020.

ATTEST:

Mayor
DEAN J. TRANTALIS

City Clerk
JEFFREY A. MODARELLI

SKETCH AND DESCRIPTION

REZONING FROM GENERAL INDUSTRIAL (I) DISTRICT TO
NORTHWEST REGIONAL ACTIVITY CENTER - MIXED USE EAST (NWRAC-MUE)

DESCRIPTION:

LOTS 2 THROUGH 18, AND LOTS 31 THROUGH 48, BLOCK 325, AND LOTS 18 AND 31, BLOCK 324 AND THAT PORTION OF RIGHT-OF-WAY LYING ADJACENT TO SAID LOTS, PROGRESSO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE NORTH 87°41'41" EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 160.00 FEET TO A POINT ON A LINE LYING AND BEING 25.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF THE AFORESAID BLOCK 325, SAID PARALLEL LINE BEING THE CENTERLINE OF NORTHWEST 6TH AVENUE; THENCE SOUTH 02°08'53" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 400.00 FEET; THENCE NORTH 87°41'41" EAST, A DISTANCE OF 325.00 FEET TO A POINT ON A LINE LYING AND BEING 30.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF THE AFORESAID BLOCK 324, SAID PARALLEL LINE BEING THE CENTERLINE OF NORTHWEST 5TH AVENUE, WITH THE LAST CALL BEING ALONG THE NORTH LINE OF LOTS 31 AND 18, BLOCK 324; THENCE SOUTH 02°08'53" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 25.00 FEET; THENCE SOUTH 87°41'41" WEST, A DISTANCE OF 645.00 FEET TO A POINT ON A LINE LYING AND BEING 25.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF THE AFORESAID BLOCK 325, SAID PARALLEL LINE BEING THE CENTERLINE OF NORTHWEST 7TH AVENUE, WITH THE LAST CALL BEING ALONG THE SOUTH LINE OF LOTS 18 AND 31, BLOCK 324, AND THE SOUTH LINE OF LOTS 18 AND 31, BLOCK 325; THENCE NORTH 02°08'53" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 470.00 FEET TO A POINT ON A LINE LYING AND BEING 20.00 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF SAID BLOCK 325, SAID PARALLEL LINE BEING THE CENTERLINE OF NORTHWEST 7TH STREET; THENCE NORTH 87°41'41" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 160.00 FEET; THENCE SOUTH 02°08'53" EAST, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE LYING AND BEING IN BROWARD COUNTY, FLORIDA. CONTAINING 151,327 SQUARE FEET (3.47 ACRES) MORE OR LESS.

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF BLOCK 325 WITH AN ASSUMED BEARING OF N 87°41'41" E.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE UNDERSIGNED AND DAVID & GERCHAR, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND OR EASEMENTS OF RECORD.
4. THERE HAS BEEN NO SEARCH OF THE PUBLIC RECORDS PERFORMED BY THIS FIRM.
5. THIS SKETCH AND DESCRIPTION CONSISTS OF SIX (6) SHEETS AND IS NOT COMPLETE WITHOUT ALL SHEETS.

THIS IS NOT A SKETCH OF SURVEY

SHEET 1 OF 6

REVISIONS	DATE	BY	CKD	
CORRECT TYPO IN LEGAL	7/24/2020	RM	TD	

Theodore David
2020.07.24
08:18:30 -04'00'

David & Gerchar, Inc.
Surveyors & Mappers
12750 N.W. 40th Street, Bay 1
Coral Springs, FL 33065
(954) 340-4025
Florida Registration No. 5821

