

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<sub>ne</sub>) ZONING DISTRICT PROPERTIES GENERALLY LOCATED SOUTH OF SUNRISE BOULEVARD, NORTH OF NW 8<sup>TH</sup> 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 8<sup>TH</sup> STREET AND THOSE LOTS APPROXIMATELY 250.00 FEET SOUTH OF NW 8<sup>TH</sup> 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<sub>e</sub>) ZONING DISTRICT THOSE PROPERTIES GENERALLY LOCATED WEST OF THE FEC RAILWAY, NORTH OF NW 6<sup>TH</sup> STREET, EAST OF NW 4<sup>TH</sup> AVENUE AND SOUTH OF NW 8<sup>TH</sup> STREET, TOGETHER WITH THE AREA EAST OF NW 7<sup>TH</sup> AVENUE, SOUTH OF NW 6<sup>TH</sup> STREET, NORTH OF NW 2<sup>ND</sup> STREET, WEST OF NW 4<sup>TH</sup> AVENUE AND THOSE PROPERTIES ALONG THE NORTH SIDE OF NW 6<sup>TH</sup> STREET BETWEEN NW 7<sup>TH</sup> AVENUE AND NW 4<sup>TH</sup> 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<sub>w</sub>) ZONING DISTRICT, GENERALLY CONSISTING OF THOSE PROPERTIES FRONTING ON BOTH THE NORTH AND SOUTH SIDES OF NW 6<sup>TH</sup> STREET (SISTRUNK BOULEVARD) FROM NW 7<sup>TH</sup> AVENUE TO THE EAST TO NW 24<sup>TH</sup> AVENUE TO THE WEST AND INCLUDING THOSE PROPERTIES FRONTING ON THE WEST SIDE OF NW 7<sup>TH</sup> AVENUE GENERALLY FROM NW 6<sup>TH</sup> STREET (SISTRUNK BOULEVARD) TO THE NORTH AND TO NW 2<sup>ND</sup> 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. 8<sup>th</sup> 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. 8<sup>th</sup> Street and those lots approximately 250.00 feet south of N.W. 8<sup>th</sup> 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. 6<sup>th</sup> Street, east of N.W. 4<sup>th</sup> Avenue and south of N.W. 8<sup>th</sup> Street, together with the area east of N.W. 7<sup>th</sup> Avenue, south of N.W. 6<sup>th</sup> Street, north of N.W. 2<sup>nd</sup> Street, west of N.W. 4<sup>th</sup> Avenue and those properties along the north side of N.W. 6<sup>th</sup> Street between N.W. 7<sup>th</sup> Avenue and N.W. 4<sup>th</sup> 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. 6<sup>th</sup> Street (Sistrunk Boulevard) from N.W. 7<sup>th</sup> Avenue to the east to N.W. 24<sup>th</sup> Avenue to the west and including those properties fronting on the west side of N.W. 7<sup>th</sup> Avenue generally from N.W. 6<sup>th</sup> Street (Sistrunk Boulevard) to the north and to N.W. 2<sup>nd</sup> 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. 8<sup>th</sup> 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. 8<sup>th</sup> Street and those lots approximately 250.00 feet south of N.W. 8<sup>th</sup> 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. 6<sup>th</sup> Street, east of N.W. 4<sup>th</sup> Avenue and south of N.W. 8<sup>th</sup> Street, together with the area east of N.W. 7<sup>TH</sup> Avenue, south of N.W. 6<sup>th</sup> Street, north of N.W. 2<sup>nd</sup> Street, west of N.W. 4<sup>th</sup> Avenue and those properties along the north side of N.W. 6<sup>th</sup> Street between N.W. 7<sup>th</sup> Avenue and N.W. 4<sup>th</sup> 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. 6<sup>th</sup> Street (Sistrunk Boulevard) from N.W. 7<sup>th</sup> Avenue to the east to N.W. 24<sup>th</sup> Avenue to the west and including those properties fronting on the west side of N.W. 7<sup>th</sup> Avenue generally from N.W. 6<sup>th</sup> Street (Sistrunk Boulevard) to the north and to N.W. 2<sup>nd</sup> 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 17th day of February, 2015.

