

ORDINANCE NO. C-25-30

AN ORDINANCE OF THE CITY OF FORT LAUDERDALE, FLORIDA ADOPTING AN AMENDMENT TO THE CITY OF FORT LAUDERDALE COMPREHENSIVE PLAN FUTURE LAND USE MAP DESIGNATION FROM COMMUNITY FACILITIES TO SOUTH REGIONAL ACTIVITY CENTER, PORTIONS OF THE VACATED RIGHT OF WAYS OF SOUTHEAST 15TH STREET AND SOUTHEAST 16TH STREET; TOGETHER WITH TRACT "C", "BROWARD GENERAL HOSPITAL ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 90, PAGE 2, TOGETHER WITH A PORTION OF TRACT "A", "BROWARD GENERAL HOSPITAL" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 60, PAGE 33; TOGETHER WITH LOTS 3 THROUGH 13 AND PORTIONS OF LOTS 2 AND 14, "RE-AMENDED PLAT PARKWAY HIGHLANDS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 3; TOGETHER WITH LOTS 13 THROUGH 19, BLOCK 26 AND THE ALLEY WITHIN SAID BLOCK INCLUSIVE, LOT 13, BLOCK 34 AND THE 15-FOOT ALLEY LYING WITHIN BLOCK 34, AND ALL OF LOTS 10 THROUGH 18, BLOCK 44, "CROISSANT PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 28 ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING WEST OF SOUTHEAST 3RD AVENUE, NORTH OF SOUTHEAST 18TH STREET, EAST OF SOUTH ANDREWS AVENUE AND SOUTH OF SOUTHEAST 14TH STREET, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING A TOTAL OF 16.967 ACRES MORE OR LESS, 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.

WHEREAS, pursuant to Ordinance No. C-20-05, as amended, adopted by the City Commission of the City of Fort Lauderdale on November 17, 2020, the City Commission adopted the Advance Fort Lauderdale Comprehensive Plan for the City of Fort Lauderdale ("Plan"); and

WHEREAS, the Planning and Zoning Board, as the local planning agency, held a public hearing on May 21, 2025, in accordance with Section 163.3174 of the Florida Statutes (2024), and reviewed the amendment to the Future Land Use Plan Map to change the future land use designation from "Community Facilities" to "South Regional Activity Center" for parcels of land legally described as portions of the vacated rights of way of Southeast 15th Street and portions of the vacated rights of way of Southeast 15th Street and Southeast 16th Street; together with Tract "C", "Broward General Hospital Addition", according to the plat thereof, as recorded in Plat Book 90, Page 2, together with a portion of Tract "A", "Broward General Hospital", according to the plat thereof, as recorded in Plat Book 60, Page 33; together with Lots 3 through 13 and portions of Lots 2 and 14, "Re-Amended Plat Parkway Highlands", according to the plat thereof, as recorded in Plat Book 18, Page 3; together with Lots 13 through 19, Block 26 and the alley within said block inclusive, Lot 13, Block 34 and the 15-foot alley lying within Block 34, and all of Lots 10 through 18, Block 44, "Croissant Park", according to the plat thereof, as recorded in Plat Book 4, Page 28, all of the Public Records of Broward County, Florida, and recommended that the City Commission of the City of Fort Lauderdale approve the proposed comprehensive plan amendment as provided, and recommended the amendment be transmitted to the reviewing agencies as identified in Section 163.3184(1)(c) of the Florida Statutes (2024); 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) of the Florida Statutes (2024); and

WHEREAS, the City Commission of the City of Fort Lauderdale held a public hearing on August 19, 2025, which hearing was advertised in accordance with the provisions of Section 163.3184(11) of the Florida Statutes (2024); and

WHEREAS, the City Commission approved this ordinance on first reading at their meeting of August 19, 2025, and the proposed ordinance was sent to the Broward County Planning Council ("BCPC") for review and approval; and

WHEREAS, on May 26, 2026, 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 June 16, 2026, which hearing was advertised in accordance with the provisions of Section 163.3184(11) of the Florida Statutes (2025);

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

SECTION 1. That the Advance Fort Lauderdale Comprehensive Plan, as amended, shall be further amended as to change the Future Land Use Designation from "Community Facilities" to "South Regional Activity Center" for certain lands located:

West of Southeast 3rd Avenue, north of Southeast 18th Street, east of South Andrews Avenue and south of Southeast 14th Street, all said lands being in the City of Fort Lauderdale, Broward County, Florida, containing a total of 16.967 acres more or less

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

SECTION 2. 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) of the Florida Statutes (2024) and to the Broward County Planning Council.