**THEODORE J. DAVID FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5821
DAVID & GERCHAR, INC. LB#6935**

SCALE: N/A

FB/PG: N/A

DRAWN BY: RM

CKD. BY: TD

JOB NO: 19-032 A

CAD. FILE: F:\dwgs\19-jobs\19-031\Sketch and Descriptions

DATE: 03/25/20

PROJ. FILE: 19-031

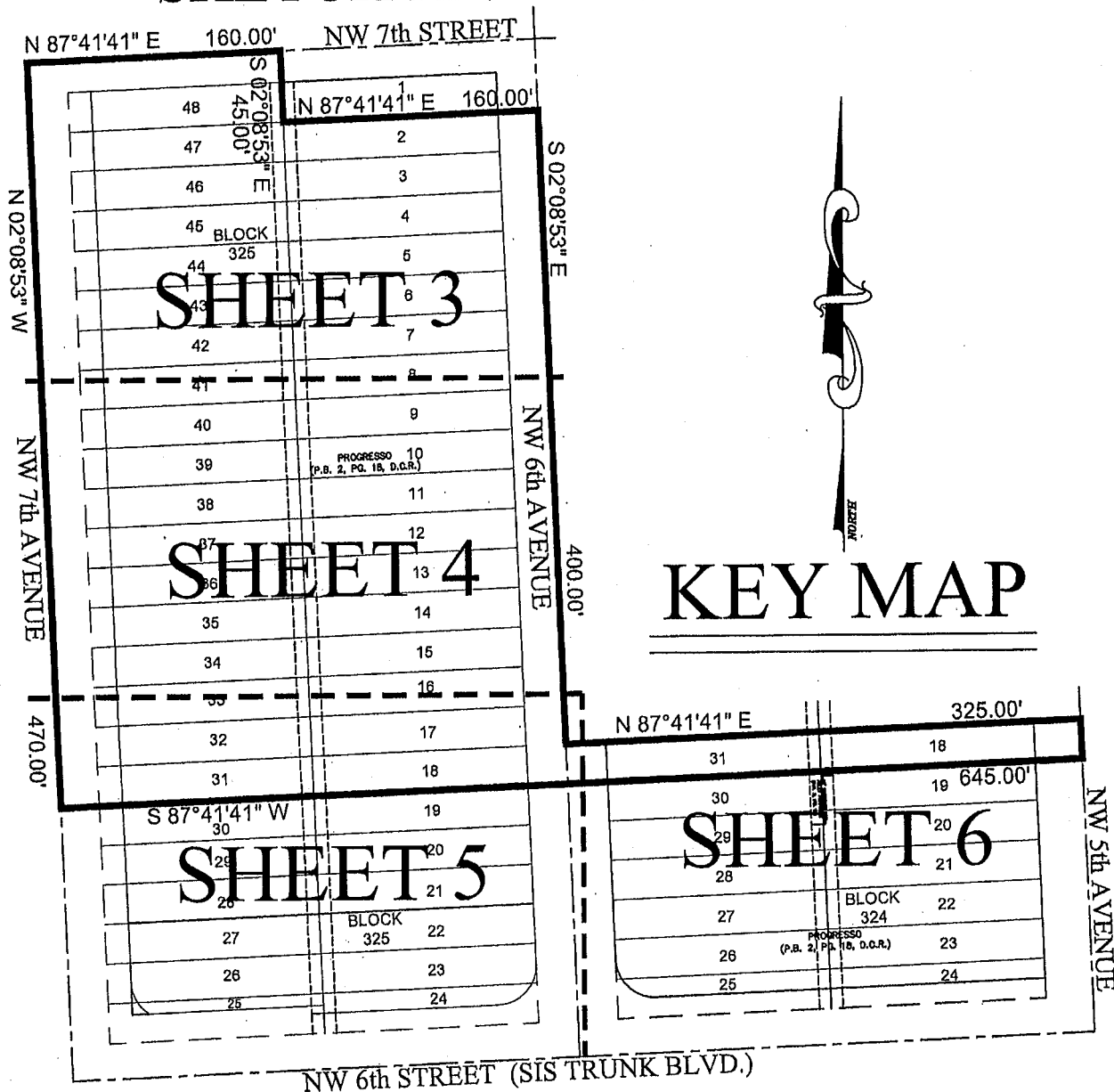
**PORTION OF
BLOCKS
324 & 325**

**DAVID &
GERCHAR,**
SURVEYORS AND MAPPERS

12750 N.W. 40th Street, Bay 1
Coral Springs, Florida 33065
(954) 340-4025 • email: ted@davidandgerchar.com

EXHIBIT "A"

