

ORDINANCE NO. C-23-08

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 INDUSTRIAL ("I") ZONING DISTRICT TO NORTHWEST REGIONAL ACTIVITY CENTER-MIXED USE WEST ("NWRAC-MUw") ZONING DISTRICT, ALL OF LOTS 15, 16 AND 17, BLOCK 328, "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 8TH AVENUE, NORTH OF NORTHWEST 6TH STREET (SISTRUNK BOULEVARD), EAST OF NORTHWEST 9TH AVENUE AND SOUTH OF NORTHWEST 7TH STREET, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, SJC Sistrunk, LLC, applied for the rezoning of the property more particularly described in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, on November 16, 2022, the Planning and Zoning Board (PZ Case No. UDP-Z22019) recommended that the City Commission of the City of Fort Lauderdale ("City Commission") approve the rezoning of the lands described in Exhibit "A" attached hereto 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, March 8, 2023, and Thursday, March 23, 2023 at 6:00 P.M., in the City Commission Room, City Hall, Fort Lauderdale, Florida, for the purpose of hearing any public comment regarding the 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 meeting of March 8, 2023 and March 23, 2023, a portion of those findings expressly listed as follows:

1. The proposed rezoning from Industrial (I) to NWRAC-MUw is consistent with the City’s Comprehensive Plan applicable goals, objectives, and policies, specifically Future Land Use Element Goal 2, Objective 2.4, Policy 2.4.3 which encourages revitalization of redevelopment areas and redevelopment to be consistent with the Northwest/Progresso/Flagler Heights Redevelopment Plan. Rezoning the property to NWRAC-MUw is consistent with Northwest Regional Activity Center (NWRAC) future land use designation. The NWRAC future land use designation is intended to create a vibrant community with a successful mix of businesses and residential uses defined with walkable streets and quality buildings based upon the Northwest-Progresso-Flagler Heights Implementation Plan (NPF CRA). The land use designation provides opportunities for mixed use residential and commercial development.
2. The proposed rezoning of the property to NWRAC-MUw will not adversely impact the character of development in or near the area under consideration. The applicant is seeking to rezone the parcel to be consistent with parcels to the south and southwest to allow for redevelopment of the site. Any new proposed development would be subject to the NWRAC Illustrations of Design Standards for building design and streetscape improvements, thus ensuring compatibility with existing and future developments along the primary corridor of Sistrunk Boulevard and the surrounding neighborhood of Progressive Village. The subject site is split between two zoning districts, with the southern portion already zoned NWRAC-MUw. To the west are newly constructed commercial bays with underlying zoning of Community Business (CB) District. Properties to the north and east contain legally nonconforming multifamily housing and commercial warehouses zoned Industrial. The rezoning of the property is not anticipated to adversely impact the character of development of the area, but rather support the

redevelopment of the Sistrunk corridor as supported by the NWRAC Master Plan. The overlying design requirements that would apply to a new development, promote the integration of active first floor commercial uses, helping to create a walkable community, with local shopping opportunities, fortifying the economic vitality of existing and future businesses in the Progresso Village Neighborhood.

3. The character of the area is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses. The NWRAC Master Plan is intended to promote and enhance the existing mix of uses and character of the NWRAC by providing for a wide range of employment, shopping, services, cultural and residential opportunities, with a mixture of residential and non-residential uses. Rezoning to NWRAC-MUw would ensure compliance with the development standards required by the NWRAC Master Plan. Additionally, in accordance with Section 47-13.29. of the ULDR, Design Standard Applicability and 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. The uses permitted in the NWRAC-MUw zoning district match the pattern of development occurring along Sistrunk Boulevard. Future development will be compatible with nearby approved projects such as the Adderley at 501 NW 7th Avenue, and the Arcadian at 640 NW 7th Avenue.

