

ORDINANCE NO. C-25-01

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") DISTRICT TO NORTHWEST REGIONAL ACTIVITY CENTER – MIXED USE WEST ("NWRAC-MUw") DISTRICT, ALL OF LOTS 7 AND 8, AND LOTS 27 THROUGH 46, BLOCK 19, "NORTH LAUDERDALE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 48, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LOCATED NORTH OF NORTHWEST 5TH STREET, EAST OF NORTHWEST 9TH AVENUE (NORTH POWERLINE ROAD), WEST OF NORTHWEST 8TH AVENUE AND SOUTH OF NORTHWEST 6TH STREET (SISTRUNK BOULEVARD), ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

WHEREAS, the applicant, 6th on Powerline, LLC, applied for the rezoning of certain property as more particularly described in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, on November 20, 2024, the Planning and Zoning Board functioning as the local planning agency (PZ Case No. UDP-Z24010) 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, January 7, 2025 at 6:00 P.M., and Wednesday, January 22, 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 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 January 7, 2025 and January 22, 2025, a portion of those findings expressly listed as follows:

1. Rezoning the property to NWRAC-MUw is consistent with 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, RMM-25 to the east, Community Facility: House of Worship (CFH) and RMM-25 to the south, and Exclusive Use Parking Lot (X-P) and Residential Single Family/Low Medium Density (RS-8) to the west. The proposed rezoning of the properties expands the NWRAC-MUw mixed use zoning southward along NW 9th Avenue, consistent with the underling NWRAC land use.

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") 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, AND LOTS 27 THROUGH 46, BLOCK 19,
"NORTH LAUDERDALE", ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 1, PAGE 48, OF THE PUBLIC
RECORDS OF DADE COUNTY, FLORIDA

Location:

North of Northwest 5th Street, east of Northwest 9th Avenue (North Powerline Road), west of Northwest 8th Avenue and south of Northwest 6th Street (Sistrunk Boulevard)

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.

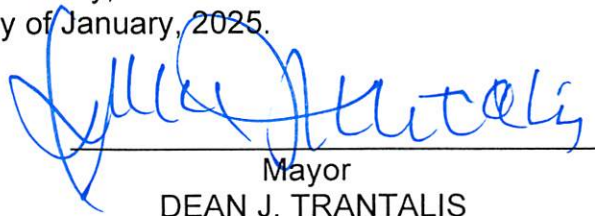
SECTION 4. That if any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

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 7th day of January, 2025.

PASSED SECOND READING this 22nd day of January, 2025.



Mayor
DEAN J. TRANTALIS

ATTEST:

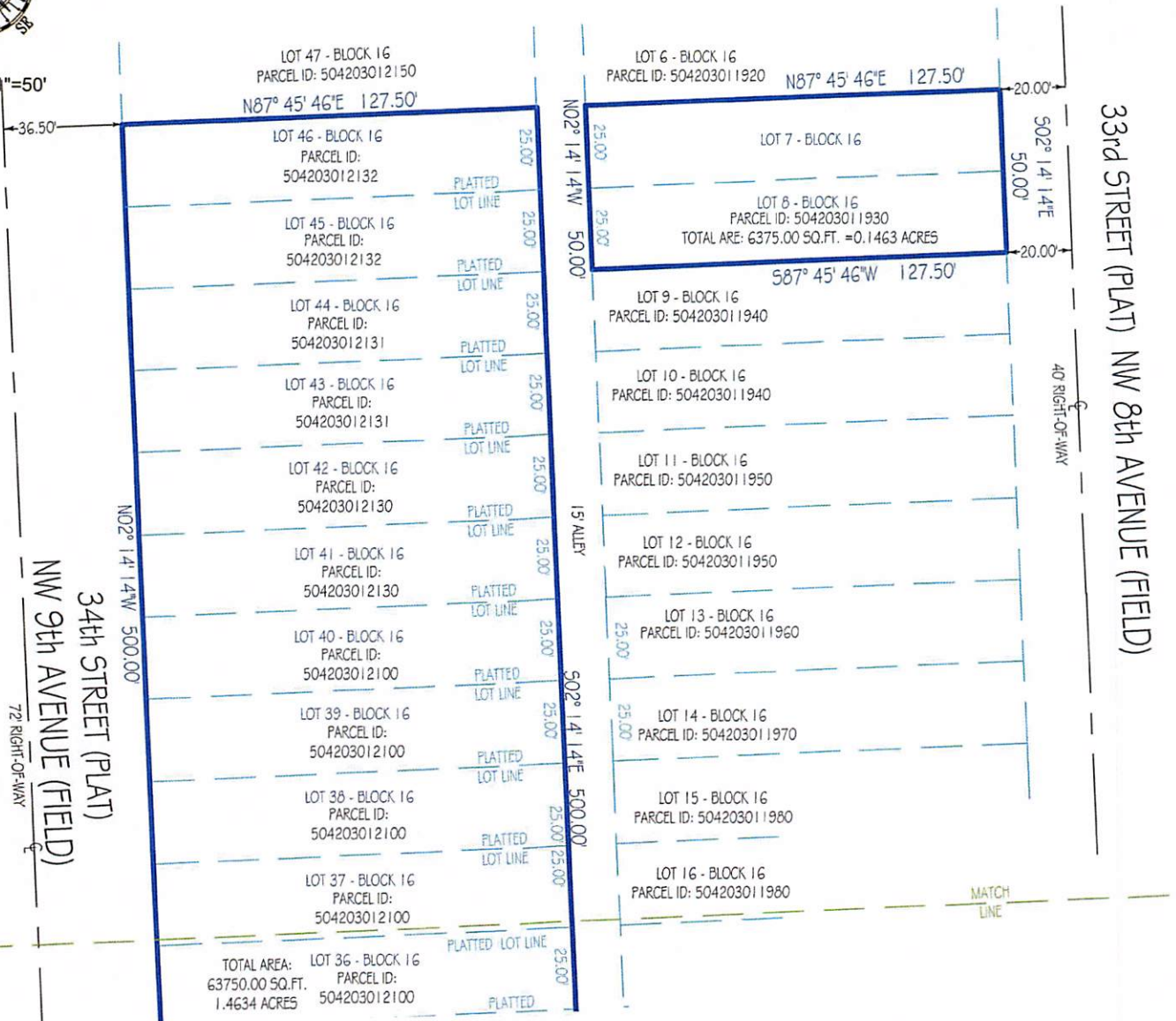


City Clerk
DAVID R. SOLOMAN

SKETCH OF DESCRIPTION

(NOT A SURVEY)

REQUEST: REZONING FROM RESIDENTIAL MULTIFAMILY MID RISE/MEDIUM HIGH DENSITY DISTRICT (RMM-25) TO NORTHWEST REGIONAL ACTIVITY CENTER - MIXED USE WEST (NWRAC-MUW).

**AERIAL PHOTOGRAPH**

(MAY NOT SHOW LATEST IMPROVEMENTS) (NOT-TO-SCALE)



PROPERTY ADDRESS:
500 - 534 NORTHWEST 9th AVENUE,
FORT LAUDERDALE, FL. 33311

LEGAL DESCRIPTION:

LOTS 7, 8, AND LOTS 27 THROUGH 46, BLOCK 16, OF NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 48, OF THE PUBLIC RECORDS OF DADE COUNTY, CITY OF FORT LAUDERDALE, SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA AND CONTAINING 70125.00 SQUARE FEET / 1.610 ACRES.

This sketch and description 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.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
P.B. - PLAT BOOK
P.G. - PAGE

Job Nr. 204474-SE

Drawn by: V.M.

LICENSED BUSINESS No. 8507

Exhibit "A"