SKETCH AND DESCRIPTION



THIS IS NOT A SKETCH OF SURVEY

SHEET 2 OF 6

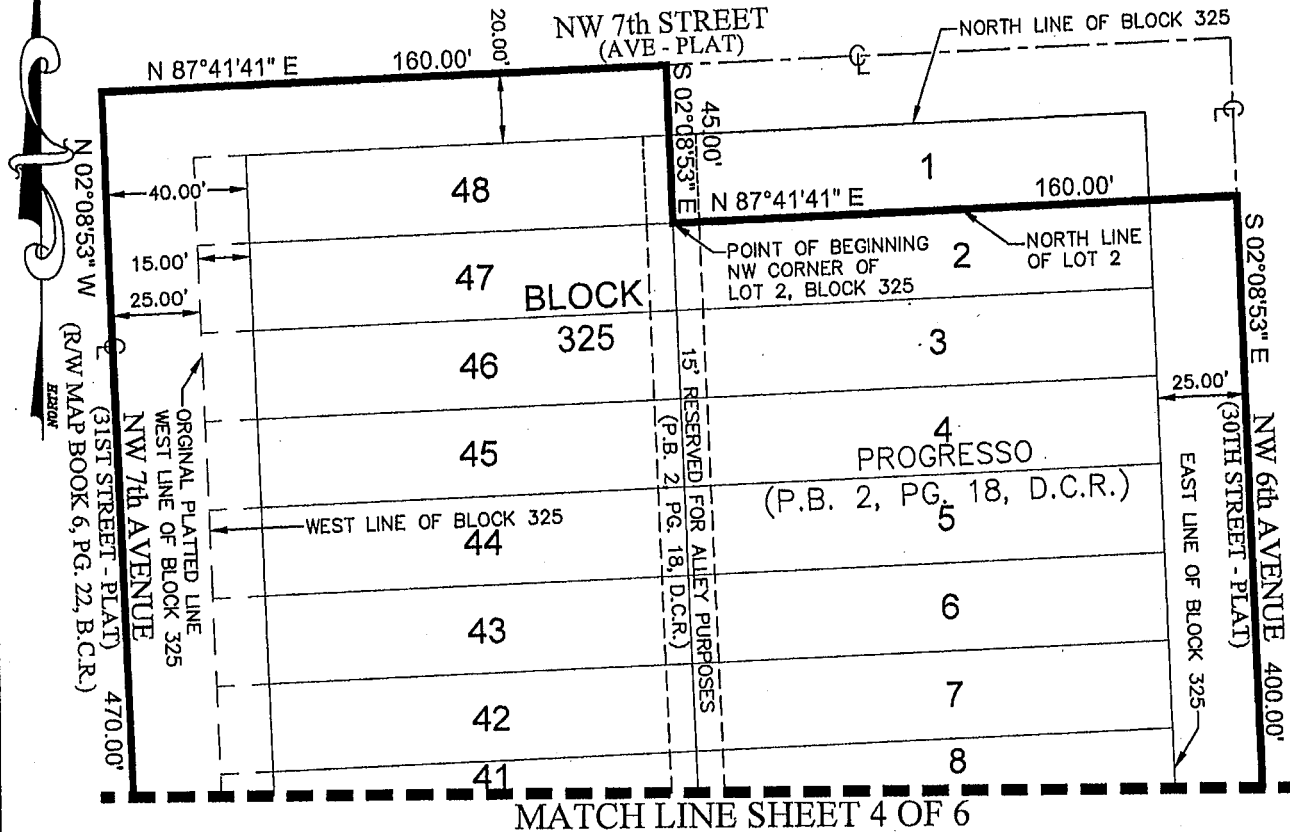
REVISIONS	DATE	BY	CKD

**PORTION OF
BLOCKS
324 & 325**

SCALE:	N/A	JOB NO:	19-032 A
FB/PG:	N/A	CAD. FILE:	F:\dwgs\19-jobs\19-031\Sketch and Descriptions
DRAWN BY:	RM	DATE:	03/25/20
CKD. BY:	TD	PROJ. FILE:	19-031

**DAVID &
GERCHAR, INC.**
SURVEYORS AND MAPPERS
12750 N.W. 40th Street, Bay 1
Coral Springs, Florida 33065
(954) 340-4025 • email: ted@davidandgerchar.com

SKETCH AND DESCRIPTION



LEGEND:

D.C.R. DADE COUNTY RECORDS
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
P.B. PLAT BOOK
PG. PAGE
CL CENTERLINE
R/W RIGHT-OF-WAY
B.C.R. BROWARD COUNTY RECORDS

