

ORDINANCE NO. C-24-35

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 ("I") DISTRICT TO NORTHWEST REGIONAL ACTIVITY CENTER-MIXED USE EAST ("NWRAC-MUE") DISTRICT, ALL OF LOT 1, BLOCK 325, "PROGRESSO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LOCATED NORTH OF SISTRUNK BOULEVARD (NORTHWEST 6TH STREET), EAST OF NORTHWEST 7TH AVENUE, WEST OF NORTHWEST 6TH 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 19, 2024, the Planning and Zoning Board (PZ Case No. UDP-Z24005) 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 of Fort Lauderdale City Commission on Tuesday, August 20, 2024, and on Tuesday, September 3, 2024, at 6:00 P.M., or as soon thereafter as possible, at the Broward Center for the Performing Arts, Mary N. Porter Riverview Ballroom, located at 201 S.W. 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 August 20, 2024, and September 3, 2024, a portion of those findings expressly listed as follows:

1. The NWRAC-MUe zoning district is consistent with the underlying future land use designation of Northwest Regional Activity Center.
2. The proposed rezoning of the parcels to NWRAC-MUe will not adversely impact the character of development in or near the area under consideration. The Northwest-Progresso-Flagler Heights Redevelopment Plan promotes new infill development to help support local commerce and community revitalization. Rezoning of property to NWRAC-MUe is in alignment with the goal of supporting redevelopment opportunities and is consistent with the vision outlined in the Northwest RAC Design Guidelines.
3. The proposed rezoning of the property to NWRAC-MUe is compatible with the existing and proposed mix of uses along Sistrunk Boulevard/Northwest 6th Street. The properties to the south are zoned NWRAC-MUe and to the east, north, and west, the properties are zoned General Industrial (I). The proposed rezoning of the parcels expands the NWRAC-MUe zoning north and east so that the entire block is the NWRAC-MUe zoning designation, consistent with the underling NWRAC land use.

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

ALL OF LOT 1, BLOCK 325, "PROGRESSO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA

Location: North of Sistrunk Boulevard (Northwest 6th Street), east of Northwest 7th Avenue, west of Northwest 6th 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.

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 20th day of August, 2024.

PASSED SECOND READING this ____ day of _____, 2024.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
DAVID R. SOLOMAN

SKETCH AND DESCRIPTION
 Rezoning for General Industrial (I) district to
 Northwest Regional Activity Center - Mixed use Easement (NWRAC-MUE)
THE ARCADIAN
 Folio No.:4942 34 07 7380

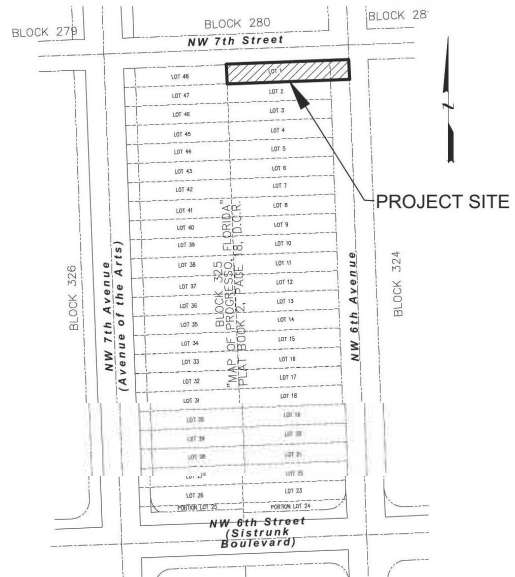
SURVEYOR'S NOTES:

1. This is not a Boundary Survey.
2. Bearings shown hereon are based on the assumed bearing the Center Line of NW 7th Street as S87°52'38"W .
3. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
4. One page is not valid without the others.
5. This easement strip forms a closed geometric figure.

LEGEND:

1. P.O.B denotes Point of Beginning
2. P.O.C denotes Point of Commencement.
4. R/W denotes Right of Way
5. P/L Property Line
6. C/L Center Line
7. D.C.R. Dade County Records
8. P.O.T. Point of Termination

LOCATION MAP
 NOT TO SCALE
 SEC: 3-50S-42E



SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: that the LEGAL AND SKETCH of the Property described hereon was made under my supervision and that the SKETCH AND DESCRIPTION meets the Standards of Practice set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes. That the Sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. This Sketch does not represent a Land Survey.

