

ORDINANCE NO. C-17-19

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 "B-1 – BOULEVARD BUSINESS" AND "RMM-25 – RESIDENTIAL MULTI-FAMILY MID RISE/MEDIUM HIGH DENSITY" TO "NWRAC-MU_{ne} – NORTHWEST REGIONAL ACTIVITY CENTER – MIXED USE NORTHEAST" DISTRICT, LOTS 1 AND 48, LESS THE NORTH 15 FEET OF SAID LOTS; AND LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, IN BLOCK 209, AND LOTS 1 AND 48, LESS THE NORTH 15 FEET OF SAID LOTS AND LESS THE EAST 15 FEET OF SAID LOT 1; AND LOTS 2, 3, 4, 5, 6, 7, 13, 14, 15, 16, 17, 18, 19, LESS THE EAST 15 FEET OF EACH SAID LOT; AND LOTS 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46 AND 47, IN BLOCK 210, ALL OF "PROGRESSO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; AND LESS PARCEL 129, RECORDED IN OFFICIAL RECORDS BOOK 3815, PAGE 775, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALL SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, LOCATED WEST OF NORTH ANDREWS AVENUE, EAST OF NORTHWEST 2ND AVENUE, NORTH OF NORTHWEST 9TH STREET AND SOUTH OF WEST SUNRISE BOULEVARD.

WHEREAS, the applicant, Project Andrews, LLC, applied for the rezoning of certain property as described in Section 1 herein; and

WHEREAS, on May 17, 2017, the Planning and Zoning Board (PZ Case No. Z17004) denied a request for rezoning of certain property located on the south side of Sunrise Boulevard, east of Northwest 2nd Avenue, north of Northwest 9th Street and west of Andrews Avenue from Boulevard Business District (B-1) and Residential Multifamily Mid Rise/Medium High Density District (RMM-25) to Northwest Regional Activity Center – Mixed Use Northeast District (NWRAC-MU_{ne}); and

WHEREAS, at the regular meeting of the City Commission held June 20, 2017, the City Commission voted to hold a public hearing on July 11, 2017, to review the Planning and Zoning Board's denial of applicant's request for rezoning of certain lands herein described; and

WHEREAS, the City Clerk notified the public of a public hearing to be held on Tuesday, July 11, 2017, and Tuesday, August 22, 2017 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, at the de novo hearing held by the City Commission on July 11, 2017, the City Commission rejected the Planning and Zoning Board's denial of applicant's request for 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. That the City of Fort Lauderdale Unified Land Development Regulations ("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 in the respects mentioned, the following lands, situate in the City of Fort Lauderdale, Broward County, Florida, to wit:

REZONE FROM "B-1 – BOULEVARD BUSINESS" TO "NWRAC-MUne – NORTHWEST REGIONAL ACTIVITY CENTER – MIXED USE NORTHEAST" DISTRICT:

A PORTION OF LOT 1, ALL OF LOTS 2 THROUGH 12, INCLUSIVE, ALL OF LOTS 37 THROUGH 47, INCLUSIVE, AND A PORTION OF LOT 48, ALL IN BLOCK 209, TOGETHER WITH ALL OF LOTS 44 THROUGH 47, INCLUSIVE, AND A PORTION OF LOT 48, ALL IN BLOCK 210, AND A PORTION OF NW 1ST

AVENUE RIGHT-OF-WAY DEDICATION, ALL OF "PROGRESSO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED ON THE SKETCH AND LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

and

TO REZONE FROM "RMM-25 – RESIDENTIAL MULTI-FAMILY MID RISE/MEDIUM HIGH DENSITY" TO "NWRAC-MU_{ne} – NORTHWEST REGIONAL ACTIVITY CENTER – MIXED USE NORTHEAST" DISTRICT:

ALL OF LOTS 13 THROUGH 20, INCLUSIVE, IN BLOCK 209, ALL OF LOTS 30 THROUGH 43, INCLUSIVE, IN BLOCK 210, AND A PORTION OF NW 1ST AVENUE RIGHT-OF-WAY DEDICATION. ALL OF "PROGRESSO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED ON THE SKETCH AND LEGAL DESCRIPTION ATTACHED AS EXHIBIT "B"

ALL SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

Location: West of North Andrews Avenue, east of Northwest 2nd Avenue, north of Northwest 9th Street and south of West Sunrise Boulevard.