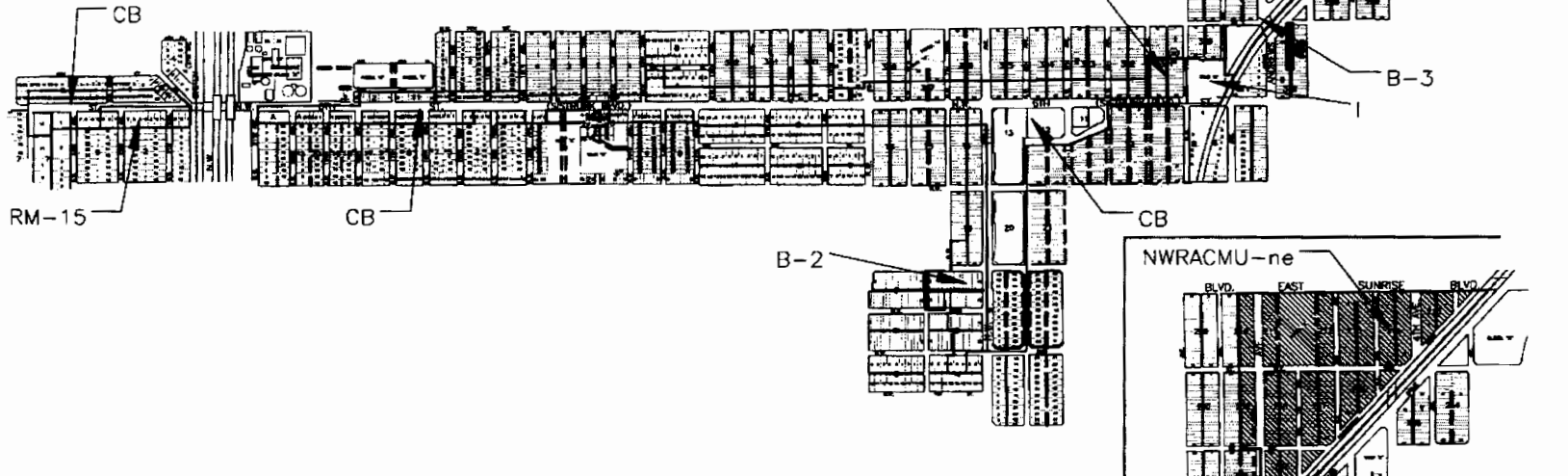
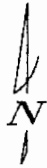
  
Mayor  
JOHN P. "JACK" SEILER

ATTEST:

