

ORDINANCE NO. C-26-

AN ORDINANCE OF THE CITY OF FORT LAUDERDALE, FLORIDA, ADOPTING AN AMENDMENT TO THE CITY OF FORT LAUDERDALE COMPREHENSIVE PLAN FUTURE LAND USE MAP CHANGING THE DESIGNATIONS FROM LOW-MEDIUM (8) RESIDENTIAL AND MEDIUM (15) RESIDENTIAL TO COMMERCIAL FOR THE LAND AREA GENERALLY LEGALLY DESCRIBED AS BEING SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4), AND THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) AND THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4), AND THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4), AND THE SOUTH ONE-HALF (S 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4), OF SECTION 32. TOWNSHIP 49 SOUTH, RANGE 42 EAST. LOCATED EAST OF NORTHWEST 31<sup>ST</sup> AVENUE, WEST OF NORTHWEST 28<sup>TH</sup> AVENUE, SOUTH OF NORTHWEST 19<sup>TH</sup> STREET AND NORTH OF NORTHWEST 15<sup>TH</sup> COURT, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA; AND AUTHORIZING THE PROPER CITY OFFICIALS TO TRANSMIT THE PROPOSED AMENDMENTS, SUPPORTING DATA AND ANALYSES TO REVIEWING AGENCIES, PROVIDING FOR SEVERABILITY, PROVIDING FOR CONFLICTS, AND PROVIDING FOR AN EFFECTIVE DATE.

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WHEREAS, pursuant to Ordinance No. C-21-33 adopted by the City Commission of the City of Fort Lauderdale on February 15, 2022, the City Commission amended the City of Fort Lauderdale's Comprehensive Plan Future Land Use Element; and

WHEREAS, the applicant, RPL Land LLC, applied to amend the Comprehensive Plan Future Land Use Map on a 40.7-acre parcel of land, located at 1680 NW 31<sup>st</sup> Avenue, Fort Lauderdale, Florida, from “Low Medium (8) Residential” and “Medium (15) Residential” to “Commercial Land Use Designation” as more particularly described in Exhibit “A” attached hereto and incorporated herein; and

WHEREAS, the amendment request is processed as a small-scale comprehensive plan amendment pursuant to Section 163.3187, Florida Statutes (2025); and

WHEREAS, the Development Review Committee at its meeting of July 22, 2025, recommended adoption and transmittal of the Future Land Use Map amendments to the City Commission; and

WHEREAS, the Planning and Zoning Board (PZ Case No. UDP-L24003), as the local planning agency, held a public hearing in accordance with Section 163.3174, Florida Statutes (2025), at its meeting of January 21, 2026, and reviewed the amendment to the Future Land Use Map to change the future land use designation from “Low-Medium (8) Residential” and “Medium (15) Residential” to “Commercial Land Use Designation” for certain lands legally described in Exhibit “A” attached hereto and incorporated herein, and recommended that the City Commission of the City of Fort Lauderdale approve the proposed comprehensive plan amendment as provided; and

WHEREAS, the City of Fort Lauderdale wishes to adopt the proposed amendment to the City of Fort Lauderdale Comprehensive Plan as provided herein and transmit the proposed amendment to the appropriate reviewing agencies identified in Section 163.3184(1)(c), Florida Statutes (2025); and

WHEREAS, the City Commission approved this ordinance on first reading at their meeting of May 5, 2026, and the proposed ordinance was sent to the Broward County Planning Council (“BCPC”) for review and approval; and

WHEREAS, on [to be determined], the Broward County Board of County Commissioners approved the amendment; and

WHEREAS, the City Commission held a public hearing for second reading of this Ordinance on [to be determined], which hearing was advertised in accordance with the provisions of Section 163.3184(11), Florida Statutes (2025);

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. The foregoing “WHEREAS” clauses are hereby ratified as being true and correct and are incorporated herein by this reference.

SECTION 2. That the City of Fort Lauderdale Comprehensive Plan, as amended, shall be further amended as to change the Future Land Use Designation from “Low-Medium (8) Residential” and “Medium (15) Residential” to “Commercial Land Use Designation” for certain lands located:

East of Northwest 31<sup>st</sup> Avenue, west of Northwest 28<sup>th</sup> Avenue, south of Northwest 19<sup>th</sup> Street and north of Northwest 15<sup>th</sup> Court, in the City of Fort Lauderdale, Florida, as legally described in Exhibit “A” attached hereto and incorporated herein, all said lands being in the City of Fort Lauderdale, Broward County, Florida, containing 40.741 acres more or less.

SECTION 3. That the proper City officials are hereby authorized to transmit the proposed amendment to the appropriate reviewing agencies as identified in Section 163.3184(1)(c), Florida Statutes (2025) and to the Broward County Planning Council.

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 immediately upon its adoption, but the amendment shall not become effective until the completion of the state review process for the adoption of comprehensive plan amendments as provided in Chapter 163, Florida Statutes, and recertification by the Broward County Planning Council.