Digitally signed by
RAFAEL R CABRERA
 Date: 2024.06.24
 09:24:51 -04'00'



Rafael Cabrera
 BY RAFAEL R. CABRERA
 Professional Surveyor & Mapper
 Certificate No. 5665
 STATE OF FLORIDA
 DATE: 06-24-2024

<p align="center">SKETCH AND DESCRIPTION REZONE LOT-1 BOCK 325 NW 7th ST. & NW 6th AVE. Fort Lauderdale, Broward County. Fl.33311</p>	<p>America Layout Corp</p> <p>LB 7464 8890 S.W. 24th Street, Suite # 217 Miami, Florida 33165 Tel. 305-606-0031</p>	<p>JOB No.: LOT 1 EASE 2024</p>
	<p>DRAWN: MM REVISED: 06-24-2024</p>	
	<p>CHECKED BY: RC</p>	
	<p>SCALE: AS SHOWN</p>	
	<p>SHEET 1 OF 3</p>	

EXHIBIT "A"

DESCRIPTION:

LOT 1, BLOCK 325 IN PROGRESSO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

CONTAINING **3,375.00** SQUARE FEET, **0.07** ACRE MORE OR LESS.


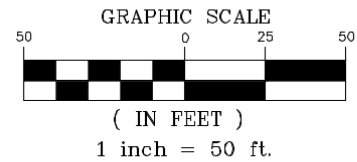
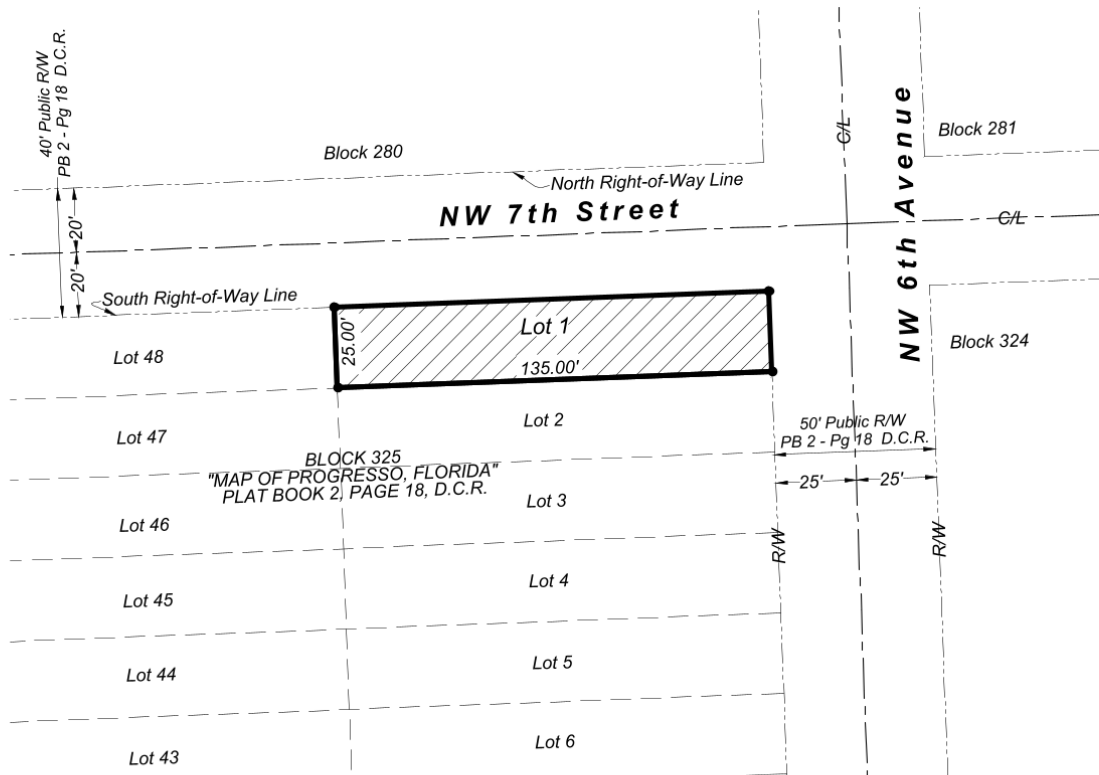

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		DRAWN DATE: 05-03-2024	
		DRAWN: MM	REVISED: 06-24-2024
		CHECKED BY: RC	
		SCALE: AS SHOWN	
SHEET 2 OF 3			

EXHIBIT "A"



NOTE: THIS IS NOT A BOUNDARY SURVEY

<p>SKETCH AND DESCRIPTION REZONE LOT-1 BOCK 325 NW 7th ST. & NW 6th AVE. Fort Lauderdale, Broward County. FI.33311</p>	<p>America Layout Corp </p> <p>LB 7464 8890 S.W. 24th Street, Suite # 217 Miami, Florida 33165 Tel. 305-606-0031</p>	JOB No.: LOT 1 EASE 2024	
		DRAWN DATE: 05-03-2024	
		DRAWN: MM	REVISED: 06-24-2024
		CHECKED BY: RC	
		SCALE: AS SHOWN	
		SHEET 3 OF 3	