

ORDINANCE NO. C-14-52

AN ORDINANCE CHANGING THE UNIFIED LAND DEVELOPMENT REGULATIONS OF THE CITY OF FORT LAUDERDALE, FLORIDA, SO AS TO REZONE FROM GENERAL BUSINESS (B-2) ZONING DISTRICT TO NORTHWEST REGIONAL ACTIVITY CENTER – MIXED USE NORTHEAST (NWRAC-MU_{ne}) ZONING DISTRICT PROPERTIES GENERALLY LOCATED SOUTH OF SUNRISE BOULEVARD, NORTH OF NW 8TH STREET, NORTH AND WEST OF THE FLORIDA EAST COAST RAILWAY RIGHT-OF-WAY (F.E.C. RAILWAY), AND EAST OF ANDREWS AVENUE, INCLUDING LOTS ALONG THE WEST SIDE OF ANDREWS AVENUE BETWEEN SUNRISE BOULEVARD AND NW 8TH STREET AND THOSE LOTS APPROXIMATELY 250.00 FEET SOUTH OF NW 8TH STREET BETWEEN ANDREWS AVENUE AND F.E.C. RAILWAY; TO REZONE FROM COMMUNITY BUSINESS (CB) DISTRICT, HEAVY COMMERCIAL/LIGHT INDUSTRIAL BUSINESS (B-3) DISTRICT AND GENERAL INDUSTRIAL (I) DISTRICT TO NORTHWEST REGIONAL ACTIVITY CENTER MIXED USE EAST (NWRAC-MU_e) ZONING DISTRICT THOSE PROPERTIES GENERALLY LOCATED WEST OF THE FEC RAILWAY, NORTH OF NW 6TH STREET, EAST OF NW 4TH AVENUE AND SOUTH OF NW 8TH STREET, TOGETHER WITH THE AREA EAST OF NW 7TH AVENUE, SOUTH OF NW 6TH STREET, NORTH OF NW 2ND STREET, WEST OF NW 4TH AVENUE AND THOSE PROPERTIES ALONG THE NORTH SIDE OF NW 6TH STREET BETWEEN NW 7TH AVENUE AND NW 4TH AVENUE; AND TO REZONE FROM RESIDENTIAL LOW RISE MULTIFAMILY/MEDIUM DENSITY (RM-15) DISTRICT AND COMMUNITY BUSINESS (CB) DISTRICT TO NORTHWEST REGIONAL ACTIVITY CENTER – MIXED USE WEST (NWRAC-MU_w) ZONING DISTRICT, GENERALLY CONSISTING OF THOSE PROPERTIES FRONTING ON BOTH THE NORTH AND SOUTH SIDES OF NW 6TH STREET (SISTRUNK BOULEVARD) FROM NW 7TH AVENUE TO THE EAST TO NW 24TH AVENUE TO THE WEST AND INCLUDING THOSE PROPERTIES FRONTING ON THE WEST SIDE OF NW 7TH AVENUE GENERALLY FROM NW 6TH STREET (SISTRUNK BOULEVARD) TO THE NORTH AND TO NW 2ND STREET TO THE SOUTH, IN FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND AMENDING THE OFFICIAL ZONING MAP AND SCHEDULE “A” ATTACHED THERETO TO INCLUDE SUCH LANDS.

WHEREAS, the applicant, City of Fort Lauderdale, has filed for the rezoning of certain property as described in Section 1 herein, associated with the creation of the new NWRAC-MUe zoning district in the Northwest Regional Activity Center ("NWRAC") land use area generally located south of Sunrise Boulevard, north of N.W. 8th Street north and west of the FEC Railway right-of-way and east of Andrews Avenue, including lots along the west side of Andrews Avenue between Sunrise Boulevard and N.W. 8th Street and those lots approximately 250.00 feet south of N.W. 8th Street between Andrews Avenue and FEC Railway; and

WHEREAS, the applicant, City of Fort Lauderdale, has filed for the rezoning of certain property as described in Section 1 herein, associated with the creation of the new NWRACF-MUe zoning district in the NWRAC land use area generally located west of the FEC Railway, north of N.W. 6th Street, east of N.W. 4th Avenue and south of N.W. 8th Street, together with the area east of N.W. 7th Avenue, south of N.W. 6th Street, north of N.W. 2nd Street, west of N.W. 4th Avenue and those properties along the north side of N.W. 6th Street between N.W. 7th Avenue and N.W. 4th Avenue; and

