

ORDINANCE NO. C-21-19

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 "RAC-WMU – REGIONAL ACTIVITY CENTER-WEST MIXED USE DISTRICT" TO "RAC-CC – REGIONAL ACTIVITY CENTER-CITY DISTRICT", ALL OF LOTS 2, 3, 4, 5, 20, 21 AND 22 AND A PORTION OF LOTS 1, 6, 19, 23 AND 24, BLOCK 16, ALL OF LOTS 3, 4, 5, 6, 7, 18, 19, 20, 21, 22 AND 23 AND A PORTION OF LOTS 1, 2 AND 24 AND A PORTION OF THE 14-FOOT PLATTED ALLEY, BLOCK 17, "TOWN OF FORT LAUDERDALE", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "B", PAGE 40 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LOCATED WEST OF MOFFAT AVENUE (SOUTHWEST 2<sup>ND</sup> AVENUE), NORTH OF HIMMARSHEE STREET (SOUTHWEST 2 STREET), EAST OF SOUTHWEST 4<sup>TH</sup> AVENUE AND SOUTH OF WEST BROWARD BOULEVARD, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

---

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

WHEREAS, on March 17, 2021, the Planning and Zoning Board (PZ Case No. UDP-Z20001) 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, May 4, 2021 at 6:00 P.M., and Tuesday, May 18, 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 May 4, 2021 and May 18, 2021, a portion of those findings expressly listed as follows:

1. The proposed subject parcels' RAC-CC zoning district is consistent with the underlying land use designation of Downtown Regional Activity Center.
2. The RAC-CC zoning district is the city's high-intensity downtown zoning district and accommodates a wide range of employment, shopping, service, cultural, higher density residential and other more intense land uses. The current character of the Broward Boulevard corridor is made up of a mix of uses including high intensity commercial uses, as well as downtown residential housing. On November 5, 2020, the City Commission approved a change to the Downtown Character Area boundaries which changed the Character Area from "Near Downtown" to "Downtown Core" on subject parcels. The rezoning request of the subject parcels to RAC-CC will further support the prospective urban development pattern by extending the mixture of density, intensity and uses westward to be consistent with the newly expanded "Downtown Core" Character Area. Rezoning the subject parcels to RAC-CC will provide overall unity as a continuation of the RAC-CC district in the project design and to ensure consistency with the City's Downtown Master Plan Design Standards, project design will be reviewed at the time of site plan submittal.
3. The proposed RAC-CC zoning permits a variety of uses consistent and compatible with the surrounding neighborhood. The Broward Boulevard corridor is currently comprised of a mix of uses, thus the RAC-CC zoning of the parcels will not negatively affect the character of the area and will further support the Downtown Core Character Area of a mixed-use corridor envisioned for the area. Properties to the south of the subject parcels are zoned Regional Activity Center–Arts and Science (RAC-AS) District, properties to the north and west are zoned Regional Activity Center–West Mixed Use

(RAC-WMU) District and properties to the east are zoned RAC-CC. The proposed rezoning expands the RAC-CC mixed use zoning westward along West Broward Boulevard and will permit a variety of uses permitted within this zoning district. Additionally, the subject area is in the City's Transit Oriented Development (TOD) Station Area, specifically within the Transit Core one-quarter mile area surrounding the Brightline transit station, which encourages a high mixture of uses as well as a mixture of density and intensity which is consistent with the surrounding districts and uses and would therefore support a rezoning to the RAC-CC which is the City's high-intensity downtown zoning district.

**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 "RAC-WMU – Regional Activity Center-West Mixed Use District" to "RAC-CC – Regional Activity Center-City District", the following lands, situated in the City of Fort Lauderdale, Broward County, Florida, to wit:

ALL OF LOTS 2, 3, 4, 5, 20, 21 AND 22 AND A PORTION OF LOTS 1, 6, 19, 23 AND 24, BLOCK 16, ALL OF LOTS 3, 4, 5, 6, 7, 18, 19, 20, 21, 22 AND 23 AND A PORTION OF LOTS 1, 2 AND 24 AND A PORTION OF THE 14-FOOT PLATTED ALLEY, BLOCK 17, "TOWN OF FORT LAUDERDALE", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "B", PAGE 40 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA

Location: West of Moffat Avenue (Southwest 2<sup>nd</sup> Avenue), north of Himmarshee Street (Southwest 2<sup>nd</sup> Street), east of Southwest 4<sup>th</sup> Avenue and south of West Broward Boulevard.

