

ORDINANCE NO. C-25-36

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 MULTIFAMILY MID RISE/MEDIUM HIGH DENSITY DISTRICT ("RMM-25") TO NORTHWEST REGIONAL ACTIVITY CENTER-MIXED USE EAST DISTRICT ("NWRAC-MUe"), ALL OF LOTS 12 THROUGH 19 INCLUSIVE AND LOTS 30 THROUGH 41 INCLUSIVE, BLOCK 261, "PROGRESSO" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LOCATED SOUTH OF NORTHWEST 9TH STREET, EAST OF NORTHWEST 3RD AVENUE, WEST OF NORTHWEST 2ND AVENUE AND NORTH OF NORTHWEST 8TH STREET, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

WHEREAS, the applicants, 816 NW 3rd Ave LLC, 819-821 NW 2nd Ave LLC, Lot 19 NW 2 Ave LLC, Shalommax LLC, and WSC Coastline Properties LLC, applied for the rezoning of certain property as more particularly described in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, on May 21, 2025, the Planning and Zoning Board (PZ Case No. UDP-Z24004) 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 Wednesday, September 3, 2025, at 6:00 P.M., and Tuesday, September 16, 2025, at 6:00 p.m., or as soon thereafter as possible, 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, at the September 3, 2025 public hearing, the City Commission, at the request of applicant, deferred the public hearing and first reading of this Ordinance to the

regular meeting scheduled before the City Commission on Tuesday, September 16, 2025, at the time and place designated; and

WHEREAS, such public hearing on the first reading of this ordinance was duly held on September 16, 2025, at the time and place designated, after notice of same was previously provided to the public at the September 3, 2025 City Commission meeting, and the City Commission determined that the requested rezoning met the criteria for amending the zoning regulations; and

WHEREAS, the City Clerk notified the public of a public hearing to be held on the second reading of this Ordinance on Tuesday, October 7, 2025, at 6:00 p.m., or as soon thereafter as possible, 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;

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 September 16, 2025 and October 7, 2025, a portion of those findings expressly listed as follows:

1. The proposed rezoning is consistent with the City's Comprehensive Plan and the underlying future land use designation of Northwest Regional Activity Center (NWRAC).
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 site is surrounded by properties zoned Residential Multifamily Mid-Rise/Medium-High Density (RMM-25), Heavy Commercial/Light Industrial (B-3), Northwest Regional Activity Center-Mixed Use East (NWRAC-MUe) and Northwest Regional Activity Center-Mixed Use Northeast (NWRAC-MUne). Several of the surrounding properties within the NWRAC future land use designation have recently been rezoned to NWRAC-MUe rezonings. The proposed rezoning would maintain the character of the neighborhood and further implement the policies and goals for the of the NWRAC land use designation, NWRAC Master Plan, and Northwest/Progresso/Flagler Heights Implementation Plan, which

aim to redevelop and transform the area into a thriving, pedestrian-friendly environment with a variety of residential and neighborhood serving uses.

3. The NWRAC Master Plan is intended to promote and enhance the existing mix of uses and character of the NWRAC-MUe zoning district by providing for a range of residential and non-residential uses. The area to be rezoned is surrounded by the following zoning districts: RMM-25, NWRAC-MUe and NWRAC-MUe, which allow similar dimensional requirements and uses, such as mixed-use developments. Further, pursuant to ULDR Section 47-13.29, 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 Multifamily 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:

ALL OF LOTS 12 THROUGH 19 INCLUSIVE AND LOTS 30 THROUGH 41 INCLUSIVE, BLOCK 261, "PROGRESSO" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA

Location: South of Northwest 9th Street, east of Northwest 3rd Avenue, west of Northwest 2nd Avenue and north of Northwest 8th 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 16th day of September, 2025.

PASSED SECOND READING this ____ day of _____, 2025.

ATTEST:

Mayor
DEAN J. TRANTALIS

City Clerk
DAVID R. SOLOMAN



McLAUGHLIN ENGINEERING COMPANY
A DIVISION OF CONTROL POINT ASSOCIATES, INC. LB 8137

TRADITIONAL METHODS / MODERN APPROACHES
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE: (954) 763-7611 * EMAIL: DDONAHOE@CPASURVEY.COM

