

ORDINANCE NO. C-22-45

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 MULTI-FAMILY MID RISE/MEDIUM HIGH DENSITY DISTRICT ("RMM-25") TO NORTHWEST REGIONAL ACTIVITY CENTER-MIXED USE EAST DISTRICT ("NWRAC-MUe"), LOTS 1 THROUGH 16 AND LOTS 33, 34, 35, 36, 39, 40, 41, 42, 43, 44, 45, 46, 47 AND 48, BLOCK 322, "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 3<sup>RD</sup> AVENUE, NORTH OF SISTRUNK BOULEVARD, EAST OF NORTHWEST 4<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.

WHEREAS, the applicant, 312 NW 7TH Street LLC, Egris 616 Revocable Residential Land Trust, Earl E. Christian, Trustee, and Villada Properties LLC, applied for the rezoning of certain property as more particularly described in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, on July 20, 2022, the Planning and Zoning Board (PZ Case No. UDP-Z22004) 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 on Monday, October 3, 2022, and Tuesday, October 18, 2022 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, 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 October 3, 2022 and October 18, 2022, a portion of those findings expressly listed as follows:

1. The proposed Northwest Regional Activity Center-Mixed Use east (NWRAC-MUe) zoning designation is consistent with the NWRAC future land use designation. The NWRAC future land use designation is intended to create a vibrant community with a successful mix of businesses and residential uses defined with walkable streets and quality buildings based upon the Northwest-Progresso-Flagler Heights Implementation Plan (NPF CRA). The proposed rezoning from RMM-25 to NWRAC-MUe is consistent with the City's Comprehensive Plan applicable goals, objectives, and policies, specifically Future Land Use Element Goal 2, Objective 2.4, Policy 2.4.3 which encourages revitalization of redevelopment areas and redevelopment to be consistent with the Northwest/Progresso/Flagler Heights Redevelopment Plan.
2. The change anticipated by the proposed rezoning will not adversely impact the character of the development in or near the area under consideration. The character of the area lends itself to the inclusion of supportive uses, such as bars, restaurants, retail, and coffee shops, which requires residential development to support existing and future commercial uses along primary corridor of Sistrunk Blvd and nearby Flagler Village. The property is surrounded by properties zoned RMM-25 to the north and east consisting of single family and multifamily properties, Commercial/Light Industrial Business (B-3) to the west consisting of warehouses, and NWRAC-MUe to the south containing a midrise mixed-use building comprised of first floor commercial uses and 5 floors of residential units. 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-MUe is in alignment with the neighborhood's goal of supporting redevelopment opportunities and has the potential of increasing housing opportunities and local employment. Housing is needed to

support new businesses and ensures higher levels of purchasing power through increases in density, helping to fortify the economic vitality of existing future businesses in the Progresso Village Neighborhood.

3. The uses permitted by the NWRAC zoning district are compatible with the character of the surrounding districts and uses. The NWRAC Master Plan is intended to promote and enhance the existing mix of uses and character of the NWRAC by providing for a wide range of employment, shopping, services, cultural and residential opportunities, with a mixture of residential and non-residential uses. Rezoning to NWRAC-MUe would ensure compliance with the development standards required by the NWRAC Master Plan. Moreover, the subject sites abut mixed use properties along Sistrunk Blvd and Flagler Village, both areas containing zoning designations that support higher density development, walkability, and commercial services to nearby residential neighborhoods. The expansion of the NWRAC-MUe zoning district aligns with an existing development pattern that seeks to provide services to nearby residential neighborhoods and is not out of character based existing districts and uses. Lastly, pursuant to ULDR Section 47-13.29, Design Standard Applicability, future developments are required to meet the Northwest Regional Activity Center Design Standards, which include but are not limited to building orientation, architectural requirements, open space, vehicular and pedestrian access, building materials, active ground floor uses and facades. Additional standards for parking facilities, landscaping, signage, and streetscapes will also be applied during the development review process at the time of site plan application to further ensure neighborhood compatibility.

**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 Multi-Family Mid Rise/Medium High Density District ("RMM-25") to Northwest Regional Activity Center-Mixed Use East District ("NWRAC-MUe"), the following lands, situated in the City of Fort Lauderdale, Broward County, Florida, to wit:

LOTS 1 THROUGH 16 AND LOTS 33, 34, 35, 36, 39, 40, 41, 42,  
43, 44, 45, 46, 47 AND 48, BLOCK 322, "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 3<sup>rd</sup> Avenue, north of Sistrunk Boulevard, east of Northwest 4<sup>th</sup> Avenue and south of Northwest 7<sup>th</sup> 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.