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 4th day of May, 2021.

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

---

Mayor  
DEAN J. TRANTALIS

ATTEST:

---

City Clerk  
JEFFREY A. MODARELLI

M.D. O.K.

# REZONING FROM REGIONAL ACTIVITY CENTER - WEST MIXED USE (RAC-WMU) TO REGIONAL ACTIVITY CENTER - CITY CENTER (RAC-CC)

## LEGAL DESCRIPTION:

### PARCEL 1

LOTS 5, 4, 3, 2, 20, 21, 22 AND A PORTION OF LOTS 1, 6, 19, 23 AND 24 ALL IN BLOCK 16--TOWN OF FORT LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "B", PAGE 40 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND ALL BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 02°08'15" WEST ALONG THE WEST LINE OF SAID BLOCK 16, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 02°08'15" WEST ALONG SAID WEST LINE, A DISTANCE OF 239.11 FEET; THENCE NORTH 45°21'51" EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF BROWARD BOULEVARD, A DISTANCE 25.44 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND SAID CURVE TO THE RIGHT, WITH A RADIUS OF 4643.54 FEET, A CENTRAL ANGLE OF 00°09'43"; A CHORD BEARING OF SOUTH 87°04'56" EAST, A CHORD DISTANCE OF 13.13 FEET, AND AN ARC DISTANCE OF 13.13 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND SAID CURVE TO THE LEFT, WITH A RADIUS OF 4749.52 FEET, A CENTRAL ANGLE OF 01°37'29"; A CHORD BEARING OF SOUTH 87°48'48" EAST, A CHORD DISTANCE OF 134.68 FEET, AND AN ARC DISTANCE OF 134.68 FEET; THENCE SOUTH 51°53'51" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 31.14 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 16; THENCE SOUTH 02°10'16" EAST ALONG SAID EAST LINE, A DISTANCE OF 225.26 FEET; THENCE SOUTH 87°58'52" WEST ALONG THE SOUTH LINE OF THE NORTH 38.00 FEET OF SAID LOTS 19 AND 6, A DISTANCE OF 190.04 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 47,166.61 SQUARE FEET (1.083 ACRES), MORE OR LESS.

### AND PARCEL 2

ALL OF LOTS 2, 3, 4, 5, 6, 7, 18, 19, 20, 21, 22 AND 23 AND A PORTION OF LOTS 1 AND 24, ALL IN BLOCK 17, AND A PORTION OF THE 14 FOOT ALLEY ON BLOCK 17 (NOW VACATED PER ORDINANCE C-89-94), OF THE TOWN OF FORT LAUDERDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "B", PAGE 40, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID LANDS NOW SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, AND ALL BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 02°10'12" WEST ALONG THE WEST LINE OF SAID BLOCK 17, A DISTANCE OF 334.96 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF BROWARD BOULEVARD AND TO A POINT ON A CURVE; THENCE EASTERLY ALONG SAID RIGHT OF WAY LINE AND SAID CURVE TO THE RIGHT WITH A RADIUS OF 4643.54 FEET, A CENTRAL ANGLE OF 03°33'25"; A CHORD BEARING OF SOUTH 89°59'29" EAST, A CHORD DISTANCE OF 288.23 FEET, AND AN ARC DISTANCE OF 288.28 FEET; THENCE SOUTH 47°39'14" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 22.51 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 17; THENCE SOUTH 02°08'15" EAST ALONG SAID EAST LINE, A DISTANCE OF 309.02 FEET; THENCE SOUTH 87°58'52" WEST ALONG THE SOUTH LINE OF, AND WESTERLY EXTENSION OF, SAID LOT 18 AND THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 303.90 FEET TO THE POINT OF BEGINNING.