THIS IS NOT A SKETCH OF SURVEY

SHEET 3 OF 6

REVISIONS	DATE	BY	CKD

PORTION OF
BLOCKS
324 & 325

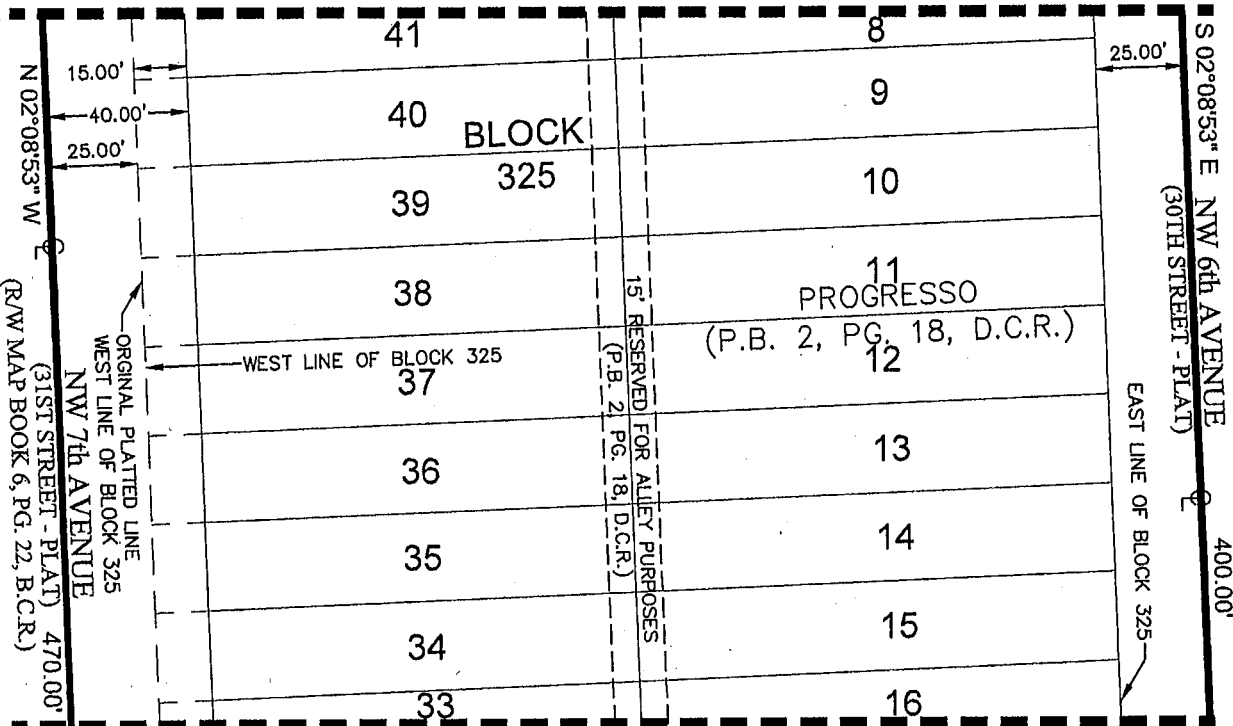
SCALE: 1"= 50'	JOB NO: 19-032 A
FB/PG: N/A	CAD. FILE: F:\dwgs\ 19-jobs\19-031\ Sketch and Descriptions
DRAWN BY: RM	DATE: 03/25/20
CKD. BY: TD	PROJ. FILE: 19-031

**DAVID &
GERCHAR, INC.**
SURVEYORS AND MAPPERS
12750 N.W. 40th Street, Bay 1
Coral Springs, Florida 33065
(954) 340-4025 • email: ted@davidandgerchar.com

m.d.j.k.

SKETCH AND DESCRIPTION

MATCH LINE SHEET 3 OF 6



MATCH LINE SHEET 5 OF 6

LEGEND:

D. C. R. DADE COUNTY RECORDS
P. O. C. POINT OF COMMENCEMENT
P. O. B. POINT OF BEGINNING
P. B. PLAT BOOK
PG. PAGE
C CENTERLINE
R/W RIGHT-OF-WAY
B. C. R. BROWARD COUNTY RECORDS

