

ORDINANCE NO. C-24-21

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/CLUSTER DWELLINGS/LOW MEDIUM DENSITY ("RC-15") DISTRICT AND PARKS, RECREATION AND OPEN SPACE ("P") DISTRICT TO NORTHWEST REGIONAL ACTIVITY CENTER-MIXED USE WEST ("NWRAC-MUw") DISTRICT, LOTS 39 THROUGH 48 INCLUSIVE, BLOCK 3, "LINCOLN PARK CORRECTED PLAT", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 2, TOGETHER WITH, LOTS 1 THROUGH 8 LESS ROAD RIGHT OF WAY, LOTS 9 THROUGH 16 INCLUSIVE AND LOTS 42 THROUGH 50 INCLUSIVE, BLOCK 2, "LINCOLN PARK CORRECTED PLAT", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 2, ALSO TOGETHER WITH THAT PORTION OF THE VACATED NORTHWEST 14<sup>TH</sup> TERRACE DESCRIBED IN OFFICIAL RECORDS BOOK 30363, PAGE 1209. ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LOCATED NORTH OF SISTRUNK BOULEVARD (NORTHWEST 6<sup>TH</sup> STREET), EAST OF NORTHWEST 14<sup>TH</sup> WAY, WEST OF NORTHWEST 14<sup>TH</sup> AVENUE AND SOUTH OF NORTHWEST 7<sup>TH</sup> STREET, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 84,520 SQUARE FEET OR 1.9403 ACRES MORE OR LESS.

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

WHEREAS, on December 20, 2023, the Planning and Zoning Board functioning as the local planning agency (PZ Case No. Z23009) 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 of the City of Fort Lauderdale, Florida, on Tuesday, April 2, 2024 at 6:00 P.M., and Tuesday, April 16, 2024 at 6:00 P.M., at the Horvitz Auditorium at the NSU Art Museum located at 1 East Las Olas Boulevard, 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 April 2, 2024 and April 16, 2024, a portion of those findings expressly listed as follows:

1. Rezoning the property to NWRAC-MUw is consistent with the Northwest Regional Activity Center (NWRAC) future land use designation and City’s Comprehensive Plan Future Land Use Element Goal 1, Policy FLU 1.1.12 and Policy FLU 2.4.3.
2. The rezoning of the property to NWRAC-MUw will not adversely impact the character of development in or near the area under consideration. The land proposed for the rezoning is surrounded by properties zoned NWRAC-MUw to east and west, Parks, Recreation and Open Space (P) to the south, Residential Single Family/Cluster Dwellings/Low Medium Density District (RC-15) to the north and Residential Multifamily Low Rise/Medium Density 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 of properties to NWRAC-MUw is in alignment with the neighborhood’s goal of supporting redevelopment opportunities and has the potential of increasing a mix of uses and local employment. A mix of uses can support new businesses and ensure higher levels of purchasing power through increases in density, helping to fortify the economic vitality of existing future businesses along the Sistrunk Corridor and within the Durrs neighborhood.

3. The rezoning is intended to promote and enhance a mixture of non-residential uses on the property which supports the character of the area and provides for a wide range of employment, shopping, services, and cultural opportunities within the NWRAC.

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 Residential Single Family/Cluster Dwellings/Low Medium Density ("RC-15") District and Parks, Recreation and Open Space ("P") District to Northwest Regional Activity Center-Mixed Use West District ("NWRAC-MUw"), the following lands, situated in the City of Fort Lauderdale, Broward County, Florida, to wit:

LOTS 39 THROUGH 48 INCLUSIVE, BLOCK 3, "LINCOLN PARK CORRECTED PLAT", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 2, TOGETHER WITH, LOTS 1 THROUGH 8 LESS ROAD RIGHT OF WAY, LOTS 9 THROUGH 16 INCLUSIVE AND LOTS 42 THROUGH 50 INCLUSIVE, BLOCK 2, "LINCOLN PARK CORRECTED PLAT", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 2, ALSO TOGETHER WITH THAT PORTION OF THE VACATED NORTHWEST 14<sup>TH</sup> TERRACE DESCRIBED IN OFFICIAL RECORDS BOOK 30363, PAGE 1209. ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

Location: North of Sistrunk Boulevard (Northwest 6<sup>th</sup> Street), east of Northwest 14<sup>th</sup> Way, west of Northwest 14<sup>th</sup> Avenue, south of Northwest 7<sup>th</sup> Street, Fort Lauderdale, Florida, and containing 84,520 square feet or 1.9403 acres more or less

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 2<sup>nd</sup> day of April, 2024.

