

ORDINANCE NO. C-23-

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 INDUSTRIAL ("I") ZONING DISTRICT TO NORTHWEST REGIONAL ACTIVITY CENTER-MIXED USE WEST ("NWRAC-MUw") ZONING DISTRICT, ALL OF LOTS 15, 16 AND 17, BLOCK 328, "PROGRESSO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LOCATED WEST OF NORTHWEST 8TH AVENUE, NORTH OF NORTHWEST 6TH STREET (SISTRUNK BOULEVARD), EAST OF NORTHWEST 9TH AVENUE AND SOUTH OF NORTHWEST 7TH 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.

WHEREAS, the applicant, SJC Sistrunk, LLC, applied for the rezoning of the property more particularly described in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, on November 16, 2022, the Planning and Zoning Board (PZ Case No. UDP-Z22019) recommended that the City Commission of the City of Fort Lauderdale ("City Commission") approve the rezoning of the lands described in Exhibit "A" attached hereto 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 Wednesday, March 8, 2023, and Thursday, March 23, 2023 at 6:00 P.M., in the City Commission Room, City Hall, Fort Lauderdale, Florida, for the purpose of hearing any public comment regarding the 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 March 8, 2023 and March 23, 2023, a portion of those findings expressly listed as follows:

[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, are hereby amended by rezoning from Industrial (“I”) zoning district to Northwest Regional Activity Center-Mixed Use West (“NWRAC-MUw”) zoning district, the following lands, situated in the City of Fort Lauderdale, Broward County, Florida, to wit:

ALL OF LOTS 15, 16 AND 17, BLOCK 328, "PROGRESSO",
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT
BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE
COUNTY, FLORIDA

Location: West of Northwest 8th Avenue, north of Northwest 6th
Street (Sistrunk Boulevard), east of Northwest 9th Avenue
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 to the extent of such conflict.

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 _____, 2023.

PASSED SECOND READING this ____ day of _____, 2023.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
DAVID R. SOLOMAN



McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 763-7611 * EMAIL: INFO@MECO400.COM

m.p.o.k.

SCALE 1" = 40'

**SKETCH AND DESCRIPTION
TO ACCOMPANY REZONING PETITION
FROM GENERAL INDUSTRIAL TO NWRAC-MUw**

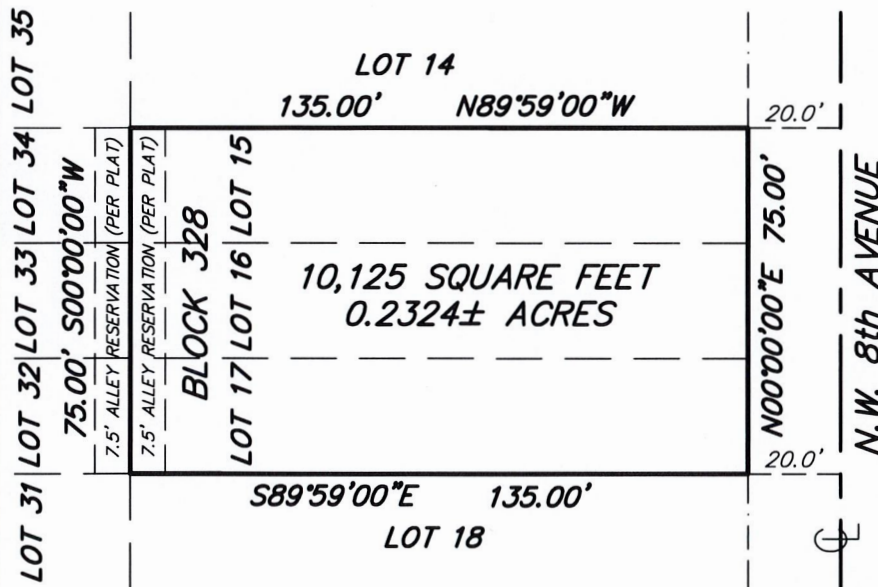
LEGAL DESCRIPTION:

Lots 15, 16 and 17, Block 328, 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 the City of Fort Lauderdale, Broward County, Florida and containing 10,125 square feet or 0.2324 acres more or less.

N.W. 7th STREET	
48	1
47	2
46	3
45	4
44	5
43	6
42	7
41	8
40	9
39	10
38	11
37	12
36	13
35	14
34	15
33	16
32	17
31	18
30	19
29	20
28	21
27	22
26	23
25	24
N.W. 8th AVENUE	

N.W. 6th STREET
**SITE LAYOUT
NOT TO SCALE**



CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 19th day of September, 2022. Revised title this 29th day of September, 2022.

McLAUGHLIN ENGINEERING COMPANY

J. M. McLaughlin Jr.
JAMES M. McLAUGHLIN JR.
Registered Land Surveyor No. 4497
State of Florida.



Digitally signed by James M McLaughlin Jr Date: 2022.09.29 06:41:09 -04'00'

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 McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 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 East line of said Lots as North 00°00'00" East.

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-7310

CHECKED BY: _____

REF. DWG.: 22-1-008

C: \JMMjr\2022\7310 (REZONE)
CAM # 23-0231