

ORDINANCE NO. C-26-30

AN ORDINANCE OF THE CITY OF FORT LAUDERDALE, FLORIDA, 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 MULTIFAMILY MID RISE/MEDIUM HIGH DENSITY ("RMM-25") DISTRICT TO NORTHWEST REGIONAL ACTIVITY CENTER-MIXED USE WEST ("NWRAC-MUw") DISTRICT, LOTS 7, 8, 45, AND 46, BLOCK 15, "NORTH LAUDERDALE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 48, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, TOGETHER WITH THAT PORTION OF THE 15-FOOT VACATED ALLEY, PER OFFICIAL RECORDS BOOK 15316, PAGE 195, IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING ADJACENT TO AND CONTIGUOUS WITH SAID LOTS 7, 8, 45, AND 46, LOCATED NORTH OF NORTHWEST 5TH STREET, WEST OF NORTHWEST 7TH TERRACE, EAST OF NORTHWEST 8TH AVENUE AND SOUTH OF SISTRUNK BOULEVARD (NORTHWEST 6TH STREET), ALL SAID LANDS LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, Fort Lauderdale Community Redevelopment Agency (CRA), applied for the rezoning of certain property as more particularly described in Exhibit "A" attached hereto and incorporated herein, from Residential Multifamily Mid Rise/Medium High Density (RMM-25) District to Northwest Regional Activity Center – Mixed Use west (NWRAC-MUw) District; and

WHEREAS, on April 15, 2026, the Planning and Zoning Board functioning as the local planning agency (PZ Case No. UDP-Z26002) recommended to the City Commission of the City of Fort Lauderdale ("City Commission") that certain lands herein described should be rezoned

from “RMM-25” to “NWRAC-MUw” 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 public hearings to be held before the City Commission on Tuesday, June 16th, 2026, at 6:00 o’clock P.M., or as soon thereafter as possible, at the Broward Center for the Performing Arts, Mary N. Porter Riverview Ballroom, 201 Southwest 5th Avenue, Fort Lauderdale, Florida, and on Thursday, July 2nd, 2026, at 6:00 o’clock P.M., or as soon thereafter as possible, at the Broward Center for the Performing Arts, Mary N. Porter Riverview Ballroom, 201 Southwest 5th Avenue, Fort Lauderdale, Florida for the purpose of hearing any public comment to such rezoning; and

WHEREAS, such public hearings were duly held at the time and place designated after notice was given 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. That each WHEREAS clause set forth above is true and correct and incorporated herein by this reference.

SECTION 2. That the City Commission finds that the application for rezoning of lands described in SECTION 3 of this Ordinance meets the criteria of Sections 47-24.4 and 47-25.2 of the City of Fort Lauderdale, Florida Unified Land Development Regulations (“ULDR”), as enunciated and memorialized in the minutes of its meetings of June 16th, 2026 and July 2nd, 2026, a portion of those findings expressly listed as follows:

1. The zoning district proposed is consistent with the city's Comprehensive Plan and the underlying land use designation of NWRAC. The NWRAC designation is intended to encourage redevelopment and expansion of employment and housing opportunities within the area, while enhancing the existing and proposed mix of uses with a wide range of employment, shopping, services, cultural and residential opportunities. The proposed rezoning is consistent with the City’s Comprehensive Plan applicable goals, objectives, and policies, including without limitation Future Land Use Element, Goal 2, Objective FLU 2.4, Encourage Revitalization of Redevelopment Areas, which encourages revitalization of redevelopment areas to be consistent with the Northwest-Progresso-Flagler Heights Redevelopment Plan; and Goal 2, Objective FLU 2.3, Mixed-Use Development Multimodal Environment, which encourages mixed-use

development to help support active and vibrant neighborhoods through well-integrated land use combinations.

2. The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration. The proposed rezoning will maintain the character of the neighborhood and further implement the policies and goals for the of the NWRAC land use designation, NWRAC Master Plan, and Northwest/Progresso/Flagler Heights Implementation Plan, which aim to redevelop and transform the area into a thriving, pedestrian-friendly environment with a variety of residential and neighborhood serving uses.
3. The character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses. The NWRAC Master Plan is intended to promote and enhance the existing mix of uses and character of the NWRAC-MUw zoning by providing for a range of residential and non-residential uses, which allow similar uses, such as mixed-use developments, and include similar dimensional requirements. The site is surrounded by properties zoned RMM-25 to the South and NWRAC-MUw to the North, East and West of the parcels.

SECTION 3. 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 Multifamily Mid Rise/Medium High Density (“RMM-25”) District to Northwest Regional Activity Center–Mixed Use west (“NWRAC-MUw”) District, the following lands, situated in the City of Fort Lauderdale, Broward County, Florida, to wit:

LOTS 7, 8, 45, AND 46, BLOCK 15, “NORTH LAUDERDALE”, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 48, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, TOGETHER WITH THAT PORTION OF THE 15-FOOT VACATED ALLEY, PER OFFICIAL RECORDS BOOK 15316, PAGE 195, IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING ADJACENT TO AND CONTIGUOUS WITH SAID LOTS 7, 8, 45, AND 46.

Location: North of Northwest 5th Street, west of Northwest 7th Terrace, east of Northwest 8th Avenue and south of Sistrunk Boulevard (Northwest 6th Street).

Also more depicted in Exhibit "A" attached hereto and made a part hereof.

SECTION 4. 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 5. 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 6. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

SECTION 7. That this Ordinance shall be in full force and effect ten (10) days from the date of final passage.

PASSED FIRST READING this 16th day of June, 2026.

PASSED SECOND READING this ___ day of _____, 2026.