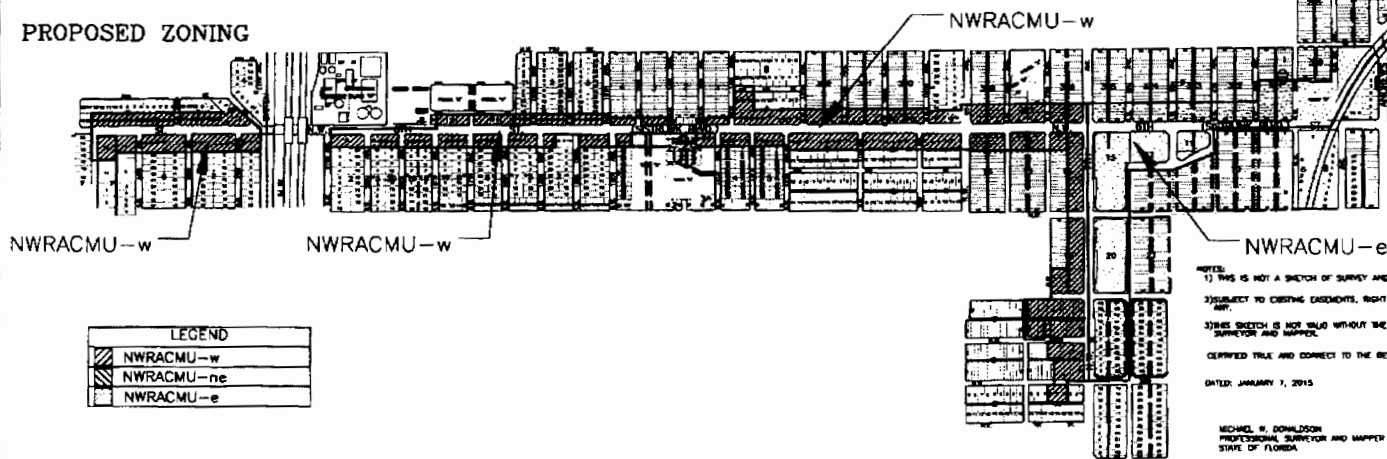
  
City Clerk  
JONDA K. JOSEPH

EXISTING ZONING

# SKETCH AND DESCRIPTION RE-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, CONVEYANCES, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY.  
3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED 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 W. DONALDSON  
PROFESSIONAL SURVEYOR AND MAPPER NO. 8490  
STATE OF FLORIDA

PRELIMINARY

DATE	BY	REVISION
12/14/2014	WKS	1

CITY OF FORT LAUDERDALE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING & ARCHITECTURE  
100 North Andrews Avenue, Fort Lauderdale, Florida 33301

DATE	BY	REVISION

PROJECT # P0000	1	2
NWRACMU-w		
NWRACMU-ne		
NWRACMU-e		
RE-ZONING		
SHEET		
PLACE PROJECT ADDRESS		

DESCRIPTION:

REZONE FROM CB TO NWRACMU--W:

LOT 12 AND THE NORTH 10 FEET OF LOT 11, THE NORTH 90 FEET OF LOT 1, LESS ROAD RIGHT OF WAY OF LOTS 1 AND 12, BLOCK 7, LOTS 4 THROUGH 7 LESS ROAD RIGHT OF WAY, BLOCK 6, "RIVER GARDENS", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 23; TOGETHER WITH LOTS 1 THROUGH 4 LESS ROAD RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS BOOK 4345, PAGE 485, LOTS 13 THROUGH 20 LESS ROAD RIGHT OF WAY, BLOCK 4, LOTS 18 THROUGH 30 LESS ROAD RIGHT OF WAY, BLOCK 5, "WASHINGTON PARK", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 22; TOGETHER WITH PARCEL "A" BLOCK 2 LESS ROAD RIGHT OF WAY, PARCEL "A" BLOCK 3 LESS ROAD RIGHT OF WAY, "RIVER BEND", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 25, PAGE 26; TOGETHER WITH LOTS 1 THROUGH 5 LESS ROAD RIGHT OF WAY, BLOCK 20, LOTS 1 THROUGH 3 LESS ROAD RIGHT OF WAY, BLOCK 19, "DORSEY PARK 4TH ADDITION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 25, PAGE 26; TOGETHER WITH LOTS 1 THROUGH 3 LESS ROAD RIGHT OF WAY, BLOCK 18, LOTS 1 THROUGH 3 LESS ROAD RIGHT OF WAY, BLOCK 17, "DORSEY PARK 3RD ADDITION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 24, PAGE 24; TOGETHER WITH LOTS 1 THROUGH 4 LESS ROAD RIGHT OF WAY, BLOCK 9, LOTS 1 THROUGH 8 LESS ROAD RIGHT OF WAY, BLOCK 8, LOTS 1 THROUGH 3 LESS ROAD RIGHT OF WAY, BLOCK 7, "DORSEY PARK 2ND ADDITION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGE 10; TOGETHER WITH LOTS 1 THROUGH 3 LESS ROAD RIGHT OF WAY, BLOCK 5, LOTS 1 AND 2 LESS ROAD RIGHT OF WAY, BLOCK 2, LOTS 1 THROUGH 5 LESS ROAD RIGHT OF WAY, BLOCK 1, "DORSEY PARK 1ST ADDITION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 1; TOGETHER WITH LOTS 13 AND 14 LESS ROAD RIGHT OF WAY, BLOCK 1, LOTS 13 THROUGH 17 LESS ROAD RIGHT OF WAY, BLOCK 2, LOTS 13 THROUGH 17 LESS ROAD RIGHT OF WAY, BLOCK 3, "DORSEY PARK", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 18, PAGE 5; TOGETHER WITH LOTS 1 THROUGH 8 LESS ROAD RIGHT OF WAY, BLOCK 4, LOTS 1 THROUGH 8 LESS ROAD RIGHT OF WAY, BLOCK 3, LOTS 1 THROUGH 8 LESS ROAD RIGHT OF WAY, BLOCK 1, "LINCOLN PARK, CORRECTED", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 2; TOGETHER WITH LOTS 1,4,5,8,9,12,13,16,17,20 LESS ROAD RIGHT OF WAY AND LOTS 15,18,19, BLOCK "A", "HOME BEAUTIFUL PARK", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 47; TOGETHER WITH LOTS 11 THROUGH 13 LESS ROAD RIGHT OF WAY, "JUNE PARK", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 22, PAGE 16; ; TOGETHER WITH LOTS 1 THROUGH 3 LESS ROAD RIGHT OF WAY, BLOCK 1, LOTS 3 THROUGH 6 LESS ROAD RIGHT OF WAY, BLOCK 3, LOTS 1 THROUGH 6 LESS ROAD RIGHT OF WAY, BLOCK 4, LOTS 1 THROUGH 6 LESS ROAD RIGHT OF WAY, BLOCK 5, "FIRST ADDITION TO TUSKEGEE PARK", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 65; TOGETHER WITH LOTS 1 THROUGH 10 LESS ROAD RIGHT OF WAY, BLOCK 3, LOTS 1 THROUGH 8 LESS ROAD RIGHT OF WAY, BLOCK 2, LOTS 1 THROUGH 8 LESS ROAD RIGHT OF WAY, BLOCK 1, "TUSKEGEE PARK", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 9; ALL AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH LOTS 24,25,26 LESS ROAD RIGHT OF WAY, LOTS 19 THROUGH 23, LOTS 27 THROUGH 30, BLOCK 332, LOTS 24 AND 25 LESS ROAD RIGHT OF WAY, LOTS 19 THROUGH 23, LOTS 27 THROUGH 30, BLOCK 331, LOTS 24 AND 25 LESS ROAD RIGHT OF WAY, LOTS 19 THROUGH 23, LOTS 27 THROUGH 30, BLOCK 330, LOTS 24 THROUGH 28 LESS ROAD RIGHT OF WAY, LOTS 29 THROUGH 31, LOTS 18 THROUGH 23, BLOCK 328, LOTS 24 AND 25 LESS ROAD RIGHT OF WAY, LOTS 18 THROUGH 23, LOTS 27 THROUGH 31, BLOCK 327, LOTS 18 THROUGH 25 LESS ROAD RIGHT OF WAY, LOTS 26 THROUGH 31, BLOCK 326, "PROGRESSO", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 18, TOGETHER WITH LOTS 47 THROUGH 52, LOTS 1 AND 2 LESS ROAD RIGHT OF WAY, LOTS 3 THROUGH 6, BLOCK 16, LOTS 1,2,51 AND 52 LESS ROAD RIGHT OF WAY, LOTS 3 THROUGH 6 AND LOTS 47 THROUGH 50 ALONG WITH THE VACATED ALLEY ADJACENT TO LOTS 1,2,3,4,49,50,51 AND 52 DESCRIBED IN CITY ORDINANCE C-88-17, BLOCK 15, LOTS 1,2,3,4,5,6,51 AND 52 LESS ROAD RIGHT OF WAY, LOTS 47 THROUGH 50, BLOCK 14, "NORTH LAUDERDALE", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 48; ALL AS RECORDED IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