SECTION 2. 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 3. 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 4. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

SECTION 5. That this Ordinance shall be in full force and effect ten (10) days from the date of final passage.

PASSED FIRST READING this the 11th day of July, 2017.

PASSED SECOND READING this the 22nd day of August, 2017.



Mayor
JOHN P. "JACK" SEILER

ATTEST:

City Clerk
JEFFREY A. MODARELLI



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION:

A PORTION OF LOT 1, ALL OF LOTS 2 THROUGH 12, INCLUSIVE, ALL OF LOTS 37 THROUGH 47, INCLUSIVE, AND A PORTION OF LOT 48, ALL IN BLOCK 209, TOGETHER WITH ALL OF LOTS 44 THROUGH 47, INCLUSIVE, AND A PORTION OF LOT 48, ALL IN BLOCK 210, AND A PORTION OF NW 1ST AVENUE RIGHT-OF-WAY DEDICATION, "MAP OF PROGRESSO, FLORIDA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 37, BLOCK 209, THENCE NORTH 02°07'25" WEST ON THE WEST LINE OF BLOCK 209, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF NW 2ND AVENUE AS SHOWN ON SAID PLAT 285.00 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 15.00 FEET OF SAID BLOCK 209, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF WEST SUNRISE BOULEVARD (STATE ROAD NO. 838); THENCE NORTH 87°53'35" EAST ON SAID SOUTH RIGHT-OF-WAY LINE, ON SAID SOUTH LINE OF THE NORTH 15.00 FEET OF BLOCK 209 AND ITS EASTERLY EXTENSION AND CONTINUING ON THE SOUTH LINE OF THE NORTH 15.00 FEET OF SAID BLOCK 210 FOR 445.00 FEET TO THE INTERSECTION WITH THE EAST LINE OF LOT 48, BLOCK 210; THENCE SOUTH 02°07'25" EAST ON SAID EAST LINE AND CONTINUING ON THE EAST LINE OF LOTS 47, 46, 45 AND 44 FOR 110.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 44; THENCE SOUTH 87°53'35" WEST ON THE SOUTH LINE OF SAID LOT 44, BLOCK 210 AND ITS WESTERLY EXTENSION FOR 155.00 FEET TO THE CENTERLINE OF NW 1ST AVENUE RIGHT-OF-WAY; THENCE SOUTH 02°07'25" EAST ON SAID CENTERLINE 175.00 FEET TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 12, BLOCK 209; THENCE SOUTH 87°53'35" WEST ON SAID EASTERLY EXTENSION, ON SAID SOUTH LINE OF LOT 12 AND CONTINUING ON THE SOUTH LINE OF LOT 37, BLOCK 209 FOR 290.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 99,700 SQUARE FEET (2.2888 ACRES), MORE OR LESS.

NOTES:

- 1) BEARINGS ARE BASED ON THE WEST LINE OF BLOCK 209, BEING N02°07'25"W.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FILE: TAYLOR/ANDREWS PROJECT LLC

SCALE: N/A

DRAWN: BB

ORDER NO.: 62542A

DATE: 2/3/17; REV. 7/5/17

SITE TO BE REZONED FROM B-1 TO NWRAC

FORT LAUDERDALE, BROWARD COUNTY, FL

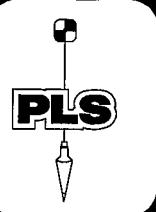
FOR: PROGRESSO COMMONS

SHEET 1 OF 4

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 4, INCLUSIVE

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274 STATE OF FLORIDA

M.D. D.K.



