

ORDINANCE NO. C-25-16

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/LOW MEDIUM DENSITY ("RS-8") DISTRICT TO NORTHWEST REGIONAL ACTIVITY CENTER – MIXED USE WEST ("NWRAC-MUw") DISTRICT, ALL OF LOTS 7 AND 8, BLOCK 4, "FIRST ADDITION TO TUSKEGEE PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 65, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LOCATED SOUTH OF SISTRUNK BOULEVARD (NORTHWEST 6TH STREET), EAST OF NORTHWEST 14TH AVENUE, WEST OF NORTHWEST 13TH AVENUE AND NORTH OF NORTHWEST 5TH STREET, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

WHEREAS, the applicant, Fort Lauderdale Community Redevelopment Agency ("CRA"), applied for the rezoning of certain property as more particularly described in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, on December 18, 2024, the Planning and Zoning Board functioning as the local planning agency (PZ Case No. UDP-Z24011) 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 public hearings to be held before the City Commission of the City of Fort Lauderdale, Florida, on Tuesday, April 15, 2025 at 6:00 P.M., and Tuesday, May 6, 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, such public hearings were 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 April 15, 2025, and May 6, 2025, a portion of those findings expressly listed as follows:

1. Rezoning the properties to NWRAC-MUw is consistent with the Northwest Regional Activity Center (NWRAC) future land use designation.
2. The proposed rezoning of the properties to NWRAC-MUw 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.
3. The rezoning of the properties to NWRAC-MUw is compatible with the existing and proposed mix of uses in the surrounding area. The properties are surrounded by other properties zoned NWRAC-MUw to the north and RS-8 to the south, east and west.

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/Low Medium Density ("RS-8") 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:

ALL OF LOTS 7 AND 8, BLOCK 4, "FIRST ADDITION TO TUSKEGEE PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 65, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

Location: South of Sistrunk Boulevard (Northwest 6th Street), east of Northwest 14th Avenue, west of Northwest 13th Avenue and north of Northwest 5th 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.

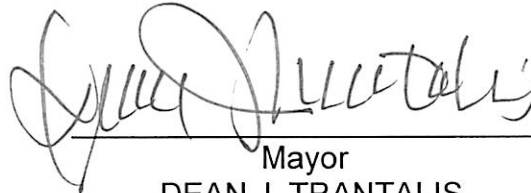
SECTION 4. That if any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby but shall remain in full force and effect.

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 15th day of April, 2025.

PASSED SECOND READING this 6th day of May, 2025.



Mayor
DEAN J. TRANTALIS

ATTEST:



City Clerk
DAVID R. SOLOMAN



L.B. 7551

3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414

RECORDING AREA

LEGAL DESCRIPTION OF:**LOTS 7 AND 8, BLOCK 4****FIRST ADDITION TO TUSKEGEE PARK****PLAT BOOK 9, PAGE 65, B.C.R.****REZONING FROM RS-8 - RESIDENTIAL SINGLE FAMILY/LOW/MEDIUM DENSITY TO
NWRAC-MUw - NW REGIONAL ACTIVITY CENTER-MIXED USE WEST****LEGAL DESCRIPTION:**

LOTS 7 AND 8, IN BLOCK 4, OF FIRST ADDITION TO TUSKEGEE PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, AT PAGE 65, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA AND CONTAINING 0.182 ACRES (7,910 SQUARE FEET)

CERTIFIED TO:

CITY OF FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY, A COMMUNITY REDEVELOPMENT AGENCY.

NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S.01°58'47"E., ALONG THE WESTERLY RIGHT OF WAY LINE OF N.W. 13TH AVENUE (FORMERLY KNOWN PER PLAT AS ROYAL AVENUE) AND REFER TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, 1983 (1990) ADJUSTMENT.
2. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY OR OTHER MATTERS OF RECORD BY ECS.
3. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
4. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORED BY ECS LAND SURVEYORS, INC., WITHOUT THE BENEFIT OF A TITLE SEARCH. FOR MORE INFORMATION ABOUT POSSIBLE EASEMENTS AND RESTRICTIONS ON THIS PROPERTY REFER TO THE PUBLIC RECORDS OF THIS COUNTY AND THE PLAT OF RECORD (IF ANY).
5. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X AND AE, ELEVATION=6' (NAVD 88), AS SHOWN IN FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 12011C 0368 J, COMMUNITY NUMBER 125105, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. MAP EFFECTIVE DATE: JULY 31, 2024.

THIS IS NOT A SURVEY**CERTIFICATE:**

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.



