

ORDINANCE NO. C-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 RESIDENTIAL SINGLE FAMILY AND DUPLEX/MEDIUM DENSITY ("RD-15") DISTRICT TO RESIDENTIAL MULTIFAMILY LOW RISE/MEDIUM DENSITY ("RM-15") DISTRICT THE NORTH 5 ACRES OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 50 SOUTH, RANGE 42 EAST, LOCATED NORTH OF SOUTHWEST 28TH STREET, WEST OF SOUTHWEST 9TH AVENUE, EAST OF SOUTHWEST 12TH TERRACE AND SOUTH OF SOUTHWEST 26TH STREET, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

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

WHEREAS, on September 17, 2025, the Planning and Zoning Board (PZ Case No. UDP-Z25001), functioning as the local planning agency, 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 on Tuesday, November 18, 2025 at 6:00 P.M., and Tuesday, December 2, 2025 at 6:00 P.M., at the Broward Center for the Performing Arts, Mary N. Porter Riverview Ballroom, 201 Southwest 5th Avenue, 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 meetings of November 18, 2025 and December 2, 2025, 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, be amended by rezoning from "RD-15 - Residential Single Family and Duplex/Medium Density" District to "RM-15 - Residential Multifamily Low Rise/Medium Density" District, the following lands, situated in the City of Fort Lauderdale, Broward County, Florida, to wit:

THE NORTH 5 ACRES OF THE SOUTHWEST QUARTER OF THE
NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF
SECTION 21, TOWNSHIP 50 SOUTH, RANGE 42 EAST

Location: North of Southwest 28th Street, west of Southwest 9th
Avenue, east of Southwest 12th Terrace and south of
Southwest 26th 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.

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 _____, 2025
PASSED SECOND READING this ____ day of _____, 2025.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
DAVID R. SOLOMAN



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

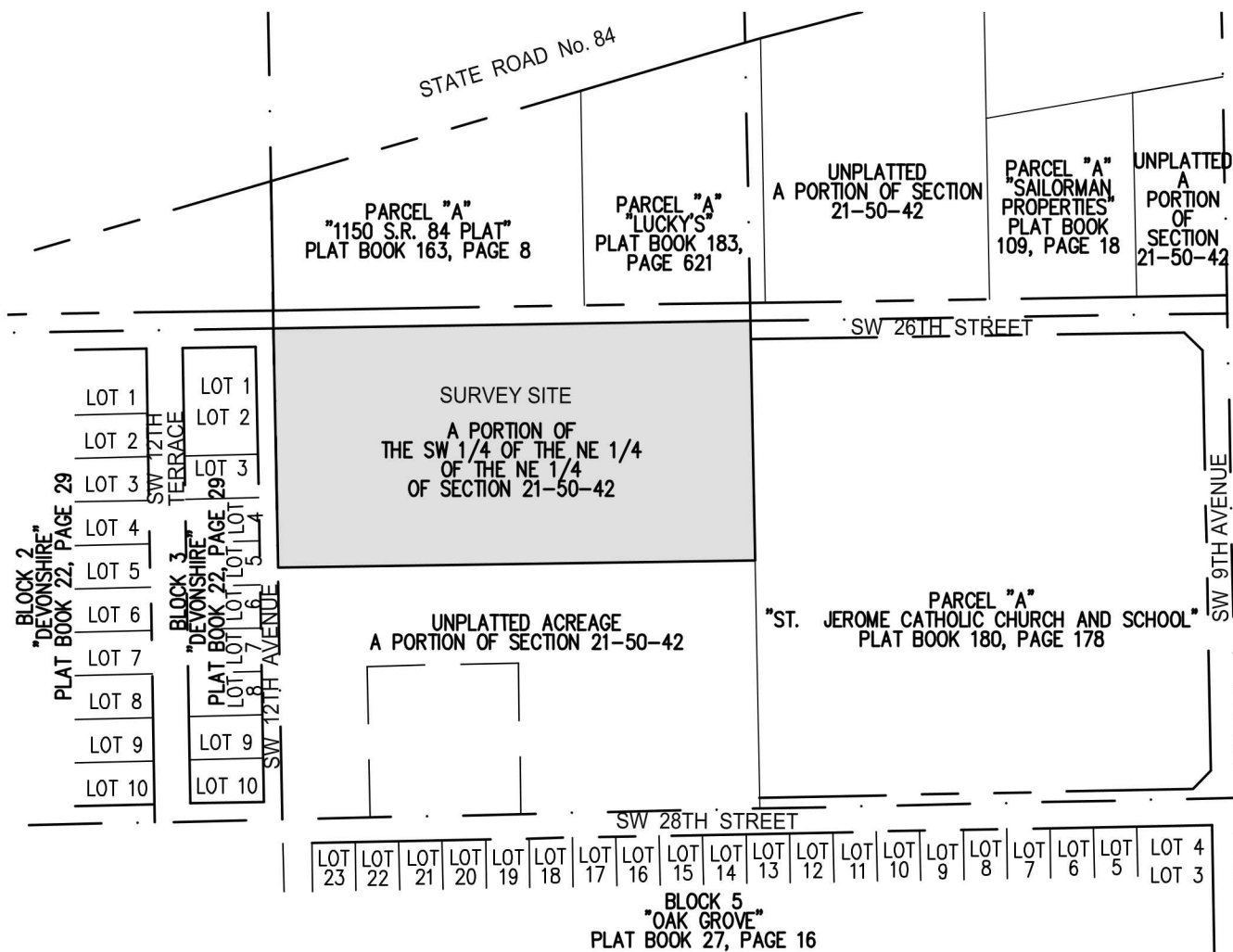
TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870

**LEGAL DESCRIPTION: TITLE: REZONING PETITION FROM RD -15 TO RM -15**

THE NORTH FIVE (5) ACRES OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 50 SOUTH, RANGE 42 EAST.