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**WEST SUNRISE BOULEVARD
 (STATE ROAD NO. 838)**



NW 9TH STREET

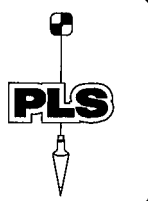
VICINITY MAP

FILE: TAYLOR/ANDREWS PROJECT LLC
SCALE: N/A | **DRAWN: BB**
ORDER NO.: 62542A
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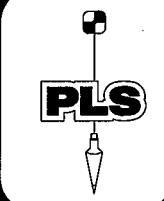
SHEET 2 OF 4

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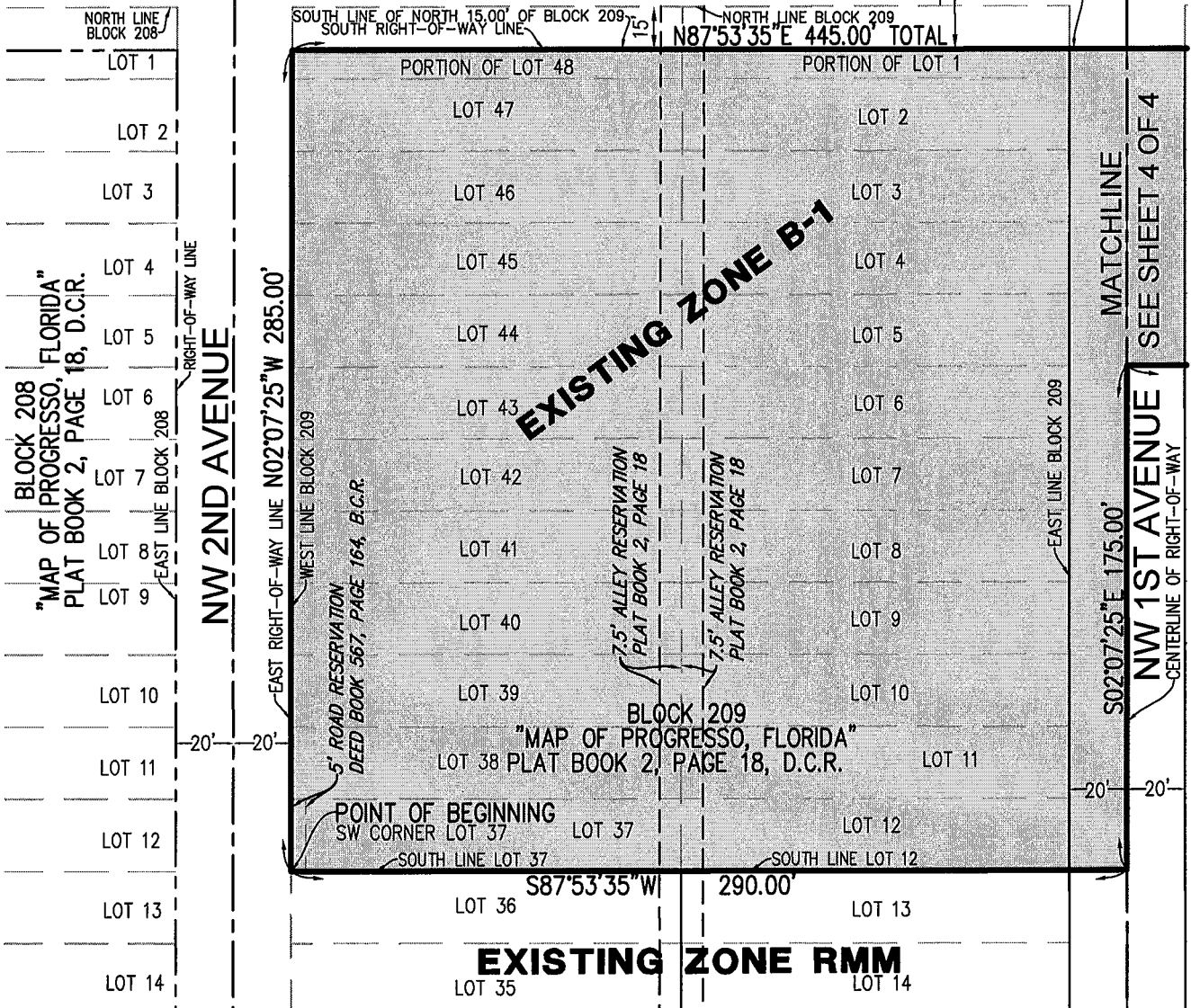
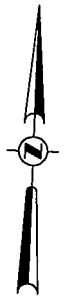
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**WEST SUNRISE BOULEVARD
 (STATE ROAD NO. 838)**