THIS IS NOT A SKETCH OF SURVEY

SHEET 4 OF 6

REVISIONS	DATE	BY	CKD

PORTION OF
BLOCKS
324 & 325

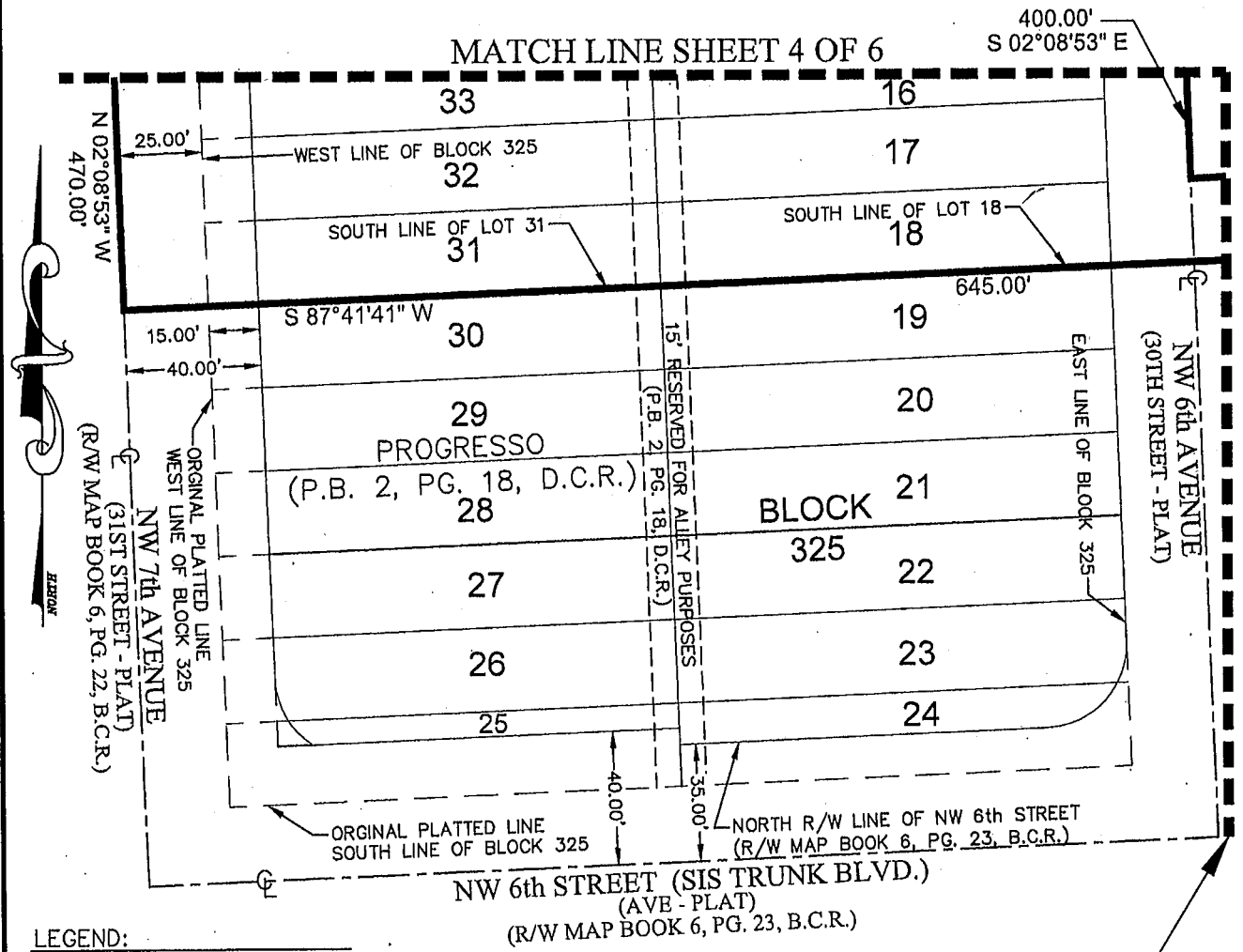
SCALE: 1" = 50'
FB/PG: N/A
DRAWN BY: RM
CKD. BY: TD

JOB NO: 19-032 A
CAD. FILE: F:\dwgs\19-jobs\19-031\Sketch and Descriptions
DATE: 03/25/20
PROJ. FILE: 19-031

DAVID &
GERCHAR, INC.
SURVEYORS AND MAPPERS
12750 N.W. 40th Street, Bay 1
Coral Springs, Florida 33065
(954) 340-4025 • email: ted@davidandgerchar.com

