

ORDINANCE NO. C-24-

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 ("RMM-25") AND EXCLUSIVE USE PARKING ("X-P") DISTRICTS TO NORTHWEST REGIONAL ACTIVITY CENTER – MIXED USE NORTHEAST ("NWRAC-MU<sub>ne</sub>") DISTRICT, ALL OF LOTS 25 THROUGH 40, BLOCK 259, "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 NORTHWEST 8<sup>TH</sup> STREET, EAST OF NORTH ANDREWS AVENUE, WEST OF NORTHWEST 1<sup>ST</sup> AVENUE AND SOUTH OF NORTHWEST 9<sup>TH</sup> STREET, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

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WHEREAS, the applicants, Neal H. Mitchell, BDM Ventures Florida LLLP, and Wayne P. and Jean M. Shallenberger, applied for the rezoning of certain property as more particularly described in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, on March 20, 2024, the Planning and Zoning Board functioning as the local planning agency (PZ Case No. UDP-Z23017) 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 of the City of Fort Lauderdale, Florida, on Tuesday, June 4, 2024 at 6:00 P.M., and Tuesday, June 18, 2024 at 6:00 P.M., at the Horvitz Auditorium NSU Art Museum located at 1 East Las Olas Boulevard, 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 June 4, 2024 and June 18, 2024, a portion of those findings expressly listed as follows:

[THIS SPACE RESERVED FOR FINDINGS OF FACT]

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 (“RMM-25”) and Exclusive Use Parking (“X-P”) Districts to Northwest Regional Activity Center – Mixed Use Northeast (“NWRAC-MUone”) District, the following lands, situated in the City of Fort Lauderdale, Broward County, Florida, to wit:

ALL OF LOTS 25 THROUGH 40, BLOCK 259, "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 Northwest 8<sup>th</sup> Street, east of North Andrews Avenue, west  
of Northwest 1<sup>st</sup> Avenue and south of Northwest 9<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 \_\_\_\_\_ day of \_\_\_\_\_, 2024.  
PASSED SECOND READING this \_\_\_\_ day of \_\_\_\_\_, 2024.

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Mayor  
DEAN J. TRANTALIS

ATTEST:

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City Clerk  
DAVID R. SOLOMAN

# SKETCH OF DESCRIPTION

M D O.K.

## NOT A SURVEY

REZONING FROM RESIDENTIAL MULTIFAMILY MID RISE/MEDIUM HIGH DENSITY DISTRICT (RMM-25) AND EXCLUSIVE USE PARKING (X-P) TO NORTHWEST REGIONAL ACTIVITY CENTER - MIXED USE NORTH EAST (NWRAC-MUNE)

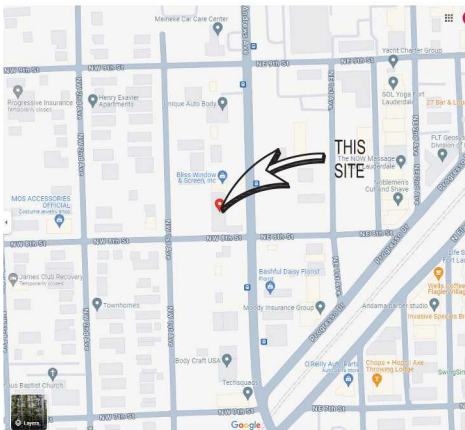
### LEGAL DESCRIPTION:

LOTS 25 THROUGH 40 IN BLOCK 259 OF PROGRESSO, ACCORDING TO THE PLAT THEREOF 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

### GENERAL NOTES:

1. THIS DOCUMENT IS NOT A SURVEY AND IS NOT BASED ON ANY FIELD WORK.
2. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
3. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN - IF ANY.

VICINITY MAP (NOT TO SCALE)



### SURVEYOR'S

### CERTIFICATION: SKETCH OF DESCRIPTION

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 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 5J-17.062. PURSUANT TO SECTION 472.025, FLORIDA STATUTES.



Digitally signed  
by Pablo A  
Alvarez  
Date: 2024.02.21  
15:33:45 -05'00'

SIGNED: DATE: 2-21-2024

PABLO ALVAREZ PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION No. 7274 (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

This survey has been issued by the following Landtec Surveying office:

840 US Hwy 1, Suite 330  
North Palm Beach, Florida 33408  
Office: (561) 210-9344 www.LandtecSurvey.com  
Email: Construction@landtecsurvey.com

### LEGEND:

- P.B. - PLAT BOOK
- P.G. - PAGE
- CR. - CALCULATED FROM RECORDS
- P. - PLAT
- SQ. FT. - SQUARE FEET

Job Nr: 188197-SE

Drawn by: I.M.