FILE: TAYLOR/ANDREWS PROJECT LLC

SCALE: 1" = 60'	DRAWN: BB
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FOR: PROGRESSO COMMONS	

SHEET 3 OF 4

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LEGEND:

⊕ CENTERLINE

O.R.B. OFFICIAL RECORDS BOOK

M.D. O.K.



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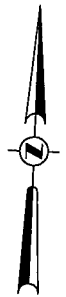
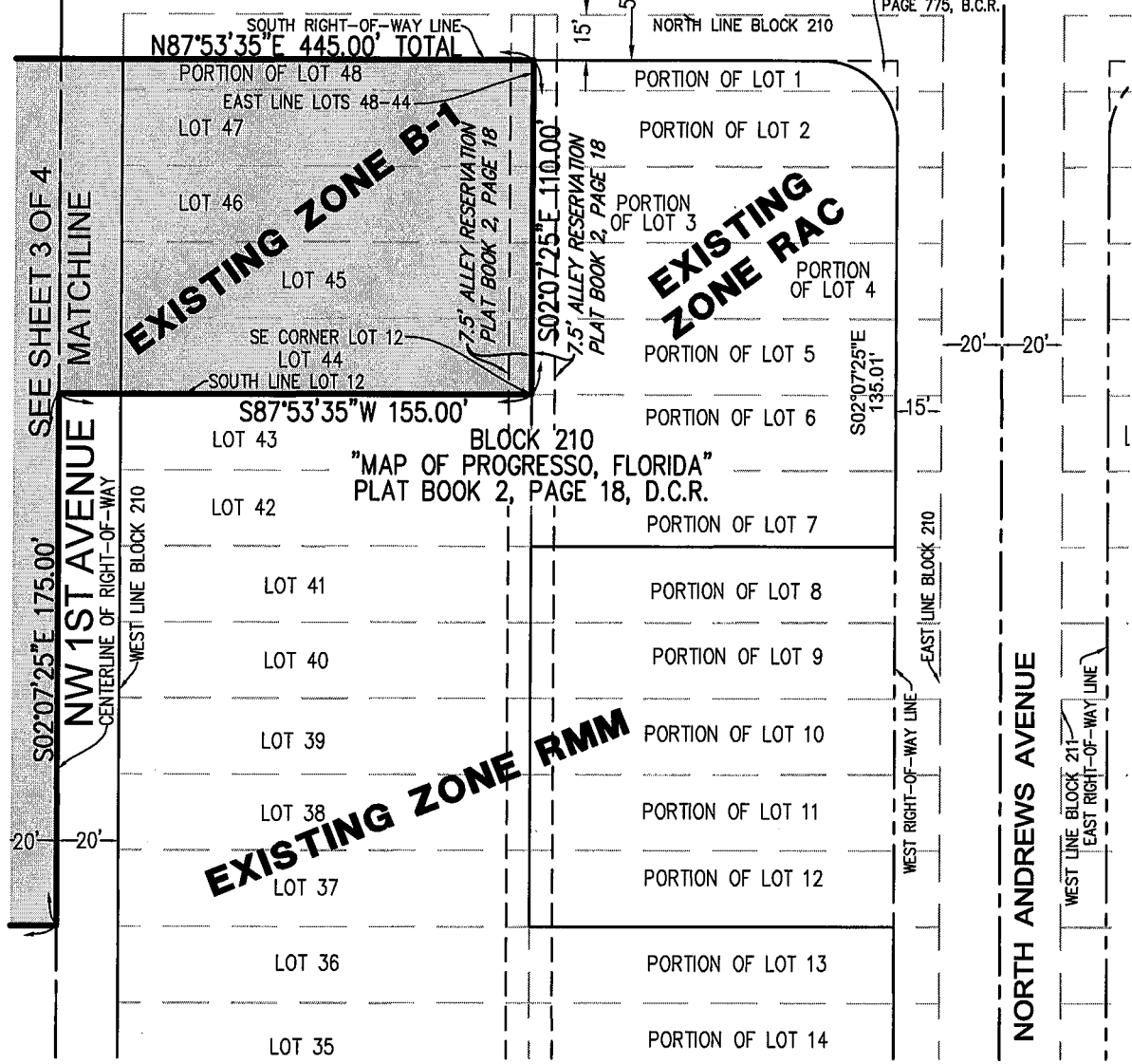
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**WEST SUNRISE BOULEVARD
(STATE ROAD NO. 838)**