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 14, LOTS 1 THROUGH 24 LESS ROAD RIGHT OF WAY, LOTS 25 THROUGH 32, BLOCK 19, "NORTH LAUDERDALE", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 48; LOTS 1, 2, 3, 4, AND 36 LESS ROAD RIGHT OF WAY, LOTS 5 THROUGH 23 AND 26 THROUGH 35 ALONG WITH THE VACATED ALLEY DESCRIBED IN OFFICIAL RECORDS BOOK 13946, PAGE 94, BLOCK "A", LOTS 1 AND 36 LESS ROAD RIGHT OF WAY, LOTS 2 THROUGH 12, LOTS 27 THROUGH 35, BLOCK "D" SUBDIVISION FOR FT. LAUDERDALE LAND & DEVELOPMENT CO. BLOCK 6 FT. LAUDERDALE, FLA., ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 57; TOGETHER WITH LOTS 4,5 AND 6 BLOCK "A", "AMENDED PLAT OF SUBDIVISION OF BLOCK 7 FT. LAUDERDALE, FLA" ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 60; OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

REZONE FROM CB TO NWRACMU--W:

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, "DAME'S SUBDIVISION OF BRYANS SUBDIVISION IN BLOCK 5 FT. LAUDERDALE, FLA.", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 121; TOGETHER WITH LOTS 47 THROUGH 52 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 48; TOGETHER WITH LOTS 24 AND 25 LESS ROAD RIGHT OF WAY, LOTS 17 THROUGH 23, BLOCK 322, LOTS 24 AND 25 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 19 THROUGH 22, 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, "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 B3 TO NWRACMU--W:

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 I TO NWRACMU--W:

TOGETHER WITH PARCELS "D", "E" AND "F" LESS ROAD RIGHT OF WAY, PARCEL "C" AND "G", "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--W:

TOGETHER WITH LOTS 17 THROUGH 26 LESS ROAD RIGHT OF WAY, LOTS 1 THROUGH 10, BLOCK 287, TRIANGULAR TRACT SOUTH OF BLOCK 257 AND EAST OF BLOCK 287, LOTS 1 THROUGH 24 LESS ROAD RIGHT OF WAY, BLOCK 259, LOTS 1 THROUGH 24 LESS ROAD RIGHT OF WAY, BLOCK 210, LOTS 25 THROUGH 48 LESS ROAD RIGHT OF WAY, BLOCK 211, LOT 1 LESS ROAD RIGHT OF WAY, LOTS 2 THROUGH 24, BLOCK 212, LOTS 25 THROUGH 48 LESS ROAD RIGHT OF WAY, LOTS 1 THROUGH 24, BLOCK 258, ALL OF BLOCKS 256 AND 257, TRIANGULAR TRACT LYING SOUTH OF BLOCK 214 AND EAST OF BLOCK 256, TRIANGULAR TRACT LYING WEST OF THE FEC RAILWAY AND EAST OF BLOCK 215, LOTS 1, 7 THROUGH 18 AND UN-NUMBERED PORTION SOUTH OF LOT 7 LESS ROAD RIGHT OF WAY, LOTS 2 THROUGH 6 AND UN-NUMBERED PORTION SOUTH OF LOT 6, BLOCK 215, LOTS 5 THROUGH 44 AND UN-NUMBERED PORTION NORTH OF LOTS 5 AND 44 LESS ROAD RIGHT OF WAY, BLOCK 213, LOTS 25 THROUGH 42, LOTS 1 THROUGH 21 AND LOTS 43 THROUGH 48 WITH UN-NUMBERED PORTION SOUTH OF LOT 21 LESS ROAD RIGHT OF WAY, TOGETHER WITH THAT PORTION OF VACATED ALLEY DESCRIBED IN CITY ORDINANCE C-01C46, BLOCK 214, "PROGRESSO" ACCORDING TO THE PLAT THEREOF, ALL AS RECORDED IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

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.

CITY OF FORT LAUDERDALE	
PUBLIC WORKS DEPARTMENT	
ENGINEERING & ARCHITECTURE	
100 North Andrews Avenue, Fort Lauderdale, Florida 33304	

REVISIONS	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			

PROJECT # P0000	2
NWRAC ZONING	2
RE-ZONING	2
SHEET	2
PLACE PROJECT ADDRESS	

TOTAL	2
OLD PLAN	30000-K10-100000
ISSUING PLAN NO	4-000-00