LICENSED BUSINESS No. 8507

CAM # 24-0468

Exhibit 7

Page 4 of 5

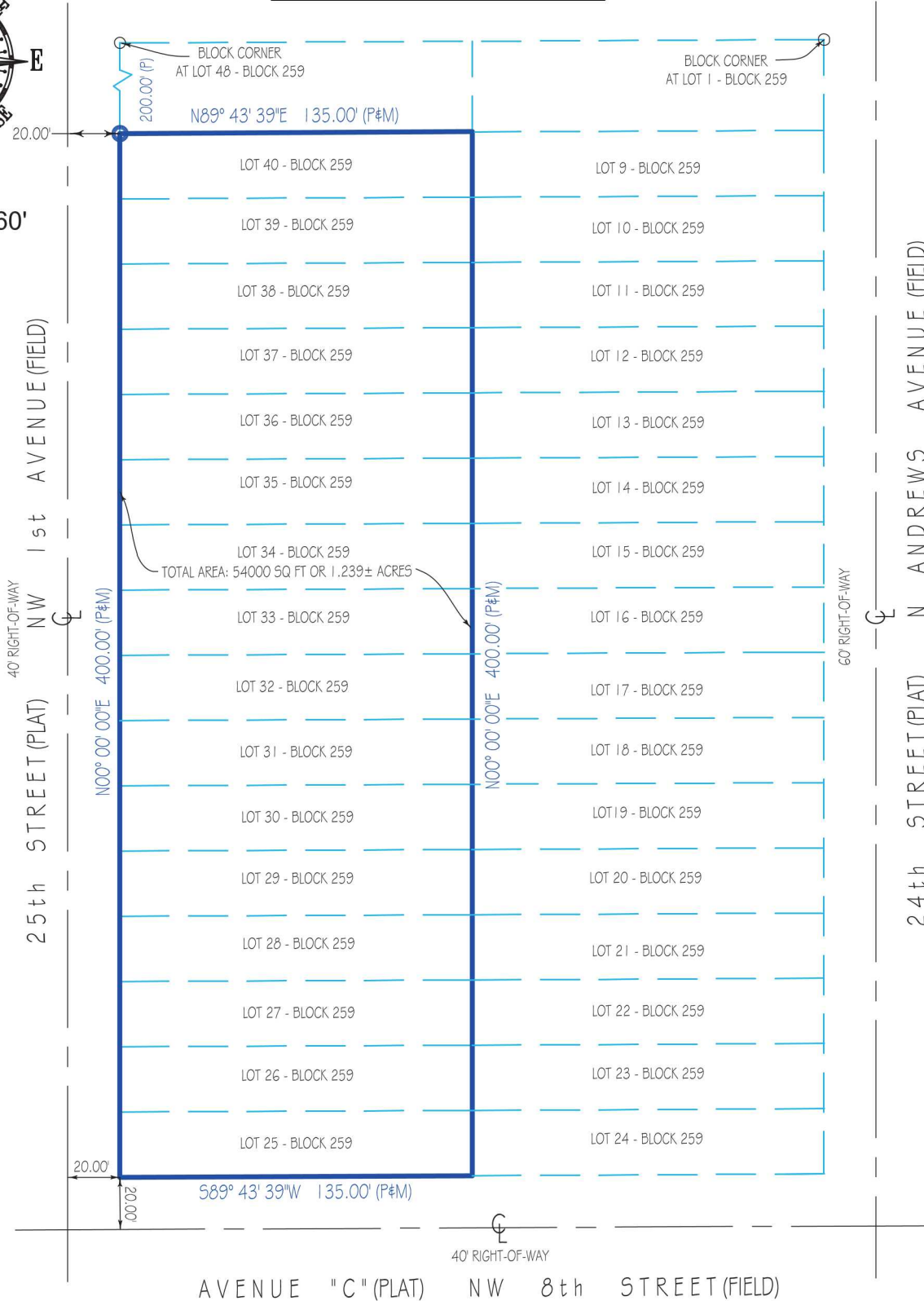
# SKETCH OF DESCRIPTION

M D O.K.

## NOT A SURVEY



SCALE: 1"=60'



This survey has been issued by the following  
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Email: [Construction@landtecsurvey.com](mailto:Construction@landtecsurvey.com)

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Exhibit 7