

ORDINANCE NO. C-22-

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 DISTRICT ("RMM-25") TO NORTHWEST REGIONAL ACTIVITY CENTER-MIXED USE EAST DISTRICT ("NWRAC-MUe"), LOTS 1 THROUGH 16 AND LOTS 33, 34, 35, 36, 39, 40, 41, 42, 43, 44, 45, 46, 47 AND 48, BLOCK 322, "PROGRESSO", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 18 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LOCATED WEST OF NORTHWEST 3RD AVENUE, NORTH OF SISTRUNK BOULEVARD, EAST OF NORTHWEST 4TH AVENUE AND SOUTH OF NORTHWEST 7TH STREET, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

WHEREAS, the applicant, 312 NW 7TH Street LLC, Egris 616 Revocable Residential Land Trust, Earl E. Christian, Trustee, and Villada Properties LLC, applied for the rezoning of certain property as more particularly described in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, on July 20, 2022, the Planning and Zoning Board (PZ Case No. UDP-Z22004) 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 Monday, October 3, 2022, and Tuesday, October 18, 2022 at 6:00 P.M., in the City Commission Room, City Hall, 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 October 3, 2022 and October 18, 2022, a portion of those findings expressly listed as follows:

[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 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:

LOTS 1 THROUGH 16 AND LOTS 33, 34, 35, 36, 39, 40, 41,
42, 43, 44, 45, 46, 47 AND 48, BLOCK 322, "PROGRESSO",
ACCORDING TO THE PLAT THEREOF AS RECORDED IN
PLAT BOOK 2, PAGE 18 OF THE PUBLIC RECORDS OF
DADE COUNTY, FLORIDA

Location: West of Northwest 3rd Avenue, north of Sistrunk
Boulevard, east of Northwest 4th Avenue and south of
Northwest 7th 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 _____, 2022.

PASSED SECOND READING this ____ day of _____, 2022.

ATTEST:

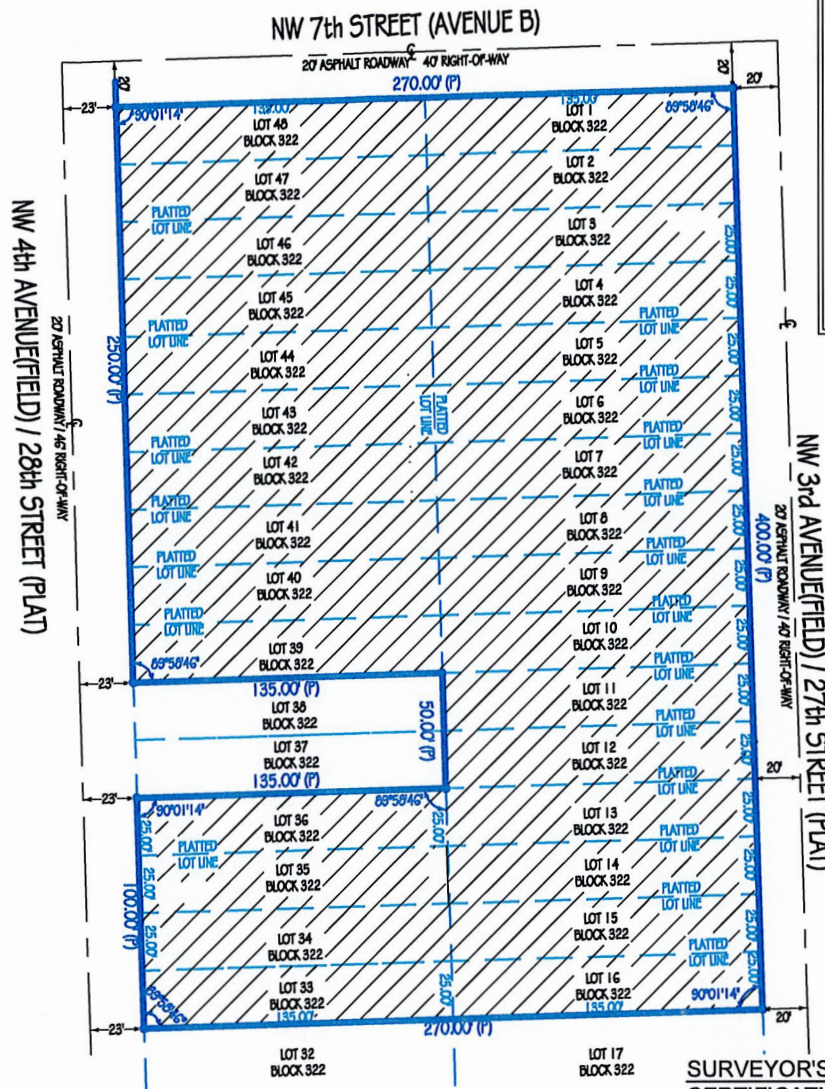
Mayor
DEAN J. TRANTALIS

City Clerk
DAVID R. SOLOMAN



SCALE: 1"=80'

SKETCH OF DESCRIPTION



REZONING FROM
RESIDENTIAL MULTIFAMILY
MIDRISE/MEDIUM HIGH DENSITY
DISTRICT (RMM-25)
TO
NORTHWEST REGIONAL
ACTIVITY CENTER
- MIXED USE EAST (NWRAC-MUE)

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-17.052, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.



Digitally signed by
Andrew Snyder

Date: 2022.07.07

17:03:52 -04'00'

SIGNED: _____ DATE: 7-7-2022
ANDREW SNYDER PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION No. 5639 (NOT VALID WITHOUT THE
SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA
LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

LEGAL DESCRIPTION:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 33, 34, 35, 36, 39, 40, 41, 42, 43, 44, 45, 46, 47 and 48, Block 322, of PROGRESSO, according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Broward County, Florida; said lands situate, lying and being in The City of Fort Lauderdale, Broward County, Florida, and contain 101,256.40 Square Feet or 2.324 Acres, more or less.

JOB NUMBER 142672 REV 7-7-2022

This sketch and description has been issued by the following
Landtec Surveying office:

700 West Hillsboro Boulevard, Suite 4-100
Deerfield Beach, FL 33441
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Fax: (561) 465-3145
www.LandtecSurvey.com

LB # 8007

Exhibit "A"

CAM # 22-0847

Exhibit 7

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