SAID LANDS LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 217,843 SQUARE FEET (5.001 ACRES), MORE OR LESS.

**VICINITY MAP**

NOT TO SCALE

CLIENT: ECOAR, LLC

SCALE: N/A

DRAWN: L.S.

ORDER NO.: 74093B

DATE: 5/2/25

1000 SW 26TH STREET, FORT LAUDERDALE

BROWARD COUNTY, FLORIDA

FOR: ECOAR FORT LAUDERDALE

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

Digitally signed by John F

Pulice

Date: 2025.08.12 15:14:34

-04'00'

John F Pulice

☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
☐ MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PS5660
 STATE OF FLORIDA

Exhibit 7



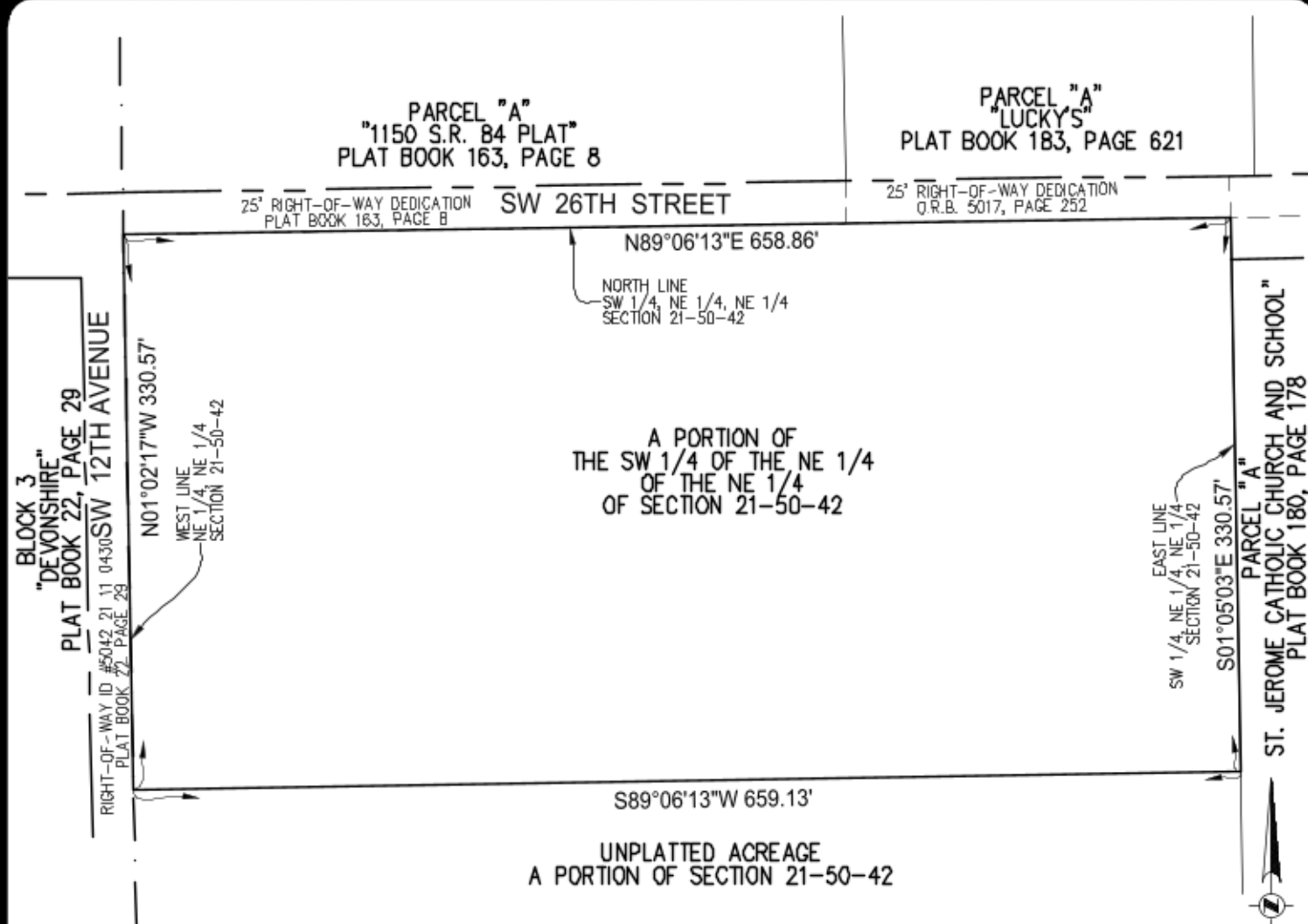
SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

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NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. GRID BEARINGS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE EAST LINE OF THE SW 1/4, NE 1/4, NE 1/4 SECTION 21-50-42 BEING S01°05'03"E.
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.

CLIENT: ECOAR, LLC

SCALE: 1"=100'

DRAWN: L.S.

ORDER NO.: 74093B

DATE: 5/2/25

1000 SW 26TH STREET, FORT LAUDERDALE

BROWARD COUNTY, FLORIDA

FOR: ECOAR FORT LAUDERDALE

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2

LEGEND & ABBREVIATIONS:

O.R.B. OFFICIAL RECORDS BOOK

CAM # 25-1013

Exhibit 7

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