WHEREAS, the applicant, City of Fort Lauderdale, has filed for the rezoning of certain property as described in Section 1 herein, associated with the creation of the new NWRAC-MUw zoning district in the NWRAC land use area generally fronting on both the north and south sides of N.W. 6th Street (Sistrunk Boulevard) from N.W. 7th Avenue to the east to N.W. 24th Avenue to the west and including those properties fronting on the west side of N.W. 7th Avenue generally from N.W. 6th Street (Sistrunk Boulevard) to the north and to N.W. 2nd Street to the south; and

WHEREAS, the Planning and Zoning Board at its meeting of November 19, 2014 (PZ Case No. 3-Z-13) 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 Wednesday, December 17, 2014 and Tuesday, January 6, 2015 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, at its meeting of December 17, 2014, the City Commission deferred second reading of the ordinance to January 21, 2015; and

WHEREAS, the City Clerk notified the public of a public hearing to be held for second reading on Tuesday, February 17, 2015 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 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. That the Unified Land Development Regulations ("ULDR") of the City of Fort Lauderdale 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 in the respects mentioned, the following lands, situate in the City of Fort Lauderdale, Broward County, Florida, to wit:

REZONE FROM B-2 TO NWRAC-MUe:

Location: South of Sunrise Boulevard, north of N.W. 8th Street north and west of the FEC Railway and east of Andrews Avenue, including lots along the west side of Andrews Avenue between Sunrise Boulevard and N.W. 8th Street and those lots approximately 250.00 feet south of N.W. 8th Street between Andrews Avenue and FEC Railway;

more particularly described in the Exhibit attached hereto and made a part hereof;

AND

REZONE FROM CB, B-3 AND I TO NWRAC-MUe:

Location: West of the FEC Railway, north of N.W. 6th Street, east of N.W. 4th Avenue and south of N.W. 8th Street, together with the area east of

N.W. 7TH Avenue, south of N.W. 6th Street, north of N.W. 2nd Street, west of N.W. 4th Avenue and those properties along the north side of N.W. 6th Street between N.W. 7th Avenue and N.W. 4th Avenue

more particularly described in the Exhibit attached hereto and made a part hereof;

AND

REZONE FROM RM-15 AND CB TO NWRAC-MUw:

Location: Fronting on both the north and south sides of N.W. 6th Street (Sistrunk Boulevard) from N.W. 7th Avenue to the east to N.W. 24th Avenue to the west and including those properties fronting on the west side of N.W. 7th Avenue generally from N.W. 6th Street (Sistrunk Boulevard) to the north and to N.W. 2nd Street to the south;

more particularly described in the Exhibit attached hereto and made a part hereof.

SECTION 2. 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 3. 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 4. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

SECTION 5. That this Ordinance shall be in full force and effect ten days from the date of final passage.

PASSED FIRST READING this the 17th day of December, 2014.

PASSED SECOND READING this the ____ day of _____, 2015.