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, are hereby amended by rezoning from Industrial ("I") zoning district to Northwest Regional Activity Center-Mixed Use West ("NWRAC-MUw") zoning district, the following lands, situated in the City of Fort Lauderdale, Broward County, Florida, to wit:

ALL OF LOTS 15, 16 AND 17, BLOCK 328, "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 8th Avenue, north of Northwest 6th Street (Sistrunk Boulevard), east of Northwest 9th 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 to the extent of such conflict.

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 8th day of March, 2023.

PASSED SECOND READING this ____ day of _____, 2023.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
DAVID R. SOLOMAN



McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 763-7611 * EMAIL: INFO@MECO400.COM

m.p.o.k.

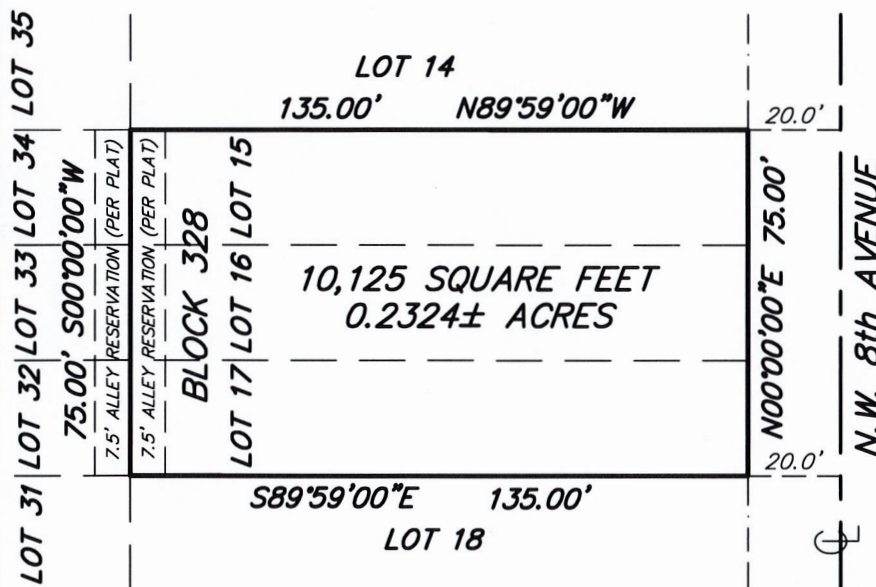
SCALE 1" = 40'

**SKETCH AND DESCRIPTION
TO ACCOMPANY REZONING PETITION
FROM GENERAL INDUSTRIAL TO NWRAC-MUw**

LEGAL DESCRIPTION:

Lots 15, 16 and 17, Block 328, PROGRESSO, according to the plat thereof, as recorded in Plat Book 2, Page 18, of the public records of Miami-Dade County, Florida.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 10,125 square feet or 0.2324 acres more or less.



N.W. 9th AVENUE (POWERLINE ROAD)	N.W. 7th STREET	
	48	1
	47	2
	46	3
	45	4
	44	5
	43	6
	42	7
	41	8
	40	9
	39	10
	38	11
	37	12
	36	13
	35	14
	34	15
	33	16
	32	17
	31	18
	30	19
	29	20
	28	21
	27	22
	26	23
	25	24
	N.W. 8th AVENUE	

N.W. 6th STREET
**SITE LAYOUT
NOT TO SCALE**



CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 19th day of September, 2022. Revised title this 29th day of September, 2022.

McLAUGHLIN ENGINEERING COMPANY

J. M. McLaughlin Jr.
JAMES M. McLAUGHLIN JR.
Registered Land Surveyor No. 4497
State of Florida.



Digitally signed
by James M
McLaughlin Jr
Date: 2022.09.29
06:41:09 -04'00'

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.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 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 East line of said Lots as North 00°00'00" East.

FIELD BOOK NO. _____

DRAWN BY: *JMMjr*

JOB ORDER NO. V-7310

CHECKED BY: _____

REF. DWG.: 22-1-008

C: \JMMjr\2022\7310 (REZONE)
CAM # 23-0331

Exhibit "A"

Exhibit 6
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