SECTION 3. 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 4. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

SECTION 5. 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 19th day of August, 2025.

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



Mayor
DEAN J. TRANTALIS

ATTEST:



City Clerk
DAVID R. SOLOMAN

Exhibit "A"

M.D.O.K.



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: (AMEND FUTURE LAND USE MAP FROM COMMUNITY FACILITIES TO SOUTH REGIONAL ACTIVITY CENTER)

PORTIONS OF THE VACATED RIGHTS-OF-WAY OF S.E. 15TH STREET AND S.E. 16TH STREET; TOGETHER WITH LOT 13, BLOCK 34 AND THE 15-FOOT ALLEY LYING WITHIN BLOCK 34, **CROISSANT PARK**, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 28 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; TOGETHER WITH TRACT "C", **BROWARD GENERAL HOSPITAL ADDITION**, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 90, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; TOGETHER WITH A PORTION OF TRACT "A", **BROWARD GENERAL HOSPITAL**, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 60, PAGE 33 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; TOGETHER WITH LOTS 3 THROUGH 13 AND PORTIONS OF LOTS 2 AND 14, **RE-AMENDED PLAT PARKWAY HIGHLANDS**, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 3 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 34 OF SAID **CROISSANT PARK** PLAT; THENCE NORTH 80°35'53" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF S.E. 15TH STREET, AND ALONG THE NORTH LINE OF SAID TRACT "C" 220.00 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF S.E. 1ST AVENUE; THENCE ALONG SAID SOUTHERLY EXTENSION, ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF LOTS 8 AND 9 OF SAID **RE-AMENDED PLAT PARKWAY HIGHLANDS** THE FOLLOWING TWO DESCRIBED COURSES AND DISTANCES; (1) NORTH 09°22'40" WEST 380.33 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY; (2) NORTHWESTERLY, NORTHERLY, NORTHEASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 99°37'10", FOR AN ARC DISTANCE OF 43.47 FEET TO A POINT OF TANGENCY AND A POINT ON THE SOUTH RIGHT-OF-WAY OF S.E. 14TH STREET; THENCE SOUTH 89°45'30" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE NORTH LINE OF LOTS 2 THROUGH 8 OF SAID **RE-AMENDED PLAT PARKWAY HIGHLANDS** 395.04 FEET; THENCE SOUTH 00°32'40" EAST 1255.07 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF S.E. 17TH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE SOUTH LINE OF SAID TRACT "A" THE FOLLOWING FOUR (4) DESCRIBED COURSES AND DISTANCES; (1) NORTH 89°45'49" WEST 7.94 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHERLY; (2) NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 193.21 FEET, A CENTRAL ANGLE OF 14°44'38", FOR AN ARC DISTANCE OF 49.72 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHERLY; (3) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 558.46 FEET, A CENTRAL ANGLE OF 05°07'36", FOR AN ARC DISTANCE OF 49.97 FEET TO A POINT OF TANGENCY; (4) SOUTH 80°37'10" WEST 338.66 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE 15-FOOT ALLEY LYING WITHIN SAID BLOCK 34 AND THE EAST LINE OF LOTS 1 THROUGH 12 OF SAID BLOCK 34; THENCE NORTH 09°22'40" WEST ALONG SAID SOUTHERLY EXTENSION 900.11 FEET TO THE POINT OF **BEGINNING**.

(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: KIMLEY HORN AND ASSOCIATES

SCALE: N/A

DRAWN: M.M.M.