### LESS

THAT CERTAIN RIGHT OF WAY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 18910, PAGE 155 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING A PORTION OF LOTS 1 AND 2, BLOCK 17 OF THE TOWN OF FORT LAUDERDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "B", PAGE 40, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND MORE FULLY DESCRIBED AS FOLLOWS:

THAT PARTICULAR PORTION OF SAID LOTS 1 AND 2, LYING BETWEEN THE ARC OF A 51.00 FOOT RADIUS, TANGENT CURVE, AND THE RIGHT OF WAY LINES OF SW 4TH AVENUE AND WEST BROWARD BOULEVARD, AS SHOWN BY THE STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP STATE ROAD NO. 842, BROWARD COUNTY, SECTION 86006-2501, SHEET 16 OF 22, REVISION DATE 2-22-83.

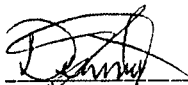
SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 100,496.22 SQUARE FEET (2.307 ACRES), MORE OR LESS.

## SURVEYOR'S NOTES:

- LEGAL DESCRIPTION OF THE PROPERTY IS CONTIGUOUS WITH NO GAPS OR GORES.
- BEARINGS AND NORTH ARROW DIRECTION SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN OF N02°08'15"W ALONG THE CENTERLINE OF S.W. 3RD AVENUE, AS INDICATED ON THE SURVEY MAP.
- ALL DISTANCES AS SHOWN ARE BASED ON THE U.S. SURVEY FOOT.
- THIS LEGAL DESCRIPTION AND THE SKETCH TO ACCOMPANY LEGAL ARE NOT VALID ONE WITHOUT THE OTHER.

## CERTIFICATION:

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION WAS MADE UNDER MY RESPONSIBLE CHARGE ON OCTOBER 5, 2020 AND MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULES 5J-17.051 AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.

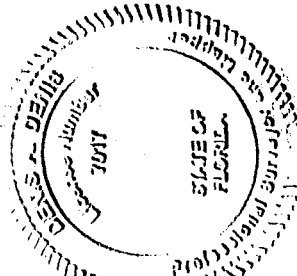


4/15/2021

DENIS DENIS  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. 7017

THIS DESCRIPTION AND SKETCH WERE PREPARED BY  
MASER CONSULTING INC.  
8290 NW 64TH STREET - MIAMI, FLORIDA 33166  
P.305.597.9701 F.305.597.9702

THIS DESCRIPTION AND SKETCH ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A LICENSE FLORIDA SURVEYOR AND MAPPER.



Customer Loyalty through Client Satisfaction  
www.maserconsulting.com

Engineers • Planners • Surveyors  
Landscape Architects • Environmental Scientists  
State of F.L. C.O.A.: 30301 / LB7388

NEW JERSEY  
NEW YORK  
PENNSYLVANIA  
FLORIDA  
NORTH CAROLINA  
NEW MEXICO  
MARYLAND  
GEORGIA  
TEXAS  
TENNESSEE  
COLORADO  
VIRGINIA

## SKETCH AND LEGAL DESCRIPTION FOR PARCELS 1 & 2

200 & 300 WEST BROWARD  
BOULEVARD  
FORT  
LAUDERDALE  
FLORIDA



PROTECT YOURSELF  
ALL STATES REQUIRE NOTIFICATION  
OF EXCAVATION DESIGNERS OR  
ANY PERSON PREPARED TO  
DISTURB THE EARTH'S SURFACE  
ANYWHERE IN ANY STATE

Know what you dig.  
Call before you dig.  
FOR STATE SPECIFIC DIRECT PHONE NUMBERS  
VISIT: WWW.CALL811.COM



MIAMI OFFICE  
8290 NW 64th Street  
Miami, FL 33166  
Phone: 305.597.9701  
Fax: 305.597.9702

## EXHIBIT A

SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	04/15/21	JP	DD

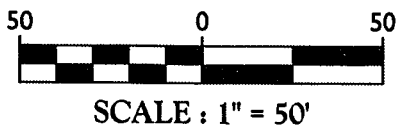
PROJECT NUMBER: 2005078A  
DRAWING NAME: V-BNDY-SKETCH AND LEGAL R2

## SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SHEET NUMBER: 1 of 3

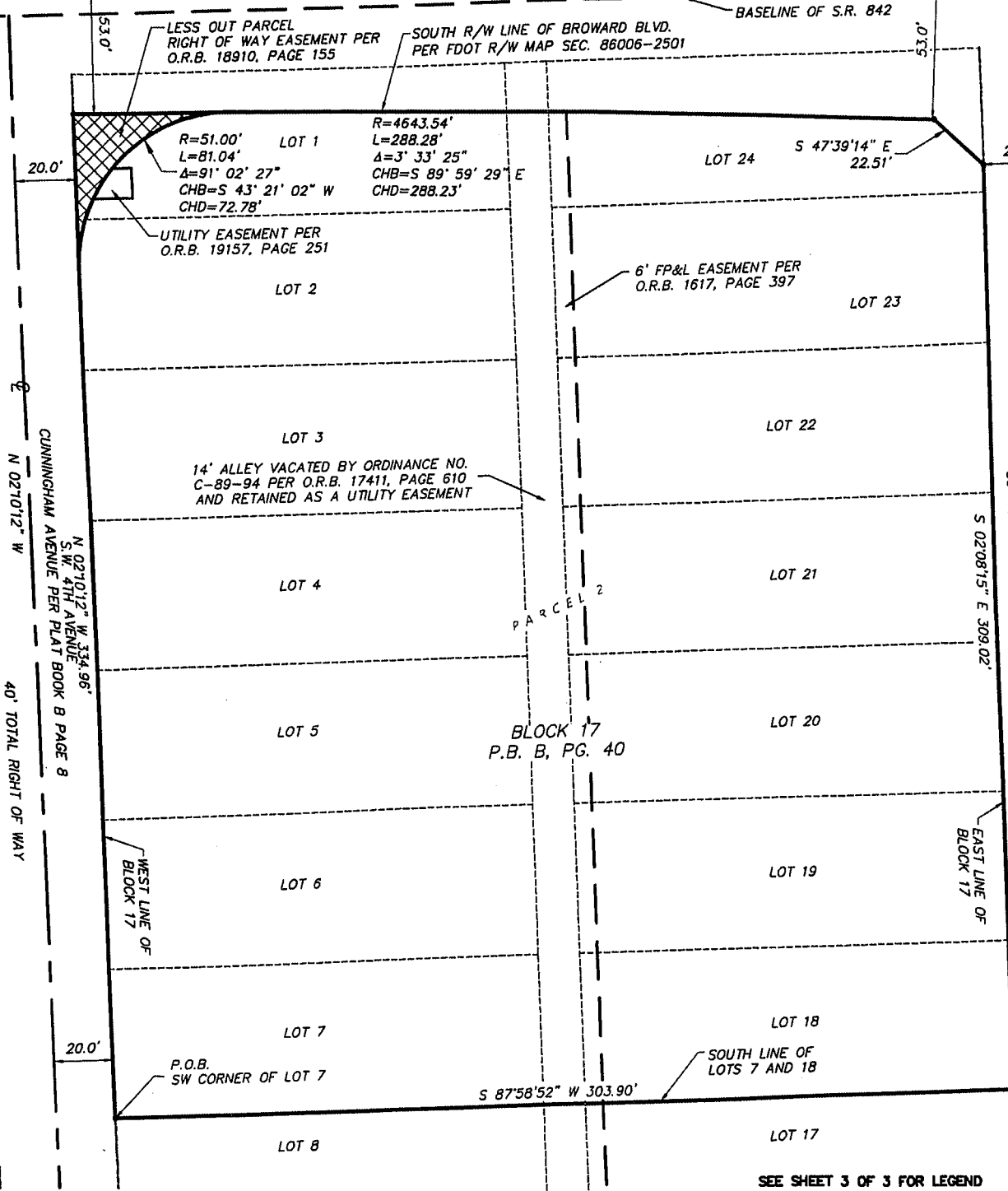
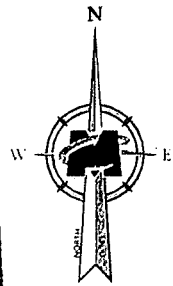
5078A - 200 & 300 W Broward Blvd - Kustiner-Survey-AdwgIV-Bndy-V-BNDY-SKETCH AND LEGAL\_R2.dwgV-XX-SURVEY PARCELS 1&2 - SK-LG- PAGE 1 By: DDENIS

M-19-D-K



WEST BROWARD BOULEVARD  
(STATE ROAD # 842)  
NORTH FORTH STREET (PLAT)

106' TOTAL RIGHT OF WAY



5078A - 200 & 300 W Broward Blvd - Kushner/Survey/Idg/IV-Bndy/IV-BNDY-SKETCH AND LEGAL\_R2.dwg/IV-XX-SURVEY PARCELS 1&2 - SK-IG- PAGE 2 By: DDENIS



