

ORDINANCE NO. C-20-16

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 RESIDENTIAL LOW RISE MULTIFAMILY/MEDIUM DENSITY DISTRICT ("RMs-15") TO NORTHWEST REGIONAL ACTIVITY CENTER-MIXED USE WEST DISTRICT ("NWRAC-MUw"), ALL OF LOT 25, BLOCK 2, "RIVER GARDENS", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LOCATED WEST OF NORTHWEST 21<sup>ST</sup> TERRACE, NORTH OF NORTHWEST 5<sup>TH</sup> STREET, EAST OF NORTHWEST 22<sup>ND</sup> AVENUE AND SOUTH OF NORTHWEST 6<sup>TH</sup> STREET (SISTRUNK BOULEVARD), ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

---

WHEREAS, the applicant, STKR Sistrunk, LLC, applied for the rezoning of certain property as more particularly described in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, on February 19, 2020, the Planning and Zoning Board (PZ Case No. Z19005) 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 Tuesday, June 2, 2020, and Tuesday, June 16, 2020 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 City Commission finds that the application for rezoning meets the criteria of Section 47-24.4 of the Unified Land Development Regulations ("ULDR") as enunciated and memorialized in the minutes of its meeting of June 2, 2020 and June 16, 2020, a portion of those findings expressly listed as follows:

1. The proposed rezoning 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 is consistent and compatible with Objective 1.8, Objective 1.10, Objective 1.19, Objective 1.20 and Objective 1.32 of the Fort Lauderdale Comprehensive Plan which encourages the revision of existing zoning in established single-family, duplex and multi-family residential homes, and a revision to the existing zoning would be closer in line to the density, scale and intensity of the neighborhood.
2. The property's future land use designation of Northwest Regional Activity Center encourages a variety of residential uses along main corridors such as Sistrunk Boulevard, which is consistent with the proposed zoning designation. The proposed rezoning will permit a townhouse project that will be consistent and compatible with the lower density residential uses within the neighborhood to be south.
3. The rezoning of the property to NWRAC-MUw is compatible with the existing mix of land uses along Sistrunk Boulevard and Northwest 22<sup>nd</sup> Avenue. The property to the north of the subject site is also zoned NWRAC-MUw and properties to the south, west and east are zoned RMs-15.

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 from Residential Low Rise Multifamily/Medium Density District ("RMs-15") to Northwest Regional Activity Center-Mixed Use West District ("NWRAC-MUw"), the following lands, situated in the City of Fort Lauderdale, Broward County, Florida, to wit:

ALL OF LOT 25, BLOCK 2, "RIVER GARDENS", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

Location: West of Northwest 21<sup>st</sup> Terrace, north of Northwest 5<sup>th</sup> Street, east of Northwest 22<sup>nd</sup> Avenue and south of Northwest 6<sup>th</sup> Street (Sistrunk Boulevard)

Also 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, 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 2<sup>nd</sup> day of June, 2020.

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

---

Mayor  
DEAN J. TRANTALIS

ATTEST:

---

City Clerk  
JEFFREY A. MODARELLI

Michael  
Donaldson

Digitally signed by Michael  
Donaldson  
Date: 2020.05.26 09:41:51  
-04'00'

947 Clint Moore Road  
Boca Raton, Florida 33487



*Refer to hand copy  
for official sign-off*

tel: (561) 241-9988  
fax: (561) 241-5182

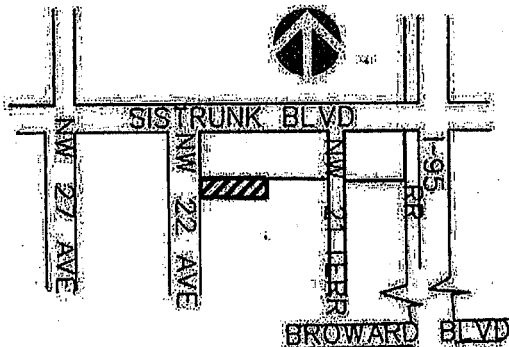
## SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)

### LOT 25 BLOCK 2 RIVER GARDENS

REZONING FROM RESIDENTIAL LOW RISE MULTIFAMILY/MEDIUM  
DENSITY DISTRICT (RMS-15) TO  
NORTHWEST REGIONAL ACTIVITY CENTER MIXED USE WEST (NWRAC-MUW)

#### LEGAL DESCRIPTION

Lot 25, in Block 2 of RIVER GARDENS, according to the plat thereof as  
recorded in Plat Book 19, Page 23, of the public records of Broward County,  
Florida.



LOCATION MAP  
NOT TO SCALE

#### NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. NO SEARCH OF THE PUBLIC RECORDS WAS MADE IN THE PREPARATION OF THIS SKETCH AND DESCRIPTION.
3. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF NW 22nd AVENUE HAVING AN ASSUMED BEARING OF SOUTH 01°13'36" EAST.
4. SAID LANDS CONTAIN 6500 SQUARE FEET, MORE OR LESS.

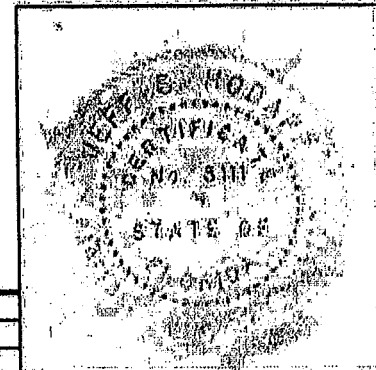
#### ABBREVIATIONS

B.C.R.	BROWARD COUNTY RECORDS
L	ARCLength
CONC.	CONCRETE
COR.	CORNER
D	DELTA (CENTRAL ANGLE)
D.E.	DRAINAGE EASEMENT
I.R.	IRON ROD
I.R.C.	IRON ROD AND CAP
L.B.	LICENSED BUSINESS
L.S.	LICENSED SURVEYOR
MON.	MONUMENT
O.R.B.	OFFICIAL RECORDS BOOK
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.B.	PLAT BOOK
P.B.C.R.	PALM BEACH COUNTY RECORDS
P.G.	PAGE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
R/W	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT

#### CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN  
HEREON COMPLIES WITH STANDARDS OF PRACTICE AS CONTAINED IN  
CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO  
SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SKETCH AND  
DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE  
AND BELIEF AS PREPARED UNDER MY DIRECTION.

*Jeff S. Hodapp*  
JEFF S. HODAPP  
SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. LS5111



Project Name:	RIVER GARDENS	DATE:	9/13/2019
JOB NO:	17191	DWG BY:	JSH
		CAD BY:	AJR
			SHEET 1 OF 2

# PERIMETER

*Refer to hardy copy  
for official sign-off*

947 Clint Moore Road  
Boca Raton, Florida 33487

SURVEYING & MAPPING  
Certificate of Authorization No. LB7284

Tel: (561) 241-9888  
Fax: (561) 241-5182



## SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)

REZONING FROM RESIDENTIAL LOW RISE MULTIFAMILY/MEDIUM  
DENSITY DISTRICT (RMS-15) TO  
NORTHWEST REGIONAL ACTIVITY CENTER MIXED USE WEST (NWRAC-MUW)

### N.W. 6TH STREET - SISTRUNK BOULEVARD