ORDER NO.: 73066

DATE: 8/5/24; REV. 4/28/25; 5/5/25; 5/6/25; 5/12/25

AMEND FUTURE LAND USE MAP FROM
COMMUNITY FACILITIES TO SOUTH
REGIONAL ACTIVITY CENTER

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: BROWARD HEALTH MEDICAL

SHEET 1 OF 4

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 THROUGH 4

Michael

Digitally signed
by Michael M

M

Mossey

Date: 2025.05.12

Mossey

15:56:08 -04'00'

- 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



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BY
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CERTIFICATE OF AUTHORIZATION LB#3870



(LEGAL DESCRIPTION CONTINUED FROM SHEET 1)

TOGETHER WITH:

LOTS 13 THROUGH 19, BLOCK 26, AND THE 15-FOOT ALLEY LYING WITHIN SAID BLOCK 26, **CROISSANT PARK**, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 28 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 10 THROUGH 18, BLOCK 44, **CROISSANT PARK**, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 28 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING A TOTAL OF 739,088 SQUARE FEET (16.967 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 ARE BASED ON THE BROWARD GENERAL HOSPITAL PLAT, PLAT BOOK 60, PAGE 33, WITH THE EAST LINE OF TRACT "A" BEING N00°00'00"E.
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.

CLIENT: KIMLEY HORN AND ASSOCIATES

SCALE: N/A

DRAWN: M.M.M.

ORDER NO.: 73066

DATE: 8/5/24; REV. 4/28/25; 5/5/25; 5/6/25; 5/12/25

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COMMUNITY FACILITIES TO SOUTH
REGIONAL ACTIVITY CENTER

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: BROWARD HEALTH MEDICAL

SHEET 2 OF 4

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 THROUGH 4

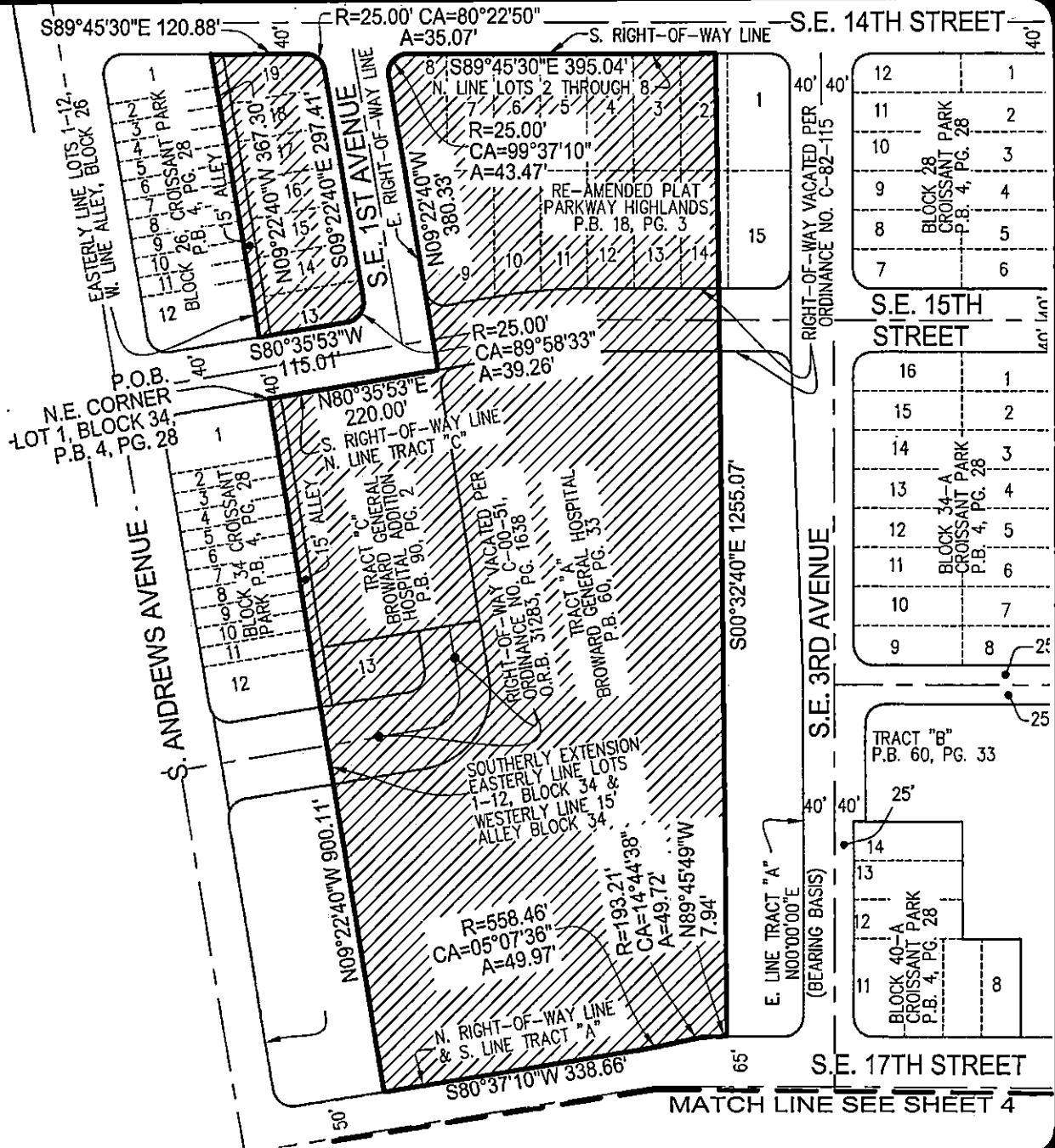
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CLIENT: KIMLEY HORN AND ASSOCIATES
SCALE: 1" = 200' **DRAWN: M.M.M.**
ORDER NO.: 73066
DATE: 8/5/24; REV. 4/28/25; 5/5/25; 5/6/25; 5/12/25
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FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
FOR: BROWARD HEALTH MEDICAL

