

ORDINANCE NO. C-21-05

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 7<sup>th</sup> STREET, EAST OF NORTHWEST 1<sup>st</sup> 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, 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:

1. The proposed Northwest Regional Activity Center-Mixed Use east (NWRAC-MUe) zoning designation is consistent with the Northwest Regional Activity Center (NWRAC) Future Land Use Designation and is supported by Objective 1.7 of the Future Land Use Element which aims to support development and redevelopment activities in the Northwest Progresso/Flagler Heights Community Redevelopment Area (CRA), which are in alignment with the Northwest Community Redevelopment Plan (Redevelopment Plan). Moreover, the rezoning of the parcel to NWRAC- MUe is in alignment with Objective 1.21: Encouraging Mixed Use Development, which supports additional mixed-use development in stagnant commercial corridors, RACs and CRAs.
2. The change anticipated by the proposed rezoning will not adversely impact the character of the development in or near the area under consideration. Properties to the east and northeast of the subject property are zoned NWRAC-MUe, with properties to the south and southeast zoned NWRAC-MUe. Properties to the west and northwest are zoned Residential Multifamily Mid Rise/Medium High Density (RMM-25). Parcels to the north and south of the subject site abut RMM-25 zoning districts and have NWRAC-MU zoning designations, making the rezoning of the subject site consistent with the pattern of zoning in the area. If rezoned to NWRAC-MUe, the site will provide a transition from North Andrews Avenue and the RMM-25 zoning district to the west.
3. The proposed rezoning of the Property to NWRAC-MUe is compatible with the existing mix of land uses along North Andrews Avenue, and nearby zoning designations. The abutting properties to the south and southeast are designated NWRAC-MUe, the same designation as proposed on the subject property. Parcels to the northeast and east are zoned NWRAC-MUe and parcels to the northwest and west are zoned RMM-25. The rezoning will allow for the redevelopment of the property for a proposed infill mixed-use project that will further the long-term vision for the NWRAC-MUe zoning district by enhancing the existing character of the

commercial corridors of the NWRAC area, and providing a mix of community-based residential, retail and commercial 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 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  
7<sup>th</sup> Street, east of Northwest 1<sup>st</sup> Avenue and south of  
Northwest 8<sup>th</sup> 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 21<sup>st</sup> day of January, 2021.

PASSED SECOND READING this \_\_\_\_ day of \_\_\_\_\_, 2021.

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Mayor  
DEAN J. TRANTALIS

ATTEST:

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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.

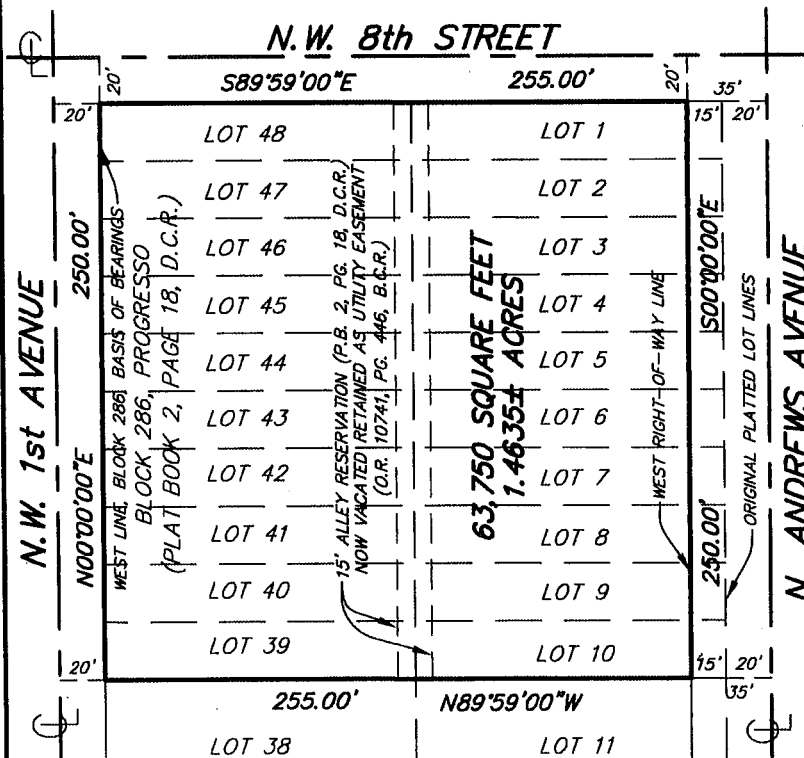
SCALE 1" = 80'

## 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.

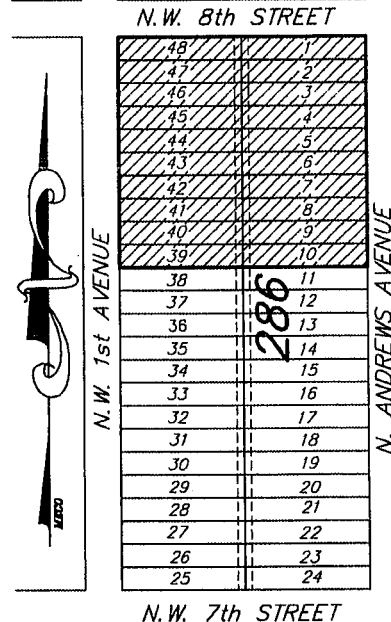
Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 63,750 square feet or 1.4635 acres more or less.



### 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.

## 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.

McLAUGHLIN ENGINEERING COMPANY

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"

CAM # 21-0172

Exhibit 8

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