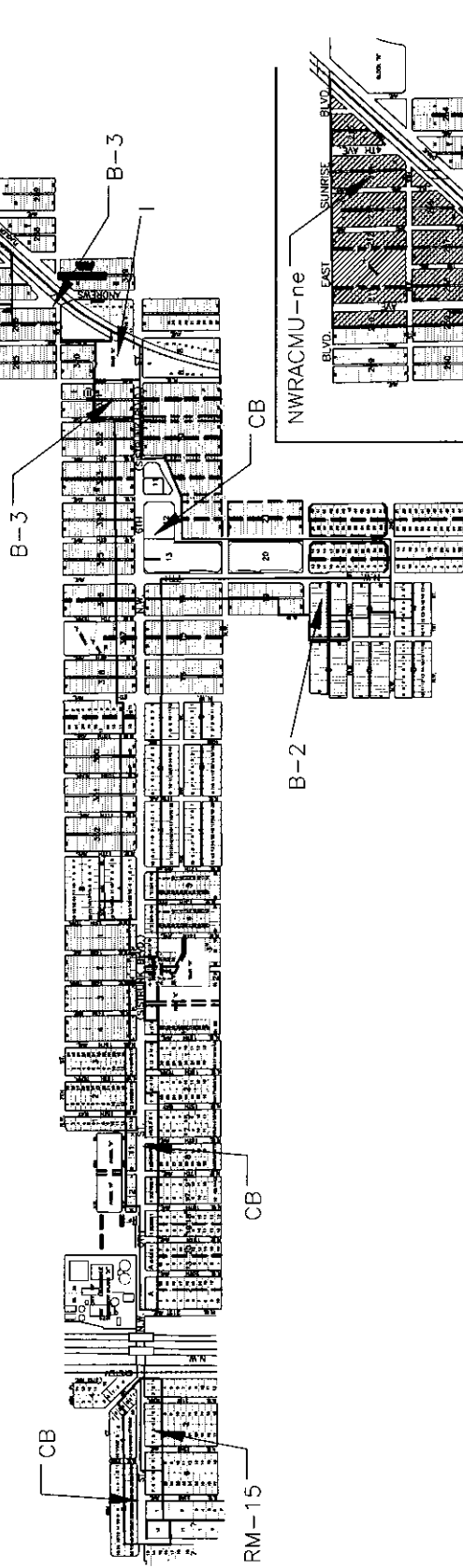
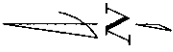
Mayor
JOHN P. "JACK" SEILER

ATTEST:

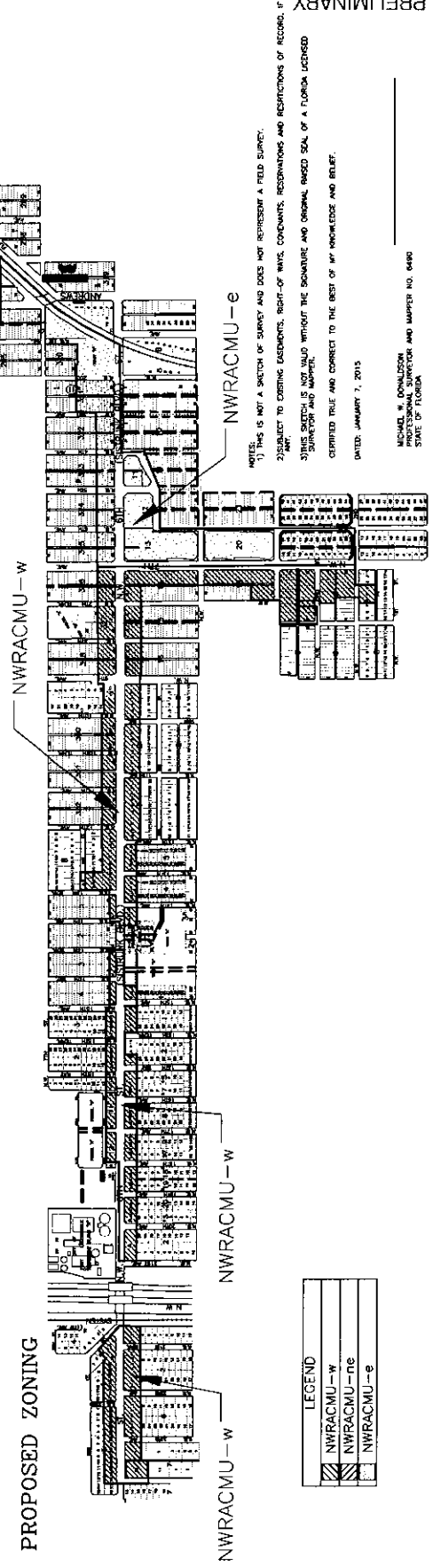
City Clerk
JONDA K. JOSEPH

SKETCH AND DESCRIPTION RE-ZONING

EXISTING ZONING



PROPOSED ZONING



LEGEND	
	NWRACMU-w
	NWRACMU-ne
	NWRACMU-e

NOTES:
1) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
2) SUBJECT TO EXISTING EASEMENTS, RIGHT-OF-WAYS, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY.
3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL BASED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
CERTIFIED TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
DATED: JANUARY 7, 2015

MICHAEL R. DONALDSON
PROFESSIONAL SURVEYOR AND MAPPER NO. 6482
STATE OF FLORIDA

REZONE FROM CB TO NWRACMU-W.