M.O.O.K

SKETCH AND DESCRIPTION



LEGEND:

- D. C. R. DADE COUNTY RECORDS
- P. D. C. POINT OF COMMENCEMENT
- P. D. B. POINT OF BEGINNING
- P. B. PLAT BOOK
- PG. PAGE
- CL CENTERLINE
- R/W RIGHT-OF-WAY
- B. C. R. BROWARD COUNTY RECORDS

MATCH LINE SHEET 6 OF 6

THIS IS NOT A SKETCH OF SURVEY

SHEET 5 OF 6

REVISIONS	DATE	BY	CKD

PORTION OF
BLOCKS
324 & 325

SCALE:
1" = 50'

FB/PG:
N/A

DRAWN BY:
RM

CKD. BY:
TD

JOB NO:
19-032 A

CAD. FILE: F:\dwgs\19-jobs\19-031\Sketch and Descriptions

DATE:
03/25/20

PROJ. FILE:
19-031

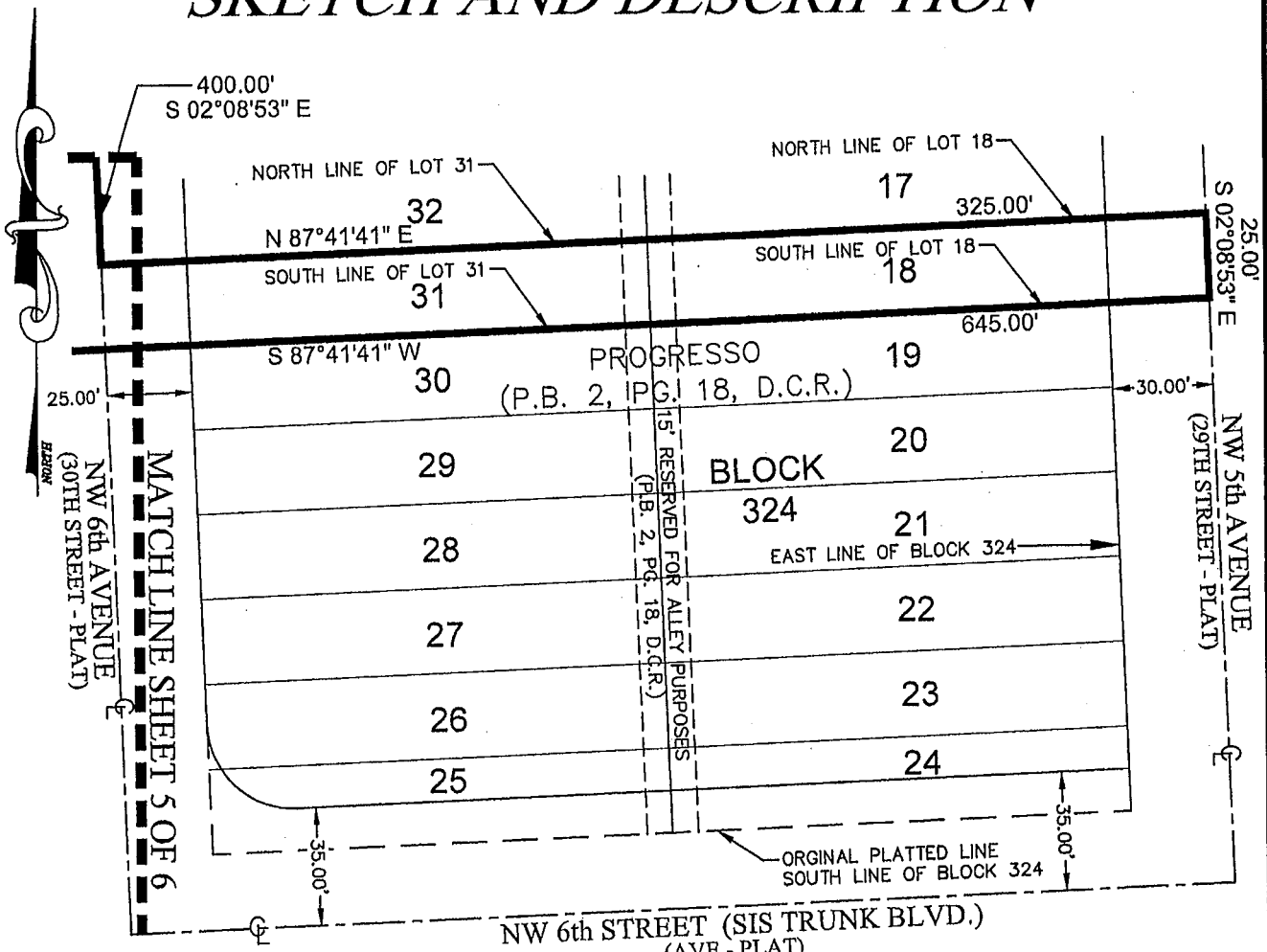
DAVID &
GERCHAR, INC.