Customer Loyalty through Client Satisfaction  
www.maserconsulting.com  
Engineers • Planners • Surveyors  
Landscape Architects • Environmental Scientists  
State of F.L. C.O.A.: 30301 / L87388  
NEW JERSEY  
NEW YORK  
PENNSYLVANIA  
FLORIDA  
NORTH CAROLINA  
NEW MEXICO  
MARYLAND  
GEORGIA  
TEXAS  
TENNESSEE  
COLORADO  
VIRGINIA

Copyright © 2021 Maser Consulting All Rights Reserved. The drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is copied. This drawing may not be copied, reused, distributed, reproduced or relied upon for any other purpose without the express written consent of Maser Consulting.

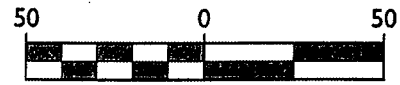
SKETCH AND  
LEGAL DESCRIPTION  
FOR  
PARCELS 1 & 2

200 & 300 WEST BROWARD  
BOULEVARD  
FORT  
LAUDERDALE  
FLORIDA

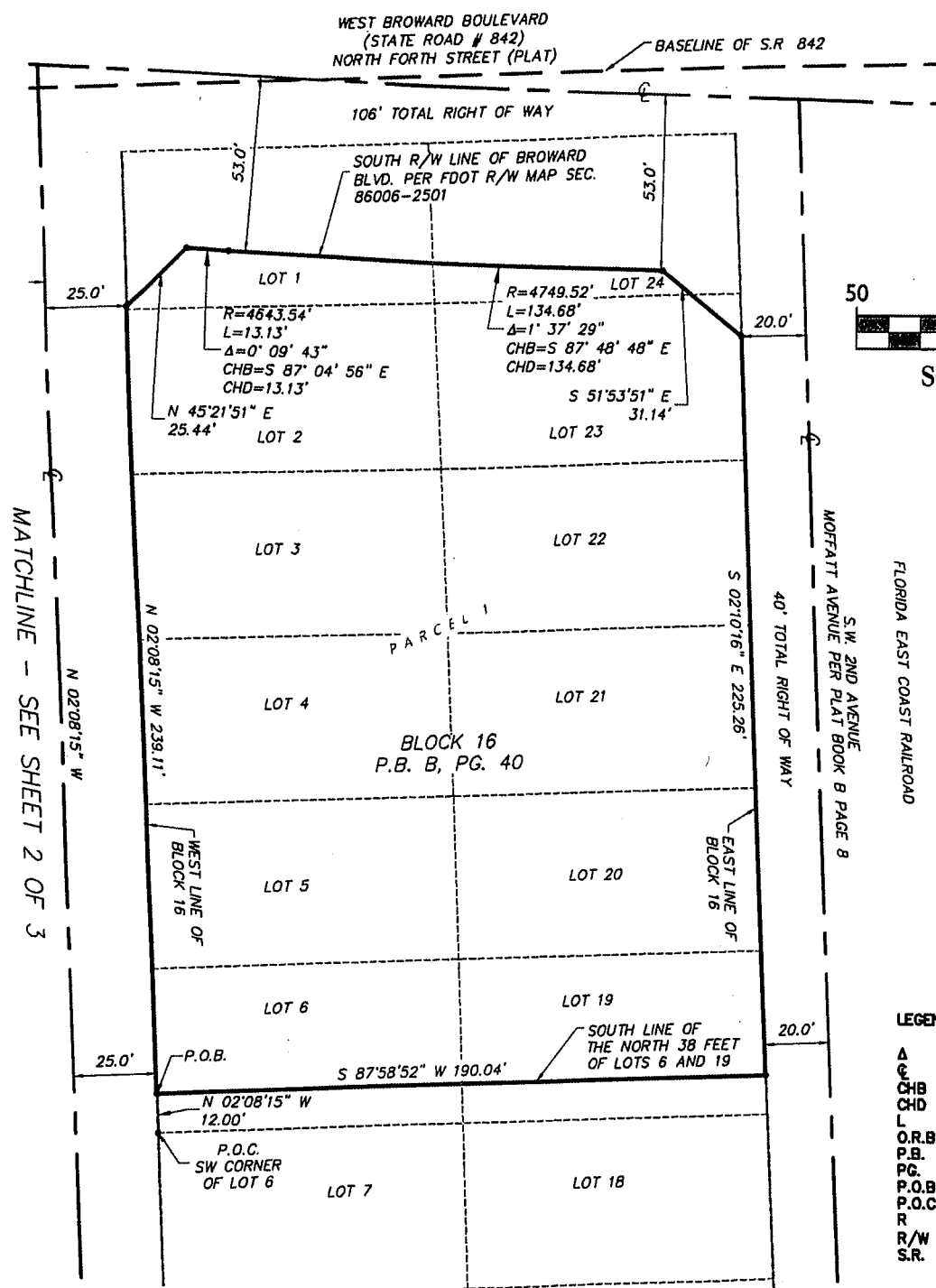
**811**  
PROTECT YOURSELF  
ALL STATES REQUIRE NOTIFICATION  
OF EXCAVATION DESIGNERS OR  
ANY PERSON PREPARING TO  
DISTURB THE EARTH'S SURFACE  
ANYWHERE IN ANY STATE  
Know what you dig.  
Call before you dig.  
FOR STATE SPECIFIC DIRECT PHONE NUMBERS  
VISIT: WWW.CALL811.COM