Mayor
DEAN J. TRANTALIS

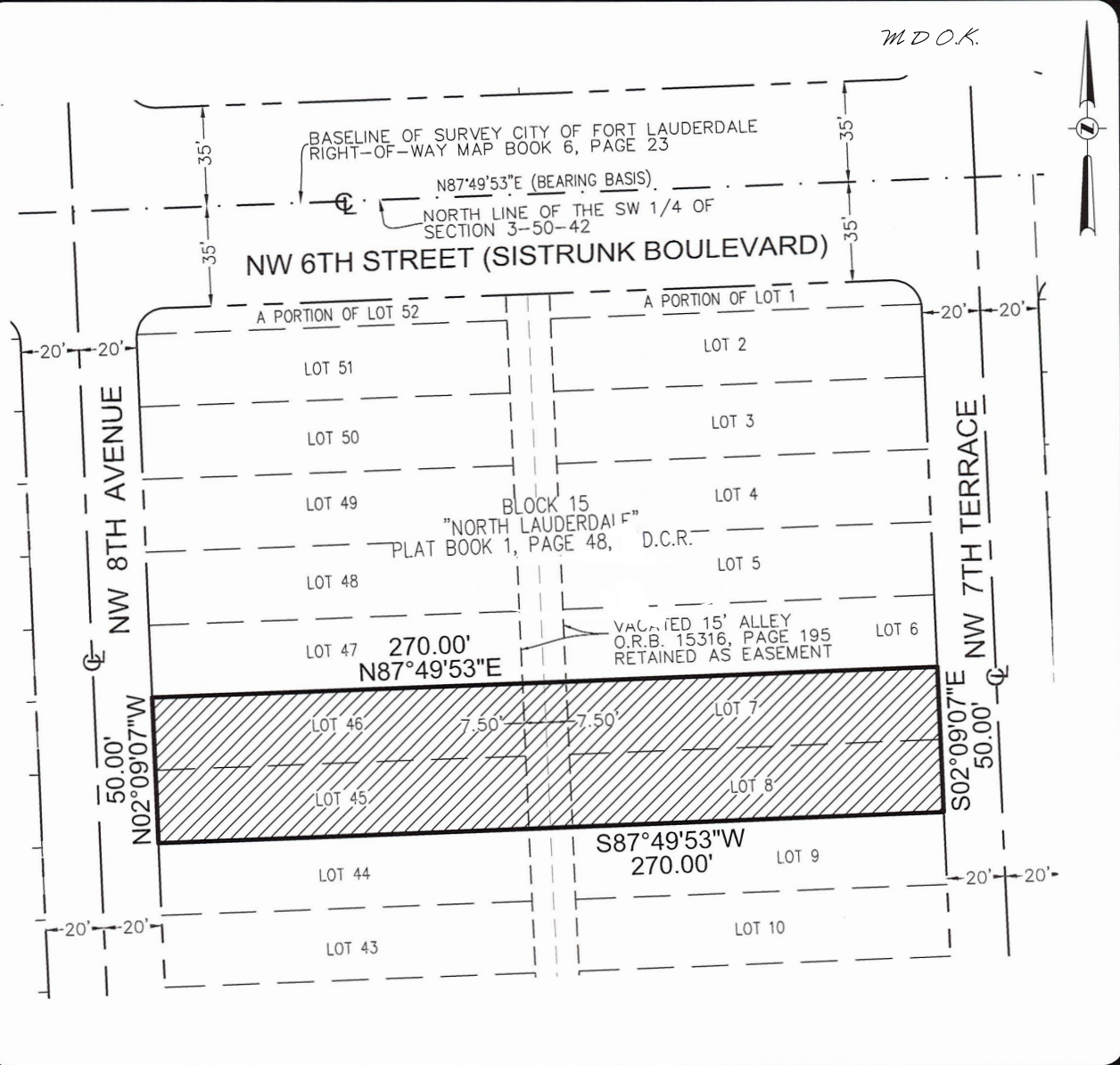
ATTEST:

City Clerk
DAVID R. SOLOMAN

Exhibit "A"



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



CLIENT: SISTRUNK VIEW, LLC
 SCALE: 1"=50' DRAWN: M.M.M.
 ORDER NO.: 75213
 DATE: 12/30/25
 REZONING FROM RMM-25 TO NWRAC-MUw
 FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
 FOR: SISTRUNK VIEW

SHEET 2 OF 2 THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

LEGEND & ABBREVIATIONS:
 ☉ CENTERLINE
 D.C.R. DADE COUNTY RECORDS
 O.R.B. OFFICIAL RECORDS BOOK



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



M D O K.

LEGAL DESCRIPTION:

LOTS 7, 8, 45, AND 46, BLOCK 15, "**NORTH LAUDERDALE**", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 48, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

TOGETHER WITH;

THAT PORTION OF THE 15-FOOT VACATED ALLEY, PER OFFICIAL RECORDS BOOK 15316, PAGE 195, IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING ADJACENT TO AND CONTIGUOUS WITH SAID LOTS 7, 8, 45, AND 46. .

SAID LANDS LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 13,500 SQUARE FEET (0.310 ACRES), MORE OR LESS.

NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE ASSUMED WITH A REFERENCE BEARING OF NORTH 87°49'53" EAST ALONG THE NORTH LINE OF SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 50 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 UNLESS NOTED OTHERWISE.

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: SISTRUNK VIEW, LLC

SCALE: N/A

DRAWN: M.M.M.

ORDER NO.: 75213

DATE: 12/30/25

REZONING FROM RMM-25 TO NWRAC-MUw

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: SISTRUNK VIEW

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

Digitally signed by Michael M Mossey

Date: 2025.12.30 09:45:38 -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