PASSED FIRST READING this \_\_\_\_\_ day of \_\_\_\_\_, 2026.  
PASSED SECOND READING this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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Mayor  
DEAN J. TRANTALIS

ATTEST:

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City Clerk  
DAVID R. SOLOMAN

# Exhibit "A"

M.D.O.K.



SKETCH AND LEGAL DESCRIPTION

## PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



### LEGAL DESCRIPTION: AMEND FUTURE LAND USE MAP FROM LOW-MEDIUM (8) RESIDENTIAL AND MEDIUM (15) RESIDENTIAL TO COMMERCIAL.

THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4), AND THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) AND THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4), AND THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4), AND THE SOUTH ONE-HALF (S 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4), OF SECTION 32. TOWNSHIP 49 SOUTH, RANGE 42 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SAID SECTION 32, THENCE SOUTH 01°34'22"E, ALONG THE WEST LINE OF THE SAID SECTION 32, A DISTANCE OF 665.51 FEET, TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SAID SECTION 32, THENCE NORTH 87°21'24" EAST, ALONG THE NORTH LINE OF THE SAID SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 32, A DISTANCE OF 671.73 FEET, TO THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE CONTINUE NORTH 87°21'24" EAST, ALONG THE SAID NORTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 32, A DISTANCE OF 671.73 FEET, THENCE NORTH 01°22'05" WEST, ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 32, A DISTANCE OF 334.55 FEET (THE LAST TWO DESCRIBED COURSES BEING COINCIDENT WITH THE SOUTHERLY AND EASTERLY BOUNDARY LINE OF "AMENDED PLAT OF BLOCK 3, WINGATE RIDGE" AS RECORDED IN PLAT BOOK 58 AT PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA); THENCE NORTH 87°16'52"E EAST, ALONG THE NORTH LINE OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 32, A DISTANCE OF 672.35 FEET (THE LAST DESCRIBED COURSE BEING COINCIDENT WITH THE SOUTHERLY BOUNDARY LINE OF THE PLAT OF "PALM LAKE" AS RECORDED IN PLAT BOOK 55 AT PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA), THENCE SOUTH 01°15'59" EAST, ALONG THE EAST LINE OF THE WEST ONE-HALF (W 1/2) OF THE EAST ONE-HALF (E 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 32, A DISTANCE OF 1677.26 FEET (THE LAST DESCRIBED COURSE BEING COINCIDENT WITH THE WESTERLY BOUNDARY LINE OF THE PLAT OF "LAKE AIR ESTATES" AS RECORDED IN PLAT BOOK 54 AT PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND THE WESTERLY BOUNDARY LINE OF THE PLAT OF "GOLDEN HEIGHTS HOMES" AS

LEGAL DESCRIPTION CONTINUED ON SHEET 2

#### CERTIFICATION:

I HEREBY CERTIFY: THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CLIENT: PROLOGIS, LP

SCALE: N/A

DRAWN: MMM

ORDER NO.: 73152A

DATE: 7/29/24; REV. 10/1/25; 12/023/25

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: CENTRAL BROWARD LOGISTICS

SHEET 1 OF 3

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 3

Digitally signed by Michael M Mossey

Date: 2025.12.03 14:07:25 -05'00'

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660  
STATE OF FLORIDA



SKETCH AND LEGAL DESCRIPTION

BY **PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



**LEGAL DESCRIPTION:**

LEGAL DESCRIPTION CONTINUED FROM SHEET 1

RECORDED IN PLAT BOOK 40 AT PAGE 28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA) THENCE SOUTH 87°39'37" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHWEST ONE QUARTER (NW 1/4) OF SECTION 32, A DISTANCE OF 669.28 FEET (THE LAST DESCRIBED COURSE BEING COINCIDENT WITH THE PLAT OF "WASHINGTON PARK 4TH ADDITION" AS RECORDED IN PLAT BOOK 22 AT PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA), THENCE NORTH 01°22'05" WEST ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 32, A DISTANCE OF 669.10 FEET, THENCE SOUTH 87°30'29" WEST, ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 32, A DISTANCE OF 1282.54 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NW 31ST AVENUE, THENCE NORTH 00°27'54" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF NW 31ST AVENUE, AS SHOWN AS PARCEL 130 ON THE FLORIDA D.O.T. RIGHT-OF-WAY MAP NO.85502-2616, A DISTANCE OF 333.00 FEET, THENCE NORTH 87°25'36" EAST, ALONG THE NORTH LINE OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 32, A DISTANCE OF 608.81 FEET, THENCE NORTH 01°28'12" WEST, ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 32, A DISTANCE OF 333.65 FEET, TO THE POINT OF BEGINNING (THE LAST TWO DESCRIBED COURSES BEING COINCIDENT WITH A SOUTHERLY AND EASTERLY BOUNDARY LINE OF THE SAID PLAT OF "WINGATE RIDGE").

SAID LANDS LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING A NET TOTAL OF 1,774,685 SQUARE FEET (40.741 ACRES).