**MIAMI OFFICE**  
8790 NW 64th Street  
Miami, FL 33166  
Phone: 305.597.9701  
Fax: 305.597.9702


EXHIBIT A			
SCALE AS SHOWN	DATE 04/15/21	DRAWN BY JP	CHECKED BY DD
PROJECT NUMBER 20005078A		DRAWING NAME V-BNDY-SKETCH AND LEGAL_R2	
SHEET TITLE SKETCH TO ACCOMPANY LEGAL DESCRIPTION			
SHEET NUMBER 2 of 3			



SCALE : 1" = 50'



- A** = CENTRAL ANGLE
- C** = CENTERLINE
- CHB** = CHORD BEARING
- CHD** = CHORD DISTANCE
- L** = ARC LENGTH
- O.R.B.** = OFFICIAL RECORDS BOOK
- P.B.** = PLAT BOOK
- P.G.** = PAGE
- P.O.B.** = POINT OF BEGINNING
- P.O.C.** = POINT OF COMMENCEMENT
- R** = RADIUS
- R/W** = RIGHT OF WAY
- S.R.** = STATE ROAD



# MASER

CONSULTING

Customer Loyalty through Client Satisfaction  
[www.maserconsulting.com](http://www.maserconsulting.com)

Engineers ■ Planners ■ Surveyors  
Landscape Architects ■ Environmental Scientists

State of F.L.C.O.A.: 30301 / L97388

- NEW JERSEY
- NEW YORK
- PENNSYLVANIA
- FLORIDA
- NORTH CAROLINA
- NEW MEXICO
- MARYLAND
- GEORGIA
- TEXAS
- TENNESSEE
- COLORADO
- VIRGINIA

Copyright © 2021 Maser Consulting All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or for whom it is created. This drawing may not be copied, reused, duplicated, distributed or relied upon for any other purpose without the express written consent of Maser Consulting.

**SKETCH AND  
LEGAL DESCRIPTION  
FOR  
PARCELS 1 & 2**

**200 & 300 WEST BROWARD  
BOULEVARD  
FORT  
LAUDERDALE  
FLORIDA**

**811**  
 Know what's below.  
 Call before you dig.  
 For STATE SPECIFIC DIRECT PHONE NUMBERS  
 VISIT: [WWW.CALL811.COM](http://WWW.CALL811.COM)

EXHIBIT A			
SCALE AS SHOWN	DATE 04/15/21	DRAWN BY JP	CHECKED BY DD
PROJECT NUMBER 20005078A		DRAWING NAME V-BNDY SKETCH AND LEGAL R2	
SHEET TITLE  SKETCH TO ACCOMPANY LEGAL DESCRIPTION			
SHEET NUMBER  3 of 3			

200 & 300 & 500 W Broward Blvd. - Kushner\Survey\dwg\IV-Bndy\IV-BNDY-SKETCH AND LEGAL\_R2.dwg\IV-XX-SURVEY PARCELS 1&2 - SK-LG- PAGE 3 By: DDENIS