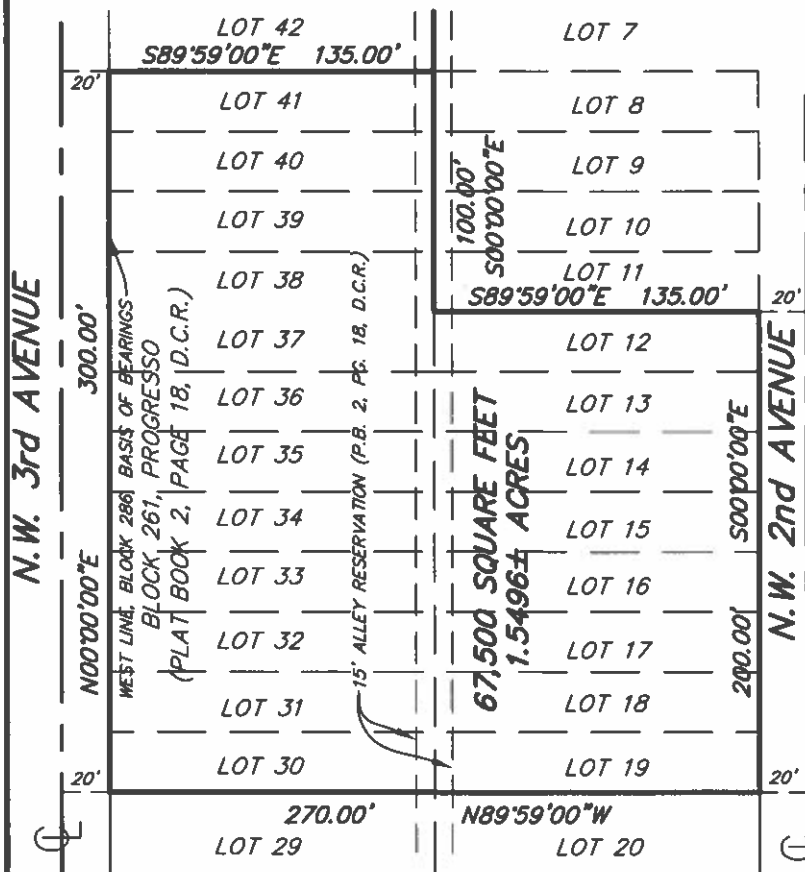
M D O.K.

**SKETCH AND DESCRIPTION
TO ACCOMPANY REZONING PETITION
FROM: "RMM-25" TO "NWRAC-MUe"**

LEGAL DESCRIPTION:

Lots 12 to 19 inclusive; AND Lots 30 to 41 inclusive, Block 261, PROGRESSO, according to the plat thereof, as recorded in Plat Book 2, Page 18, of the public records of Dade County, Florida.

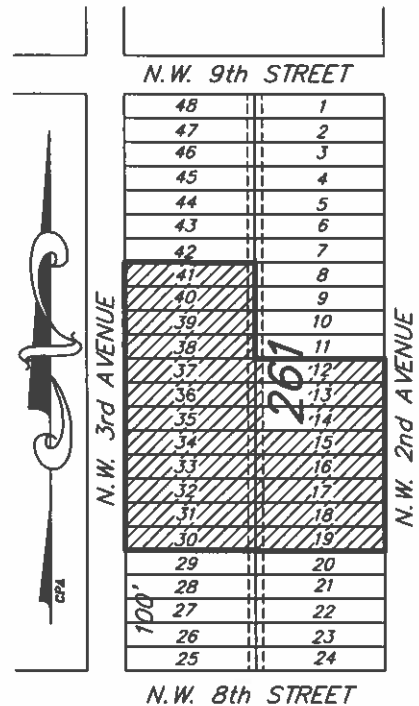
Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 67,500 square feet or 1.5496 acres more or less.



NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company, A Division of Control Point Associates, Inc.
- 2) Legal description prepared by McLaughlin Engineering Co., A Division of Control Point Associates, Inc.
- 3) This drawing is not valid unless sealed with an appropriate surveyors seal
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the West line of Block 261, as North 00°00'00" East.

EXHIBIT "A"



**SITE LAYOUT
NOT TO SCALE**

LEGEND:

P.B. = PLAT BOOK

PG. = PAGE

D.C.R. = DADE COUNTY RECORDS

SCALE 1" = 80'

CERTIFICATION

Certified Correct. Dated at
Fort Lauderdale, Florida this
21st day of February, 2024.

McLAUGHLIN ENGINEERING COMPANY
A DIVISION OF CONTROL POINT ASSOC. INC.

JERALD A. McLAUGHLIN
Registered Land Surveyor No. LS5269
State of Florida.

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. 15-230297-01

CHECKED BY: _____

C: JMMjr/2024/15-230297-01 (SKETCH)

Exhibit "A"