BASELINE OF SURVEY F.D.O.T. RIGHT-OF-WAY
MAP SECTION 86110-2502, PAGE 8 OF 10

PARCEL 129
O.R.B. 3815
PAGE 775, B.C.R.



FILE: TAYLOR/ANDREWS PROJECT LLC

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DRAWN: BB

ORDER NO.: 62542A

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LEGAL DESCRIPTION:

ALL OF LOTS 13 THROUGH 20, INCLUSIVE, IN BLOCK 209, ALL OF LOTS 30 THROUGH 43, INCLUSIVE, IN BLOCK 210, AND A PORTION OF NW 1ST AVENUE RIGHT-OF-WAY DEDICATION, "MAP OF PROGRESSO, FLORIDA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 20, BLOCK 209, THENCE NORTH 02°07'25" WEST ON THE WEST LINE OF LOTS 20, 19, 18, 17, 16, 15, 14 AND 13, BLOCK 209 FOR 200.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 13; THENCE NORTH 87°53'35" EAST ON THE NORTH LINE OF SAID LOT 13 AND ITS EASTERLY EXTENSION 155.00 FEET TO THE INTERSECTION WITH THE CENTERLINE OF NW 1ST AVENUE RIGHT-OF-WAY; THENCE NORTH 02°07'25" WEST ON SAID CENTERLINE 175.00 FEET TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 43, BLOCK 210; THENCE NORTH 87°53'35" EAST ON SAID WESTERLY EXTENSION AND SAID NORTH LINE OF LOT 43 FOR 155.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 43, BLOCK 210; THENCE SOUTH 02°07'25" EAST ON THE EAST LINE OF SAID LOTS 43, 42, 41, 40, 39, 38, 37, 36, 35, 34, 33, 32, 31 AND 30 FOR 350.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 30, BLOCK 210; THENCE SOUTH 87°53'35" WEST ON THE SOUTH LINE OF SAID LOT 30 AND ITS WESTERLY EXTENSION 175.00 FEET, TO THE NORTHEAST CORNER OF LOT 20, BLOCK 209; THENCE SOUTH 02°07'25" EAST ON THE EAST LINE OF SAID LOT 25, BLOCK 209, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF AFOREMENTIONED NW 1ST AVENUE 25.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 20; THENCE SOUTH 87°53'35" WEST ON THE SOUTH LINE OF SAID LOT 20, BLOCK 209 FOR 135.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 84,750 SQUARE FEET (1.9456 ACRES), MORE OR LESS.

NOTES:

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FILE: TAYLOR/ANDREWS PROJECT LLC	
SCALE: N/A	DRAWN: BB
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FOR: PROGRESSO COMMONS	

SHEET 1 OF 4

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Beth Burns

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- BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
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M.D. O.K.