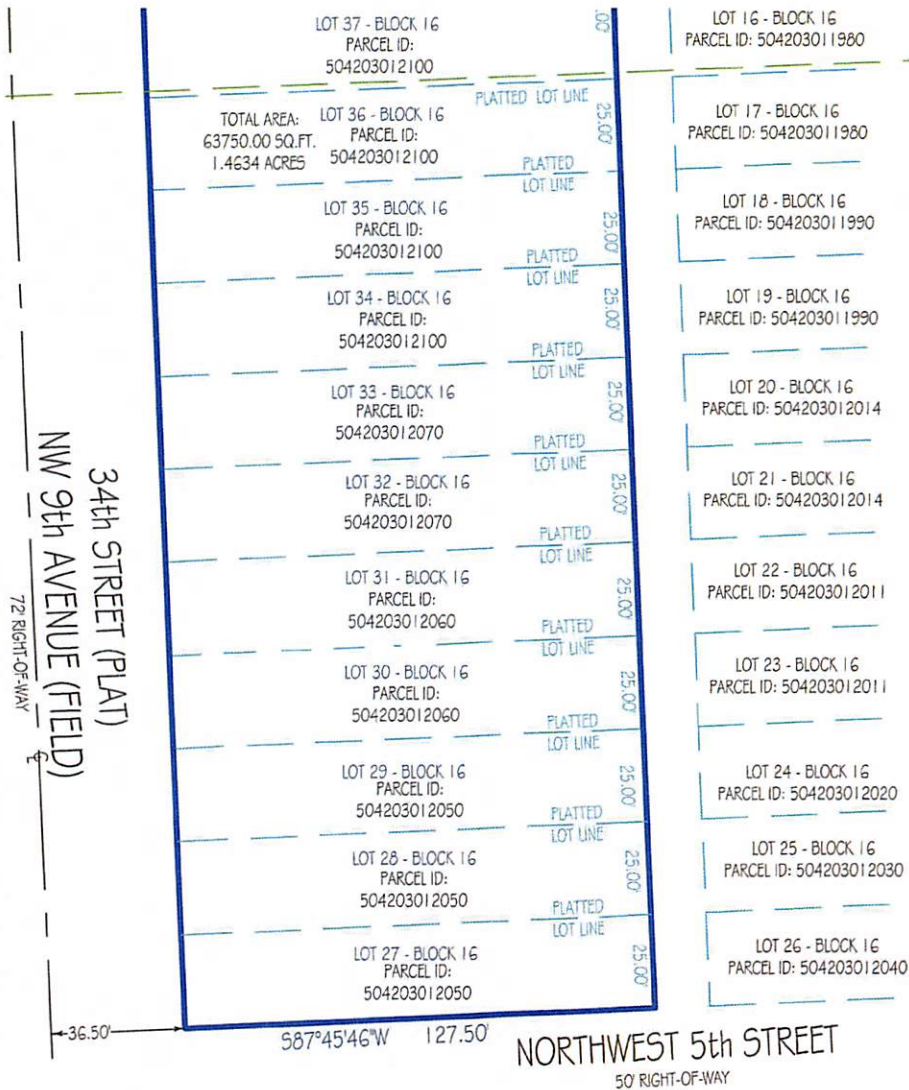
SKETCH OF DESCRIPTION

(NOT A SURVEY)

REQUEST: REZONING FROM RESIDENTIAL MULTIFAMILY MID RISE/MEDIUM HIGH DENSITY DISTRICT (RMM-25) TO NORTHWEST REGIONAL ACTIVITY CENTER - MIXED USE WEST (NWRAC-MUW)*.



SCALE: 1"=50'

**AERIAL PHOTOGRAPH**

(MAY NOT SHOW LATEST IMPROVEMENTS) (NOT-TO-SCALE)



REQUEST:
REZONING FROM
RESIDENTIAL MULTIFAMILY
MID RISE/MEDIUM HIGH
DENSITY DISTRICT (RMM-25)
TO NORTHWEST REGIONAL
ACTIVITY CENTER - MIXED
USE WEST (NWRAC-MUW)*.

PROPERTY ADDRESS:
500 - 534 NORTHWEST 9th AVENUE,
FORT LAUDERDALE, FL. 33311

LEGAL DESCRIPTION:

LOTS 7, 8, AND LOTS 27 THROUGH 46, BLOCK
16, OF NORTH LAUDERDALE, ACCORDING TO THE
PLAT THEREOF, AS RECORDED IN PLAT BOOK 1,
PAGE 48,
OF THE PUBLIC RECORDS OF DADE COUNTY, CITY
OF FORT LAUDERDALE, SAID LANDS LYING AND
BEING IN BROWARD COUNTY, FLORIDA AND
CONTAINING 70125.00 SQUARE FEET / 1.610
ACRES.

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: 2024.11.20

10:55:14 -05'00'

SIGNED:

DATE: 11-20-2024

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 sketch and description 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.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
P.B. - PLAT BOOK
P.G. - PAGE

Job Nr. 204474-SE

Drawn by: V.M.

LICENSED BUSINESS No. 8507

LANDTEC