

ORDINANCE NO. C-25-47

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:

1. The proposed rezoning from RD-15 to RM-15 is consistent with the City's Comprehensive Plan in that the underlying future land use designation is Medium Residential and is consistent with the proposed zoning.
2. The changes anticipated by the rezoning of the property to RM-15 will not adversely impact the character of development in or near the area under consideration. The site is surrounded by properties zoned Boulevard Business (B-1) to the north, Community Facility/House of Worship and School (CF-HS) to the east, Residential Single Family and Duplex/Medium Density (RD-15) to the south, and Residential Single Family/Low Medium Density (RS-8) to the west. Rezoning this parcel would allow additional building typologies to be developed. The RD-15 zoning allows single-family, duplex, and cluster developments (conditional use approval), while the RM-15 zoning district permits these same uses in addition to allowing multifamily and townhouse developments. Both districts permit the same height and density. The proposed rezoning would be generally consistent with the pattern in the surrounding neighborhood and would retain a transition in zoning from the more intense B-1 zoning on the north to RD-15 zoning to the south.
3. The character of the area proposed is suitable for the uses permitted in the RM-15 zoning district and is compatible with surrounding districts and uses. Pursuant to ULDR Section 47-5.2.A.6, parcels designated as RM-15 shall serve as a transition from medium-high and high-density multifamily housing to single family neighborhoods and shall be limited to locations on or within reasonable proximity to arterial or collector streets or generally near community facilities, office or commercial development.

The subject property is located just south of State Road 84 / Marina Mile Boulevard, which is a main arterial street, with commercial development and community facilities. The RM-15 zoning district is consistent with the

character of the area, and the proposed permitted uses offer a transition from the higher intensity uses to the surrounding single-family residential uses. The proposed rezoning would allow more building typologies, specifically multifamily and townhouse development.

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 18th day of November, 2025
PASSED SECOND READING this 2nd day of December, 2025.



Mayor
DEAN J. TRANTALIS

ATTEST:



City Clerk
DAVID R. SOLOMAN