Digitally signed by
JAVIER DE LA ROCHA
Date: 2025.02.19
14:05:55 -05'00'

JAVIER DE LA ROCHA

PROFESSIONAL SURVEYOR AND MAPPER NO. 8080 - STATE OF FLORIDA

SHEET 1 OF 2

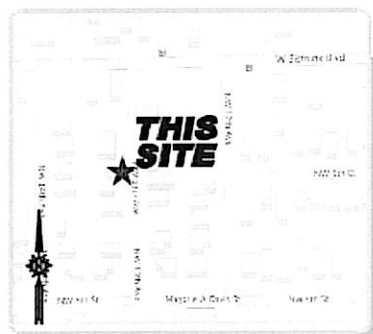
Exhibit "A"



LB. 7551

3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414

RECORDING AREA



LOCATION MAP
NOT TO SCALE

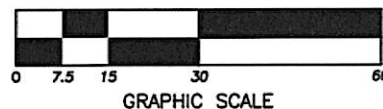
SKETCH OF DESCRIPTION OF:
LOTS 7 AND 8, BLOCK 4
FIRST ADDITION TO TUSKEGEE PARK
PLAT BOOK 9, PAGE 65, B.C.R.

LEGEND:

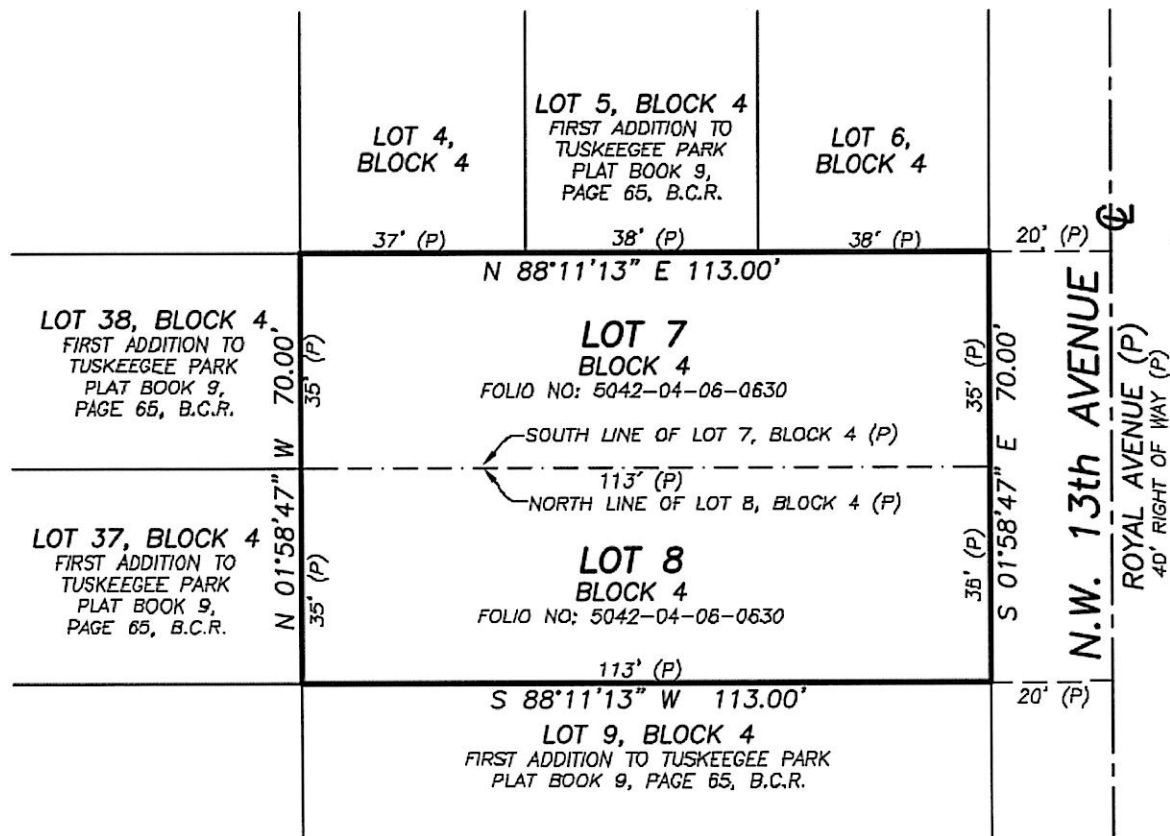
B.C.R. BROWARD COUNTY RECORDS
(C) CALCULATED
(P) DENOTES INFORMATION BASED ON
PLATS OF RECORD
Ⓒ ROAD CENTERLINE BASED ON PLAT



SCALE: 1" = 30'



REZONING FROM RS-8 - RESIDENTIAL SINGLE FAMILY/LOW/MEDIUM DENSITY TO
NWRAC-MUw - NW REGIONAL ACTIVITY CENTER-MIXED USE WEST



SKETCH No.
ECS3801

THIS IS NOT A SURVEY

SHEET 2 OF 2