

ORDINANCE NO. C-18-28

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 GENERAL BUSINESS DISTRICT ("B-2") TO NORTHWEST REGIONAL ACTIVITY CENTER-MIXED USE EAST DISTRICT ("NWRAC-MUe"), ALL OF LOTS 19 THROUGH 23, LOTS 26 THROUGH 30 LESS THE WEST 15 FEET, THE SOUTH 15 FEET OF LOT 18, THE SOUTH 15 FEET LOT 31 LESS THE WEST 15 FEET THEREOF, LOT 24 LESS THE SOUTH 5 FEET AND LOT 31 LESS THE SOUTH 5 FEET AND ALSO LESS THE WEST 15 FEET THEREOF, ALL OF BLOCK 204, "PROGRESSO", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LOCATED WEST OF NORTHWEST 6<sup>TH</sup> AVENUE, NORTH OF NORTHWEST 9<sup>TH</sup> STREET, EAST OF NORTHWEST 7<sup>TH</sup> AVENUE (AVENUE OF THE ARTS) AND SOUTH OF NORTHWEST 10<sup>TH</sup> STREET (WEST SUNRISE BOULEVARD), ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, PROVIDING FOR SEVERABILITY, PROVIDING FOR CONFLICTS, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, Broward Partnership for the Homeless, Inc., applied for the rezoning of certain property as more particularly described in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, on June 20, 2018, the Planning and Zoning Board (PZ Case No. Z18003) recommended that the City Commission of the City of Fort Lauderdale ("City Commission") approve the rezoning of certain lands herein described from "B-2" 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 Commission finds the zoning district proposed is consistent with the City's comprehensive plan; and

WHEREAS, the City Commission finds the changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration; and

WHEREAS, the City Commission finds the character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with the surrounding districts and uses; and

WHEREAS, the City Commission finds the City Clerk notified the public of a public hearing to be held on Tuesday, August 21, 2018, and Tuesday, September 4, 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. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct, and are hereby incorporated herein and made a part hereof.

SECTION 2. That the City of Fort Lauderdale 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 from General Business District ("B-2") 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:

ALL OF LOTS 19 THROUGH 23, LOTS 26 THROUGH 30 LESS THE WEST 15 FEET, THE SOUTH 15 FEET OF LOT 18, THE SOUTH 15 FEET LOT 31 LESS THE WEST 15 FEET THEREOF, LOT 24 LESS THE SOUTH 5 FEET AND LOT 31 LESS THE SOUTH 5 FEET AND ALSO LESS THE WEST 15 FEET THEREOF, ALL OF BLOCK 204, "PROGRESSO", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA

Location: West of Northwest 6<sup>th</sup> Avenue, north of Northwest 9<sup>th</sup> Street, east of Northwest 7<sup>th</sup> Avenue (Avenue of the Arts) and south of Northwest 10<sup>th</sup> Street (West Sunrise Boulevard)

as 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 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 the 21st day of August, 2018.

PASSED SECOND READING this the 4th day of September, 2018.

  
\_\_\_\_\_  
Mayor  
DEAN J. TRANTALIS

ATTEST:



\_\_\_\_\_  
City Clerk  
JEFFREY A. MODARELLI

*M.D. OK.* PETITION TO REZONE FROM "B-2" TO "NWRAC-MUa"

**LEGAL DESCRIPTION:**

ALL OF LOTS 19 THROUGH 23, OF BLOCK 204, OF PROGRESSO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 18 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

TOGETHER WITH:  
LOTS 28 THROUGH 30, OF SAID BLOCK 204, OF PROGRESSO, LESS THE WEST 15 FEET THEREOF;

TOGETHER WITH:  
LOT 24, OF SAID BLOCK 204, OF PROGRESSO, LESS THE SOUTH 5 FEET;

TOGETHER WITH:  
LOT 25, OF SAID BLOCK 204, OF PROGRESSO, LESS THE SOUTH 5 FEET AND THE WEST 15 FEET THEREOF;

TOGETHER WITH:  
THE SOUTH 15 FEET OF LOTS 18, OF SAID BLOCK 204, OF PROGRESSO;

TOGETHER WITH:  
THE SOUTH 15 FEET OF LOTS 31, OF SAID BLOCK 204, OF PROGRESSO, LESS THE WEST 15 FEET THEREOF;

TOGETHER WITH:  
THE 7.5 FOOT PLAT RESERVATION ALONG THE REAR OF ALL OF SAID LOTS FOR ALLEY PURPOSES;

SAID LANDS LYING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 40,800 SQUARE FEET (0.937 ACRES), MORE OR LESS.

**SURVEY NOTES:**

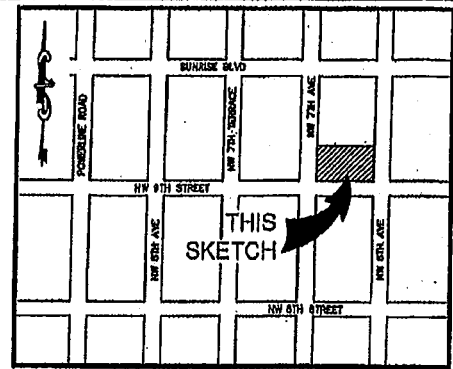
1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#68890.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 87°51'37" WEST ALONG THE SOUTH LINE OF BLOCK 204, PROGRESSO, AS RECORDED IN PLAT BOOK 2, ON PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=50' OR SMALLER.

**CERTIFICATION:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON MAY 9, 2018 MEETS THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AS APPLICABLE TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.  
CONSULTING ENGINEERS

TIMOTHY J. ORA  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 68890  
STATE OF FLORIDA



**LOCATION MAP:**  
NOT TO SCALE

**SKETCH & DESCRIPTION**

A PORTION OF LOTS 18 THRU 31,  
BLOCK 204, PROGRESSO, PLAT  
BOOK 2, PAGE 18, DADE COUNTY  
RECORDS

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

**KEITH**  
ASSOCIATES, INC.  
consulting engineers  
301 EAST ATLANTIC BOULEVARD  
POMPAHO BEACH, FLORIDA 33060-6643  
(954) 788-3400 FAX (954) 788-3500  
EMAIL: mail@keith-associates.com LB NO. 6880

SHEET 1 OF 2  
DRAWING NO. 01809140 SKETCH & DESCRIPTION 01/20/18

DATE 5/9/18

SCALE N/A

FIELD BK. N/A

DWG. BY DB

CHK. BY LP

DATE REVISIONS