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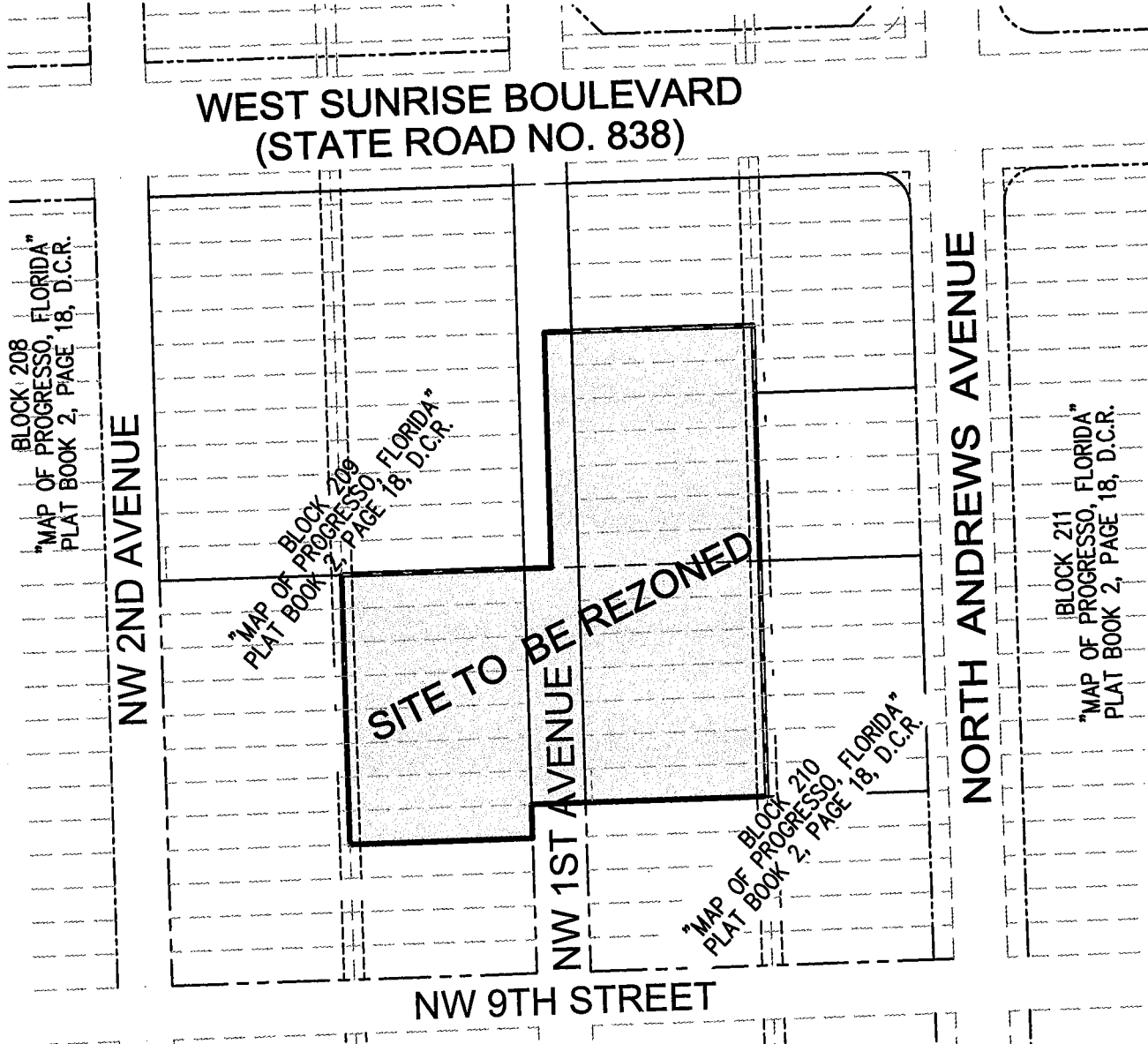
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**WEST SUNRISE BOULEVARD
(STATE ROAD NO. 838)**



VICINITY MAP

FILE: TAYLOR/ANDREWS PROJECT LLC

SCALE: N/A

DRAWN: BB

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FORT LAUDERDALE, BROWARD COUNTY, FL

FOR: PROGRESSO COMMONS

SHEET 2 OF 4

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LEGEND:

Ⓢ CENTERLINE

O.R.B. OFFICIAL RECORDS BOOK

D.C.R. DADE COUNTY RECORDS



SKETCH AND LEGAL DESCRIPTION

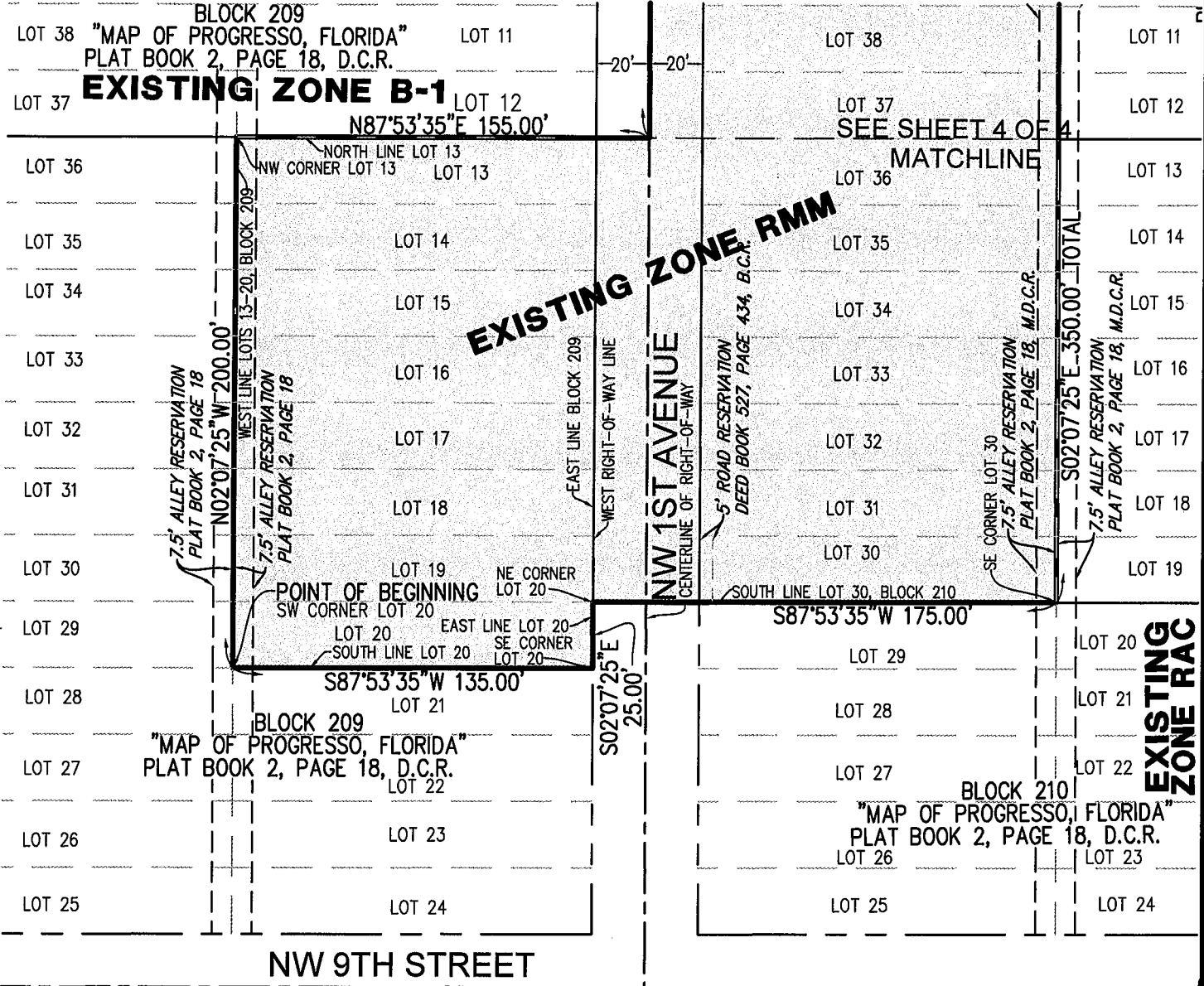
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FILE: TAYLOR/ANDREWS PROJECT LLC