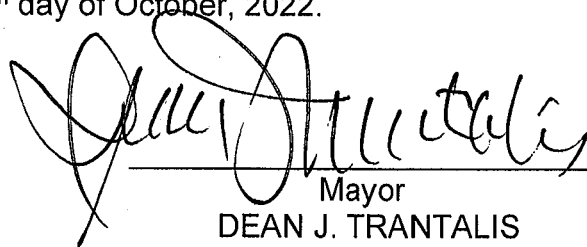
SECTION 4. That if any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

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 3<sup>rd</sup> day of October, 2022.

PASSED SECOND READING this 18<sup>th</sup> day of October, 2022.

  
\_\_\_\_\_  
Mayor  
DEAN J. TRANTALIS

ATTEST:

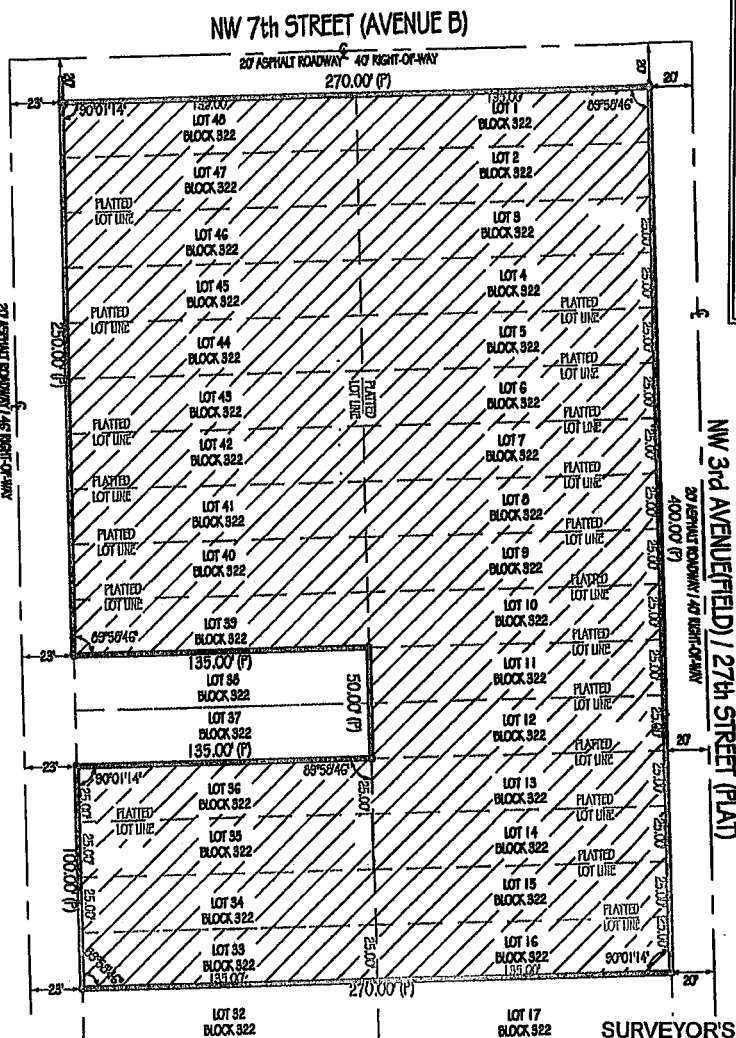
  
\_\_\_\_\_  
City Clerk  
DAVID R. SOLOMAN

# SKETCH OF DESCRIPTION



SCALE: 1"=80'

NW 4th AVENUE (FIELD) / 28th STREET (PLAN)



REZONING FROM  
 RESIDENTIAL MULTIFAMILY  
 MIDRISE/MEDIUM HIGH DENSITY  
 DISTRICT (RMM-25)  
 TO  
 NORTHWEST REGIONAL  
 ACTIVITY CENTER  
 - MIXED USE EAST (NWRAC-MUE)

## SURVEYOR'S CERTIFICATION: SKETCH OF DESCRIPTION

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 61-17.061 & 61-17.062 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 61-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.



Digitally signed by  
 Andrew Snyder  
 Date: 2022.07.07

SIGNED: 17:03:52 -04'00' DATE: 7-7-2022  
 ANDREW SNYDER PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA REGISTRATION No. 5639 (NOT VALID WITHOUT THE  
 SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA  
 LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

### LEGAL DESCRIPTION:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 33, 34, 35, 36, 39, 40, 41, 42, 43, 44, 45, 46, 47 and 48, Block 322, of PROGRESSO, according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Broward County, Florida; said lands situate, lying and being in The City of Fort Lauderdale, Broward County, Florida, and contain 101,256.40 Square Feet or 2.324 Acres, more or less.

JOB NUMBER 142672 REV 7-7-2022

This sketch and description has been issued by the following  
 Landtec Surveying office:

700 West Hillsboro Boulevard, Suite 4-100  
 Deerfield Beach, FL 33441  
 Office: (561) 367-3587  
 Fax: (561) 465-3145  
 www.LandtecSurvey.com

LB # 8007