SURVEYORS AND MAPPERS

12750 N.W. 40th Street, Bay 1
Coral Springs, Florida 33065
(954) 340-4025 • email: ted@davidandgerchar.com

M.D.O.K.

SKETCH AND DESCRIPTION



- LEGEND:**
- D. C. R. DADE COUNTY RECORDS
 - P. O. C. POINT OF COMMENCEMENT
 - P. O. B. POINT OF BEGINNING
 - P. B. PLAT BOOK
 - PG. PAGE
 - CL CENTERLINE
 - R/W RIGHT-OF-WAY
 - B. C. R. BROWARD COUNTY RECORDS

THIS IS NOT A SKETCH OF SURVEY

SHEET 6 OF 6

REVISIONS	DATE	BY	CKD

**PORTION OF
BLOCKS
324 & 325**

SCALE: 1" = 50'	JOB NO: 19-032 A
FB/PG: N/A	CAD. FILE: F:\dwgs\ 19-jobs\19-031\ Sketch and Descriptions
DRAWN BY: RM	DATE: 03/25/20
CKD. BY: TD	PROJ. FILE: 19-031

**DAVID &
GERCHAR, INC.**
SURVEYORS AND MAPPERS
12750 N.W. 40th Street, Bay 1
Coral Springs, Florida 33065
(954) 340-4025 • email: ted@davidandgerchar.com

PROJECT:

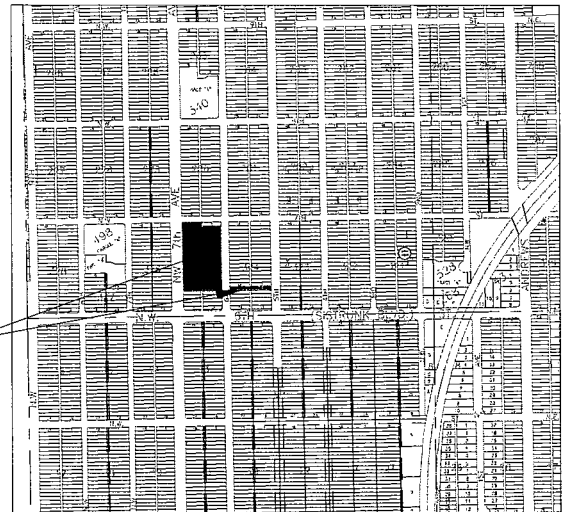
**SUNSHINE SHIPYARD
BLOCKS 324/325 REZONE**

LOTS 18 & 34, BLOCK 324

LOTS 2-18, 31-48, BLOCK 325

FORT LAUDERDALE

**SUBJECT
AREA**



LOCATION MAP
NTS

TWP. 50S
RNG. 42E
SEC. 03 NORTH

LEGAL DESCRIPTION (BLOCK 324):

LOT 18 AND LOT 31, BLOCK 324, PROGRESSO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SAID LANDS SITUATE LYING AND BEING IN BROWARD COUNTY, FLORIDA. CONTAINING 6,750 SQUARE FEET MORE OR LESS.

LEGAL DESCRIPTION (BLOCK 325):

LOTS 2 THROUGH 18 AND LOTS 31 THROUGH 48, BLOCK 325, LESS THE WEST 15.00 FEET OF LOTS 31 THROUGH 48 FOR ROAD RIGHT-OF-WAY, PROGRESSO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SAID LANDS SITUATE LYING AND BEING IN BROWARD COUNTY, FLORIDA. CONTAINING 111,375 SQUARE FEET (2.56 ACRES) MORE OR LESS.

DRC SHEET INDEX

SURVEY
PLAT
AERIAL PHOTO - S03/T50S/R42E
REZONE EXHIBIT