

ORDINANCE NO. C-20-13

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 "I – GENERAL INDUSTRIAL" TO "B-3 - HEAVY COMMERCIAL/LIGHT INDUSTRIAL BUSINESS DISTRICT", ALL OF LOTS 7 THROUGH 24 INCLUSIVE, BLOCK 281, "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 5<sup>TH</sup> AVENUE, NORTH OF NORTHWEST 7<sup>TH</sup> STREET, EAST OF NORTHWEST 6<sup>TH</sup> AVENUE AND SOUTH OF NORTHWEST 8<sup>TH</sup> STREET, ALL SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

---

WHEREAS, the applicant, Thrive Development Group, LLC, applied for the rezoning of certain property as described in Section 1 herein from "I – General Industrial District" to "B-3 – Heavy Commercial/Light Industrial Business District"; and

WHEREAS, the Planning and Zoning Board, at its meeting of February 19, 2020 (PZ Case No. PLN-REZ-1912001), as the local planning agency, recommended to the City Commission of the City of Fort Lauderdale that the lands herein described should be rezoned from "I" to "B-3", 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, May 19, 2020, at 6:00 P.M., and Tuesday, June 2, 2020, at 6:00 P.M., in the City Commission Room, City Hall, Fort Lauderdale, Florida and through communication media technology accessible through the City's website ([www.fortlauderdale.gov](http://www.fortlauderdale.gov)), 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 City Commission finds that the application for rezoning of lands described in Section 2 of this ordinance meets the criteria of Section 47-24.4 of the Unified Land Development Regulations ("ULDR"), subject to the conditions imposed by the Development Review Committee and the Planning and Zoning Board, as enunciated and memorialized in the minutes of its meetings of May 19, 2020, and June 2, 2020, a portion of those findings expressly listed as follows:

1. The proposed rezone is generally consistent with the City's Goals, Objectives and Policies for the Northwest Regional Activity Center (NWRAC) land use category. More specifically, the proposed rezoning will be consistent and compatible with Objective 1.7 of the Fort Lauderdale Comprehensive Plan which encourages redevelopment and the expansion of employment opportunities in the NWRAC.
2. The proposed B-3 rezoning is consistent with the underlying NWRAC Future Land Use Designation.
3. The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration.
4. The character of the area proposed is suitable for the uses permitted in the proposed B-3 zoning district and is compatible with surrounding districts and uses.

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, 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 "I – GENERAL INDUSTRIAL DISTRICT" TO "B-3 –  
HEAVY COMMERCIAL/LIGHT INDUSTRIAL BUSINESS DISTRICT":

ALL OF LOTS 7 THROUGH 24 INCLUSIVE, BLOCK 281,  
"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 5<sup>th</sup> Avenue, north of Northwest 7<sup>th</sup> Street, east of Northwest 6<sup>th</sup> Avenue and south of Northwest 8<sup>th</sup> Street

being more particularly described 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.

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 19<sup>th</sup> day of May, 2020.

PASSED SECOND READING this the \_\_\_\_ day of \_\_\_\_\_, 2020.

---

Mayor  
DEAN J. TRANTALIS

ATTEST:

---

City Clerk  
JEFFREY A. MODARELLI

INSTRUMENT PREPARED BY:



LB# 7282

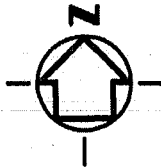
PHONE: 305-822-6062 \* FAX: 305-827-9669

6175 NW 153rd STREET SUITE 321

MIAMI LAKE FL. 33014

JOB NUMBER: RP19-1379

SCALE: 1" = 60'



**ADDRESS:**

701-745 NW 5 AVENUE, FORT LAUDERDALE  
FLORIDA 33311 (FOLIO #4942-34-06-9460)

**ZONING:**

CURRENT ZONING DESIGNATION: I (General Industrial)

PROPOSED ZONING DESIGNATION: B-3 (Heavy Commercial/  
Light Industrial Business)

**LEGAL DESCRIPTION:**

Lots 7 through 24 inclusive, Block 281, of  
"PROGRESSO", according to the Plat thereof,  
as recorded in Plat Book 2, Page 18, of the  
Public Records of Dade County, Florida; said  
lands now situate, lying and being in Broward  
County, Florida.

**SURVEYOR'S NOTES:**

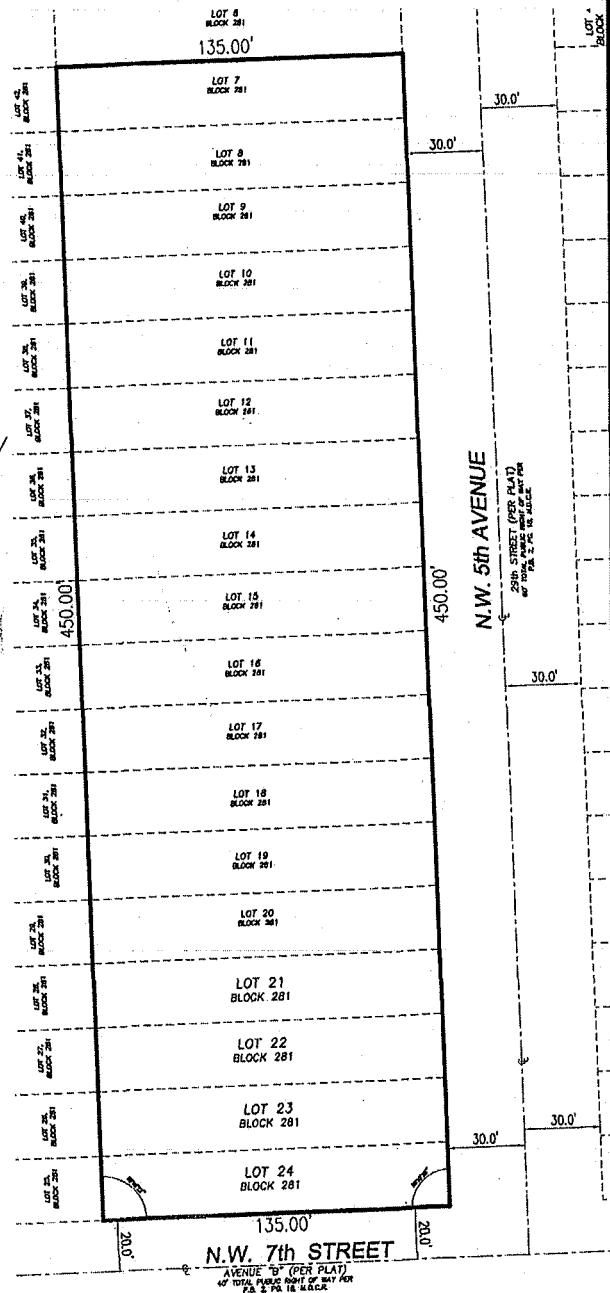
- 1) This is not a BOUNDARY SURVEY, but only a GRAPHIC DEPICTION of the description shown hereon.
- 2) The North arrow shown hereon is based on record plat of "PROGRESSO", as recorded in Plat Book 2, at Page 18, of the Public Records of Dade County, Florida
- 3) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- 4) There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- 5) No Title search has been performed to determine if there are any conflict existing or arising out of the creation of the Easements, Right of Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilized for.

**SURVEYOR'S CERTIFICATE:**

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon.

I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 53-17, Florida Administrative Code.

**SKETCH AND LEGAL DESCRIPTION**



Jacob Garris  
Professional Surveyor & Mapper  
State of Florida Reg. No. 6231  
Dated: January 6, 2020