

ORDINANCE NO. C-18-

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 "RMM-25 – RESIDENTIAL MULTIFAMILY MID RISE/MEDIUM HIGH DENSITY" TO "NWRAC-MUe – NORTH WEST REGIONAL ACTIVITY CENTER-MIXED USE EAST", ALL OF LOTS 25 THROUGH 38, BLOCK 286, "PROGRESSO", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LOCATED EAST OF NORTHWEST 1<sup>ST</sup> AVENUE, NORTH OF NORTHWEST 7<sup>TH</sup> STREET, WEST OF NORTH ANDREWS AVENUE AND SOUTH OF NORTHWEST 8<sup>TH</sup> STREET, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

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WHEREAS, the applicant, Blue River Realty, LLC, applied for the rezoning of certain property as described in SECTION 1 herein from "RMM-25 – Residential Multifamily Mid Rise/Medium High Density" zoning district to "NWRAC-MUe – North West Regional Activity Center-Mixed Use east" zoning district; and

WHEREAS, the Planning and Zoning Board at its meeting of June 20, 2018 (PZ Case No. Z18002), did recommend to the City Commission that the lands herein described should be rezoned from "RMM-25" to "NWRAC-MUe" 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 Tuesday, September 25, 2018, and Tuesday, October 9, 2018, 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. That the City of Fort Lauderdale, Florida Unified Land Development Regulations ("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 through the allocation of commercial flexibility in the respects mentioned, the following lands, situate in the City of Fort Lauderdale, Broward County, Florida, to wit:

REZONE FROM "RMM-25" TO "NWRAC-MUe":

ALL OF LOTS 25 THROUGH 38, BLOCK 286, "PROGRESSO",  
ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT  
BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE  
COUNTY, FLORIDA

Location: East of N.W. 1<sup>st</sup> Avenue, north of N.W. 7<sup>th</sup> Street, west  
of North Andrews Avenue and south of N.W. 8<sup>th</sup> Street

Also depicted in Exhibit "A" 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 \_\_\_\_\_ day of \_\_\_\_\_, 2018.

PASSED SECOND READING this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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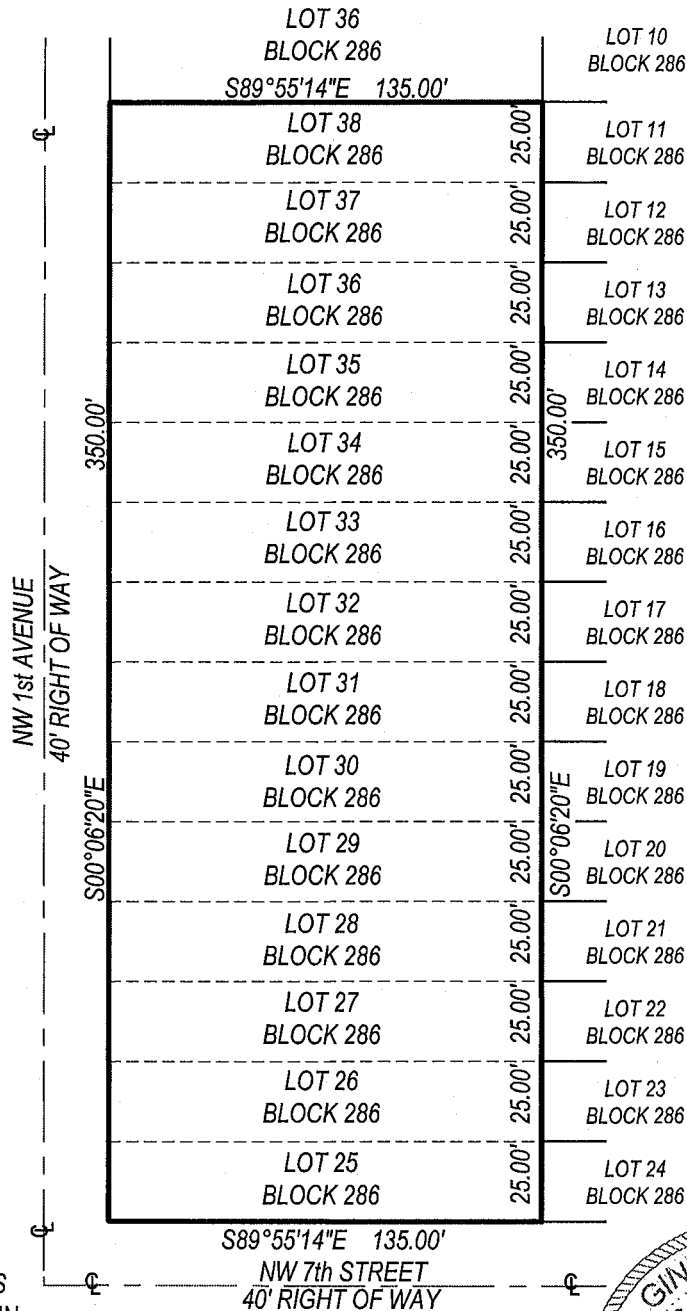
Mayor  
DEAN J. TRANTALIS

ATTEST:

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City Clerk  
JEFFREY A. MODARELLI

SKETCH AND LEGAL DESCRIPTION  
THIS IS NOT A SURVEY

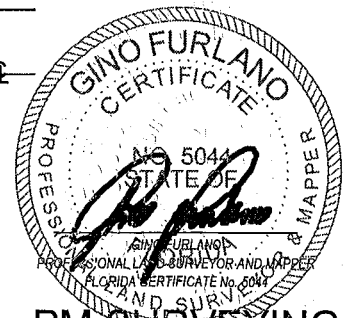


**DESCRIPTION :** LOT(S) 25 THROUGH 38, BLOCK 286, PROGRESSO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE(S) 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

***SURVEYORS' NOTES:***

1. THIS SKETCH OF DESCRIPTION MEETS STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.050-.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTES.
2. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 6788.
3. THIS SKETCH AND LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE SURVEYOR AND MAPPER NAMED HEREON.
4. THIS SKETCH AND LEGAL ARE BASED ON A SURVEY BY THIS OFFICE.

DATE: 07-10-18



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