

ORDINANCE NO. C-21-

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 "PUD – PLANNED UNIT DEVELOPMENT" TO "NWRAC-MUe – NORTHWEST REGIONAL ACTIVITY CENTER–MIXED USE EAST" DISTRICT, LOTS 1 THROUGH 10, LESS THE EAST 15.00 FEET THEREOF, AND ALL OF LOTS 39 THROUGH 48, BLOCK 286, "PROGRESSO", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LOCATED WEST OF NORTH ANDREWS AVENUE, NORTH OF NORTHWEST 7th STREET, EAST OF NORTHWEST 1st AVENUE AND SOUTH OF NORTHWEST 8th STREET, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

WHEREAS, the applicant, 745 North Andrews Ave, LLC, applied for the rezoning of certain property as more particularly described in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, on October 21, 2020, the Planning and Zoning Board (PZ Case No. PLN-REZ-20070002) 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 Thursday, January 21, 2021, at 6:00 P.M., and Tuesday, February 2, 2021, 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 meetings of January 21, 2021 and February 2, 2021, a portion of those findings expressly listed as follows:

[SPACE RESERVED FOR FINDINGS OF FACT]

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 Planned Unit Development (“PUD”) 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:

LOTS 1 THROUGH 10, LESS THE EAST 15.00 FEET THEREOF,
AND ALL OF LOTS 39 THROUGH 48, BLOCK 286,
"PROGRESSO", ACCORDING TO THE PLAT THEREOF,
RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC
RECORDS OF DADE COUNTY, FLORIDA

Location: West of North Andrews Avenue, north of Northwest
7th Street, east of Northwest 1st Avenue and south of
Northwest 8th Street

More specifically 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 ____ day of _____, 2021.

PASSED SECOND READING this ____ day of _____, 2021.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
JEFFREY A. MODARELLI



McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 763-7611 * FAX (954) 763-7615

m.d.o.k.

SCALE 1" = 80'

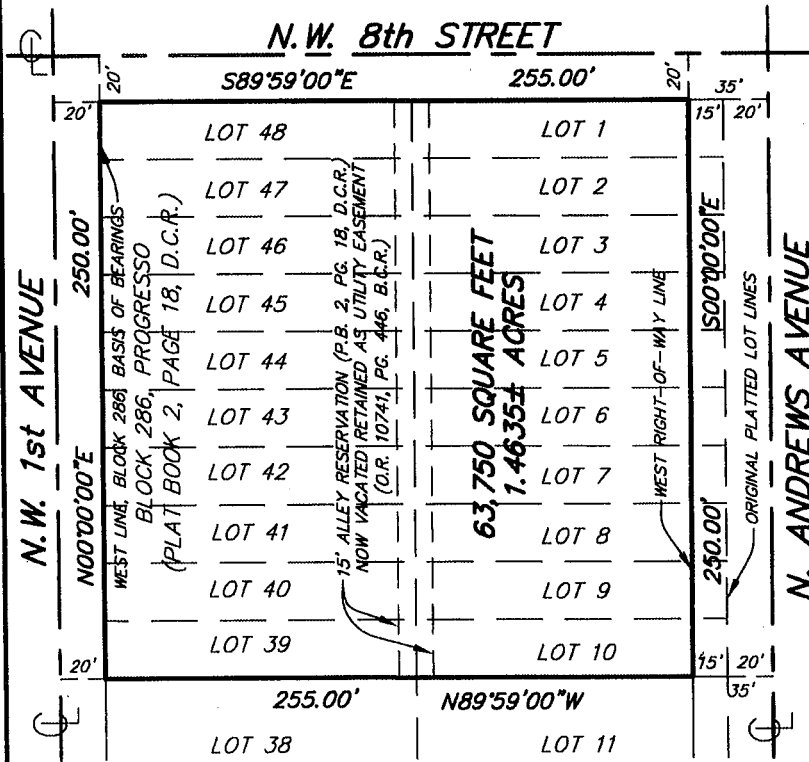
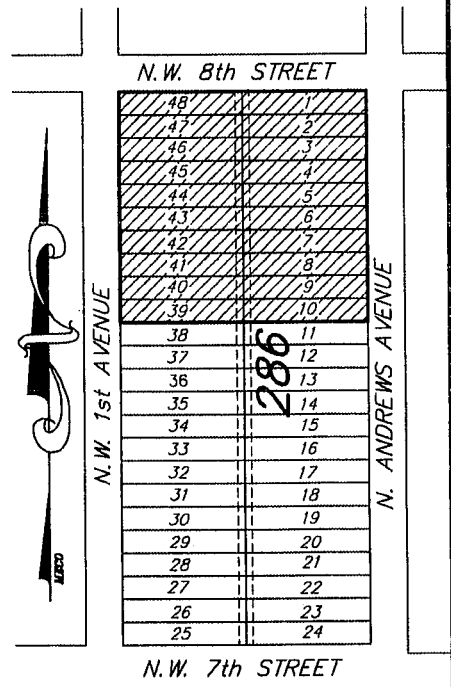
SKETCH AND DESCRIPTION
TO ACCOMPANY REZONING PETITION
FROM: "PUD" TO "NWRAC-MUe"

LEGAL DESCRIPTION:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10, LESS the East 15.00 feet thereof; AND all of Lots 39, 40, 41, 42, 43, 44, 45, 46, 47 and 48, Block 286, PROGRESSO, according to the plat thereof, as recorded in Plat Book 2, Page 18, of the public records of Dade County, Florida.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 63,750 square feet or 1.4635 acres more or less.

EXHIBIT "A"



SITE LAYOUT
NOT TO SCALE

LEGEND:
P.B.= PLAT BOOK
PG.= PAGE
B.C.R.= BROWARD COUNTY RECORDS
D.C.R.= DADE COUNTY RECORDS

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 6th day of August, 2020. Revised this 23rd day of September, 2020.

NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an appropriate surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the West line of Block 286, as North 00°00'00" East.

McLAUGHLIN ENGINEERING COMPANY

Jerald A. McLaughlin
JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-5399

CHECKED BY: _____

REF DWG: 03-3-126

C: \JMMjr\2020\V5399 (REZONE-VAC)

EXHIBIT "A"