[illegible][illegible]

REZONE FROM RM-15 TO NWRACMU-W;

TOGETHER WITH LOTS 1 THROUGH 3, BLOCK 6, LOTS 1 THROUGH 7, BLOCK 2, LOTS 1 THROUGH 3, BLOCK 1, LESS ROAD RIGHT OF WAY OF SAID LOTS "RIVER GARDENS", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

~~REZONE FROM B2 TO NWRACMU-W:~~

TOGETHER WITH LOTS 7 THROUGH 26, LESS ROAD RIGHT OF WAY, BLOCK 19, "NORTH LAUDERDALE," ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 48; TOGETHER WITH LOTS 1, 2, 3, 4, AND 36 LESS ROAD RIGHT OF WAY, LOTS 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825,

~~REZONE FROM CB TO NWRACMU-e;~~

TOGETHER WITH PARCELS "A", "B", "C", AND "D" ALONG WITH THE PORTION OF ROAD VACATED PER CITY ORDINANCE C-92-14 AND C-10-49, "NORTHWEST FORT LAUDERDALE COMMERCIAL PLAT", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 148, PAGE 25; TOGETHER WITH PARCELS "B" AND "C" ALONG WITH THE PORTION OF ROAD VACATED PER CITY ORDINANCE C-92-14, "NORTHWEST REDEVELOPMENT PLAT", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 148, PAGE 26; ALL AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH LOTS 1 THROUGH 14 AND 26 LESS ROAD RIGHT OF WAY, LOTS 15 THROUGH 25, ALONG WITH VACATED ALLEY IN CITY ORDINANCE C-83-71, "DAWE'S SUBDIVISION IN BLOCK 5 FT. LAUDERDALE, FLA.", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 121; TOGETHER WITH LOTS 47 AND 25 LESS ROAD RIGHT OF WAY, BLOCK 13, LOTS 46 THROUGH 50, LOTS 51 AND 52 LESS ROAD RIGHT OF WAY, BLOCK 11, "NORTH LAUDERDALE", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 46; TOGETHER WITH LOTS 24 AND 25 LESS ROAD RIGHT OF WAY, LOTS 17 THROUGH 32, LOTS 26 THROUGH 32, LOTS 31 AND 32 LESS ROAD RIGHT OF WAY, LOTS 19 THROUGH 23, LOTS 26 THROUGH 30, BLOCK 323, LOTS 23 THROUGH 26 LESS ROAD RIGHT OF WAY, LOTS 27 THROUGH 30, BLOCK 324, LOTS 23 THROUGH 26 LESS ROAD RIGHT OF WAY, LOTS 19 THROUGH 22, LOTS 27 THROUGH 30, BLOCK 325, "PROGRESS", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 18, ALL AS RECORDED IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

REZONE FROM B3 TO NWRACMU--B2

TOGETHER WITH LOTS 24 AND 25 LESS ROAD RIGHT OF WAY, LOTS 12 THROUGH 23, LOTS 26 THROUGH 34, BLOCK 321, TRIANGULAR TRACT EAST OF BLOCK 320 AND WEST OF FEC RAILWAY, LOTS 11 THROUGH 24 LESS ROAD RIGHT OF WAY, BLOCK 286, LOTS 11 THROUGH 16 TOGETHER WITH THAT UN-NUMBERED PORTION LYING SOUTH OF LOT 11 AND WEST OF ALLEY LESS ROAD RIGHT OF WAY, ALSO THAT UN-NUMBERED PORTION LYING SOUTH OF LOT 10, BLOCK 287, "PROGRESSO", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 18, ALL AS RECORDED IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

REZONE FROM 1 TO NWRACMU-e;

TOGETHER WITH PARCELS "D", "E" AND "F", LESS ROAD RIGHT OF WAY, PARCEL "C" AND "C", "RICKARDS SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 25, PAGE 3, TOGETHER WITH TRACT "A", "S & R INVESTMENT CO. PLAT", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 76, PAGE 26; ALL AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

REZONE FROM B2 TO NWRACMU-ne:

[illegible]

TOGETHER WITH PARCEL "A", "RESUBDIVISION OF THE EAST ONE-HALF OF BLOCK 211 AND THE WEST ONE-HALF OF BLOCK 212, PROGRESSO" ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 68, PAGE 10; RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.