PASSED SECOND READING this \_\_\_\_ day of \_\_\_\_\_, 2024.

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Mayor  
DEAN J. TRANTALIS

ATTEST:

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City Clerk  
DAVID R. SOLOMAN

# SKETCH AND DESCRIPTION

TO REZONE FROM "RC-15" AND "P" TO "NWRAC-MUw"

THIS IS NOT A SURVEY

## DESCRIPTION

LOTS 39 THROUGH 48 INCLUSIVE, BLOCK 3, "LINCOLN PARK CORRECTED PLAT" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 1 THROUGH 8 LESS ROAD RIGHT OF WAY, LOTS 9 THROUGH 16 INCLUSIVE AND LOTS 42 THROUGH 50 INCLUSIVE, BLOCK 2, "LINCOLN PARK CORRECTED PLAT" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 2,

ALSO TOGETHER WITH:

THAT PORTION OF THE VACATED NORTHWEST 14 TERRACE DESCRIBED IN OFFICIAL RECORDS BOOK 30363, PAGE 1209. ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 42, BLOCK 2; THENCE S 04°14'03" E ALONG THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 286.17 FEET TO THE NORTH RIGHT OF WAY LINE OF SISTRUNK BOULEVARD; THENCE S 86°06'57" W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 200.00 FEET TO THE WEST LINE OF SAID BLOCK 2; THENCE N 04°14'03" W ALONG SAID WEST LINE, A DISTANCE OF 136.54 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12, BLOCK 2; THENCE S 86°13'23" W ALONG THE WESTERLY PROLONGATION OF THE SOUTH LINE OF SAID LOT 12, BLOCK 2, A DISTANCE OF 38.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 47 BLOCK 3; THENCE S 04°14'03" E ALONG THE EAST LINE OF SAID LOT 48, BLOCK 3, A DISTANCE OF 25.00 FEET; THENCE S 86°13'23" W ALONG THE SOUTH LINE OF SAID LOT 48 OF SAID BLOCK, A DISTANCE OF 100.00 FEET TO SOUTHWEST CORNER THEREOF; THENCE N 04°14'03" W ALONG THE WEST LINE OF SAID LOTS 48 THROUGH 39, A DISTANCE OF 250.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 39; THENCE N 86°13'23" E ALONG THE NORTH LINE OF SAID LOT 39, A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S 04°14'03" E ALONG THE EAST LINE OF SAID BLOCK 3, A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 43 OF SAID BLOCK; THENCE N 86°13'23" E ALONG THE WESTERLY PROLONGATION OF THE SOUTH LINE OF SAID LOT 17, BLOCK 2, A DISTANCE OF 138.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 17, BLOCK 2; THENCE N 04°14'03" W, A DISTANCE OF 25.00 FEET TO THE NORTHWEST CORNER OF LOT 42, BLOCK 2; THENCE N 86°13'23" E, A DISTANCE OF 100.00 FEET THE POINT OF BEGINNING.

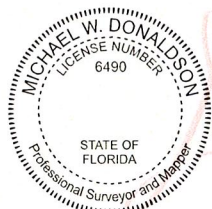
SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. CONTAINING 84520 SQUARE FEET OR 1.9403 ACRES MORE OR LESS.

## NOTES:

- 1) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 2) SUBJECT TO EXISTING EASEMENTS, RIGHTS OF WAYS, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OR AN ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) BEARINGS SHOWN ARE ASSUMED AND BASIS IS THE WEST RIGHT OF WAY LINE OF NORTHWEST 12 AVENUE BEING S 4°14'03" E

I HEREBY CERTIFY THAT THE HEREIN SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, PREPARED UNDER MY RESPONSIBLE CHARGE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027.

DATED FEBRUARY 16th, 2024



Digitally signed  
by Michael W  
Donaldson  
Date: 2024.02.16  
11:10:27 -05'00'

MICHAEL W. DONALDSON  
PROFESSIONAL SURVEYOR AND MAPPER NO. 6490  
STATE OF FLORIDA

SHEET 1 OF 2

CITY OF FORT LAUDERDALE		
EXHIBIT 1		
BLOCK 2 AND 3, LINCOLN PARK		
PLAT BOOK 5, PAGE 2		
BY: M.D.	ENGINEERING	DATE: 2/16/24
CHK'D M.D.	DIVISION	SCALE:

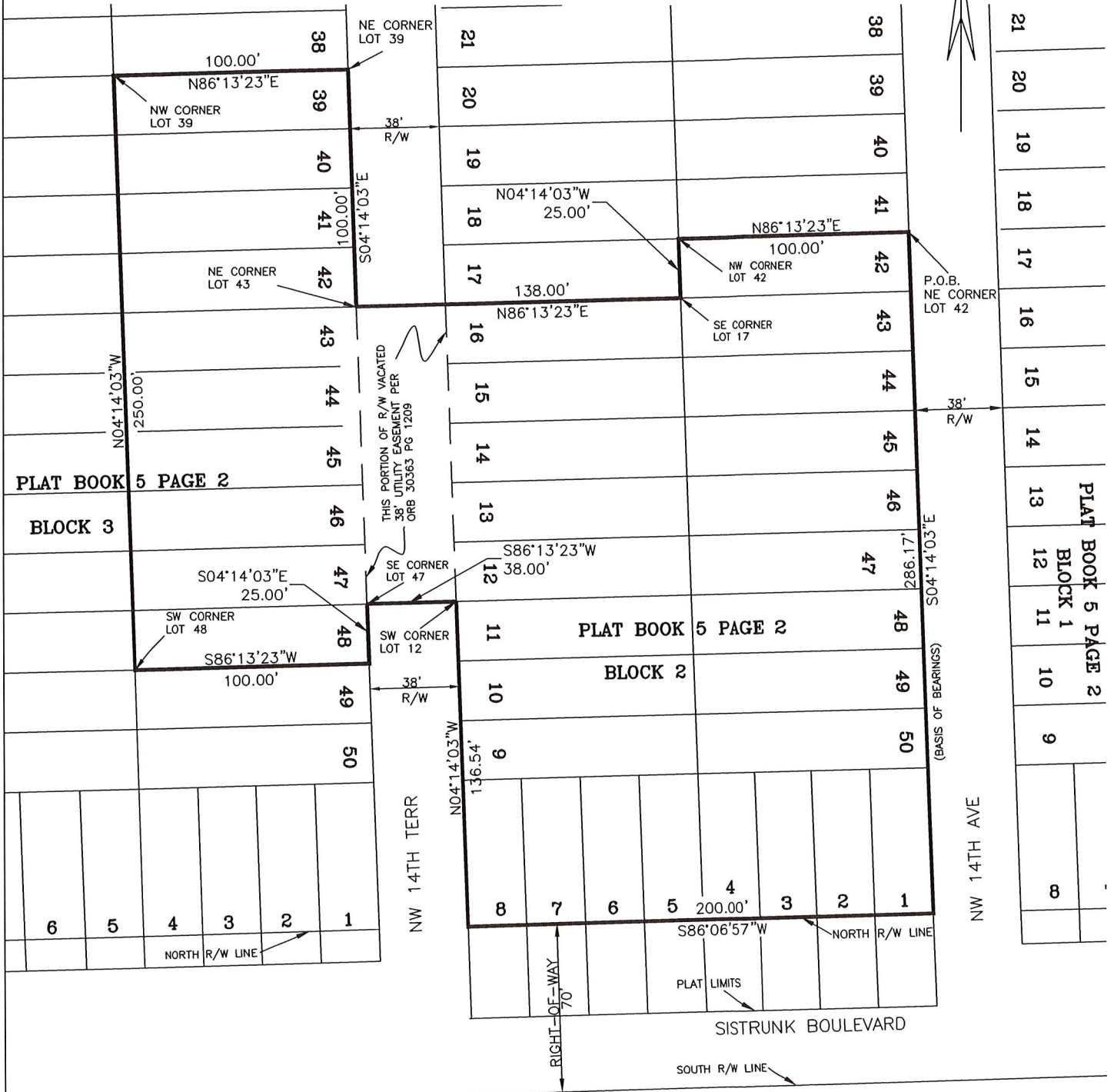
CA# 24-0384

Exhibit "A"

# SKETCH AND DESCRIPTION

TO REZONE FROM "RC-15" AND "P" TO "NWRAC-MUw"

THIS IS NOT A SURVEY



**LEGEND:**

- P.O.B. DENOTES POINT OF BEGINNING
- R/W DENOTES RIGHT OF WAY
- RC-15 DENOTES RESIDENTIAL SINGLE FAMILY CLUSTER DWELLINGS/MEDIUM DENSITY DISTRICT
- P DENOTES PARKS, RECREATION AND OPEN SPACE

CITY OF FORT LAUDERDALE		
EXHIBIT 1		
BLOCK 2 AND 3, LINCOLN PARK		
PLAT BOOK 5, PAGE 2		
BY: M.D.	ENGINEERING DIVISION	DATE: 2/16/24
CHK'D M.D.		SCALE: 1"=60' C.A.M. # 24-0384

SHEET 2 OF 2