**NOTES:**

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS ARE ASSUMED WITH A REFERENCE BEARING OF S01°34'30"E ALONG THE WEST LINE OF THE NORTHWEST ONE QUARTER (N.W. 1/4) OF SECTION 32, TOWNSHIP 49 SOUTH, RANGE 42 EAST.
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.
5. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO AMEND THE FUTURE LAND USE FROM LOW-MEDIUM (8) RESIDENTIAL AND MEDIUM (15) RESIDENTIAL TO COMMERCIAL.

CLIENT: PROLOGIS, LP

SCALE: N/A

DRAWN: MMM

ORDER NO.: 73152A

DATE: 7/29/24; REV. 10/1/25; 12/023/25

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: CENTRAL BROWARD LOGISTICS

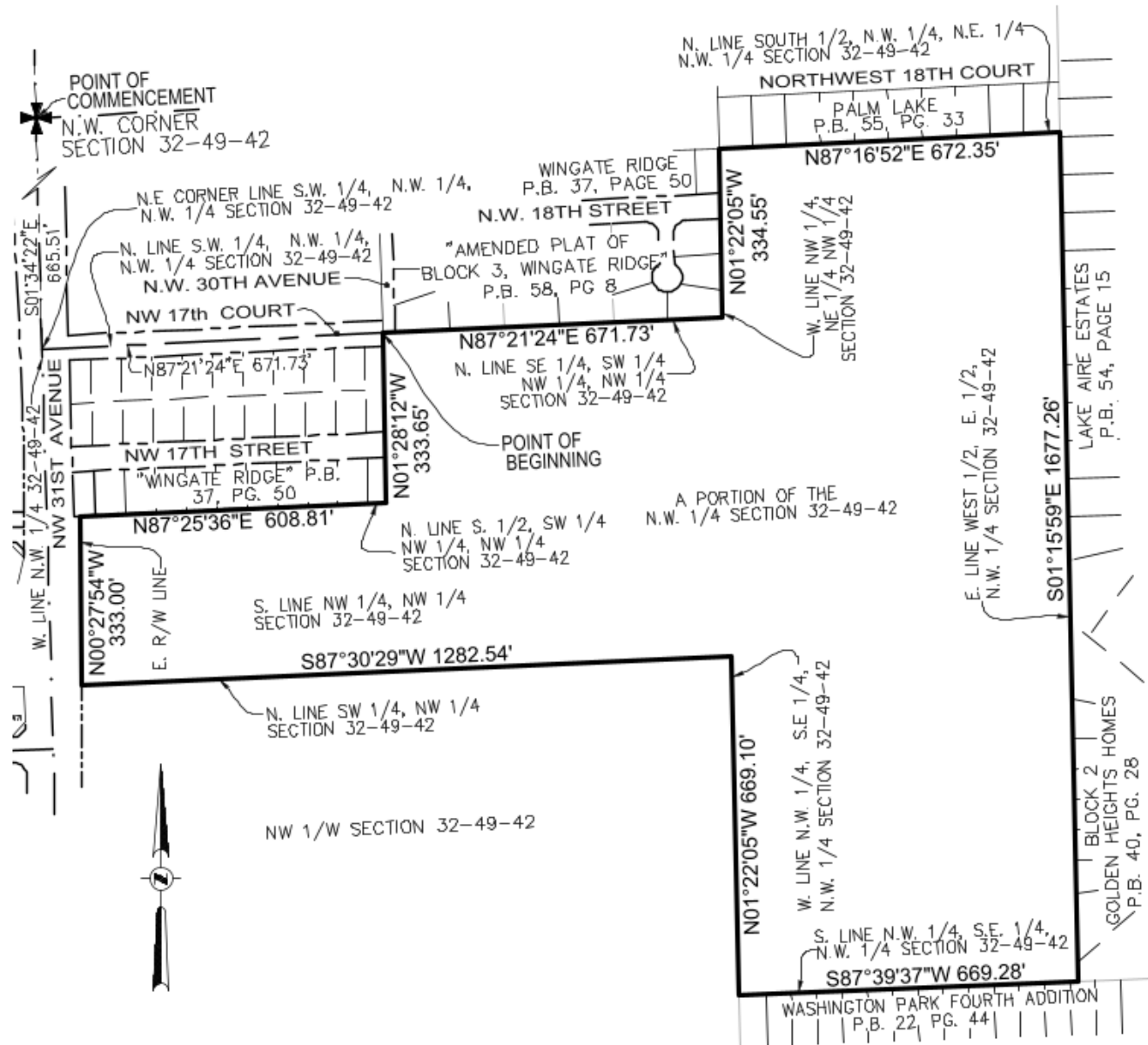
SHEET 2 OF 3

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JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691  
 VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274  
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CLIENT: PROLOGIS, LP	
SCALE: 1" = 300'	DRAWN: MMM
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SHEET 3 OF 3	THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 3
LEGEND & ABBREVIATIONS:	
⊙	CENTERLINE
P.B.	PLAT BOOK
PG.	PAGE
32-49-42	SECTION-TOWNSHIP-RANGE