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FOR: PROGRESSO COMMONS	

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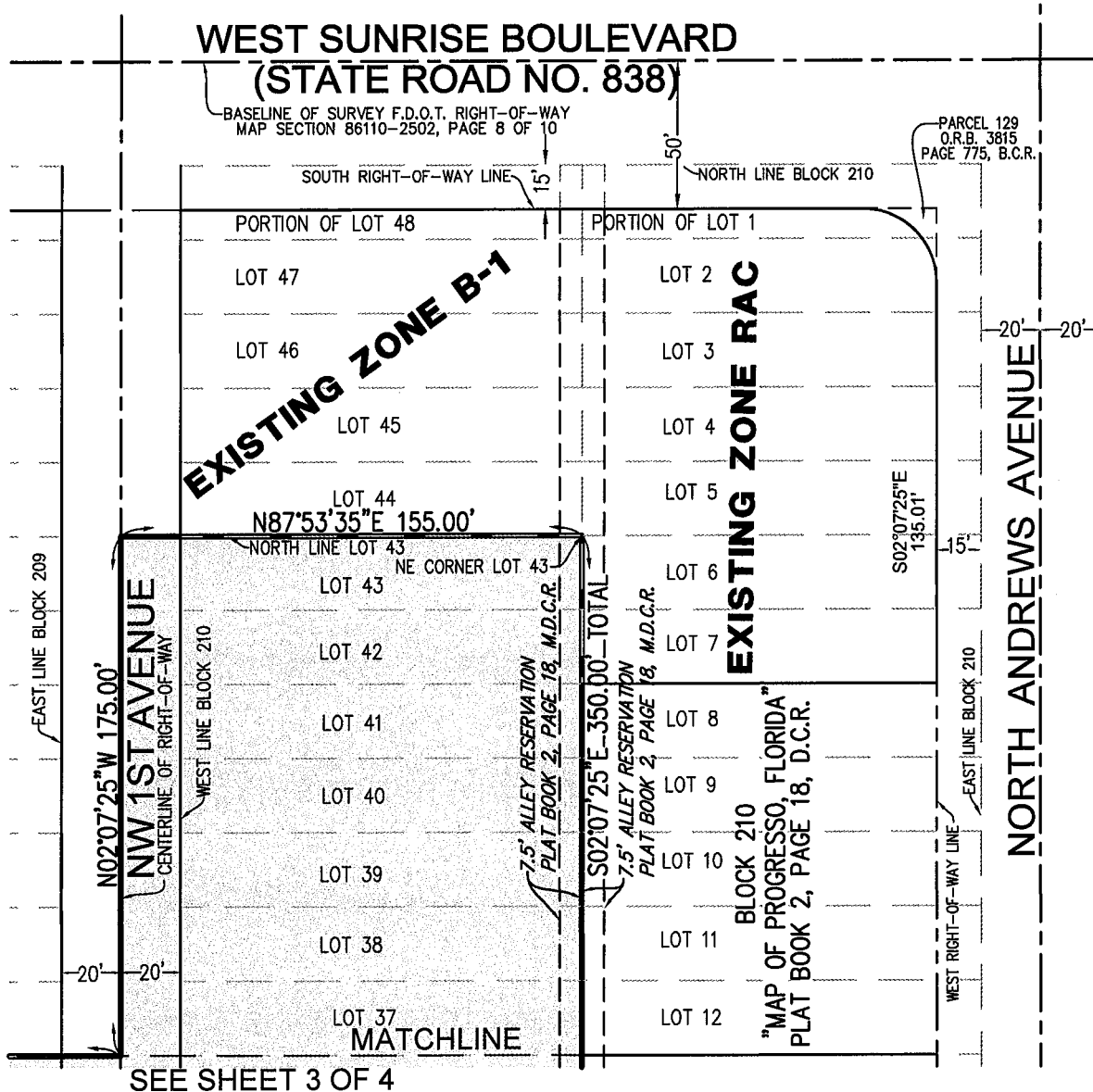


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SEE SHEET 3 OF 4

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