SHEET 3 OF 4 THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 4

LEGEND & ABBREVIATIONS:
A ARC LENGTH
CA CENTRAL ANGLE
O.R.B. OFFICIAL RECORDS BOOK
P.B. PLAT BOOK
PG. PAGE
P.O.B. POINT OF BEGINNING
R RADIUS



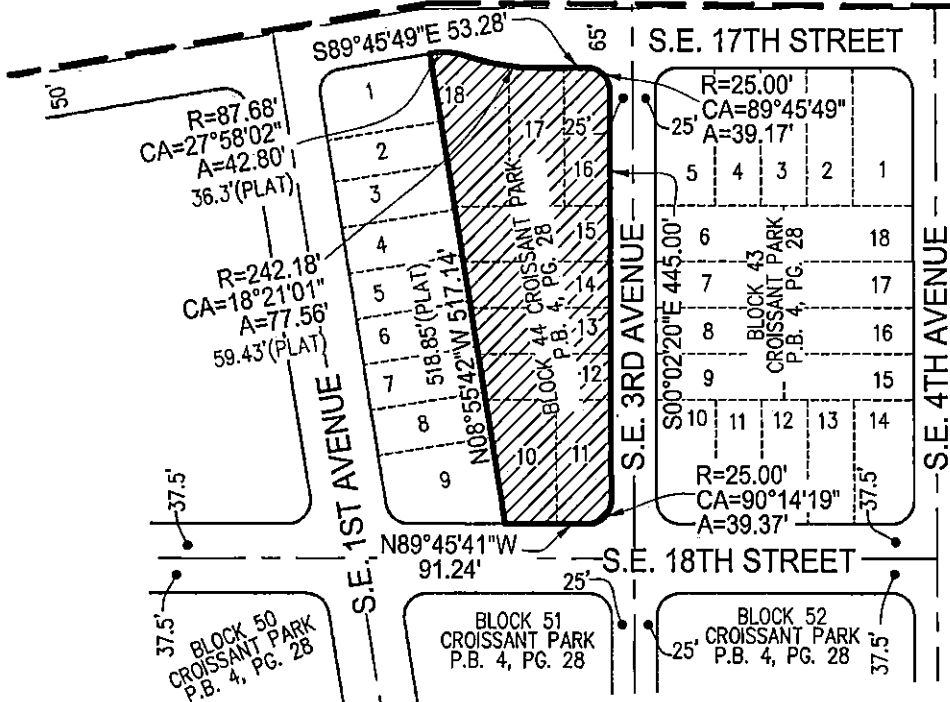
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MATCH LINE SEE SHEET 3



CLIENT: KIMLEY HORN AND ASSOCIATES

SCALE: 1" = 200'

DRAWN: M.M.M.

ORDER NO.: 73066

DATE: 8/5/24; REV. 4/28/25; 5/5/25; 5/6/25; 5/12/25

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FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
FOR: BROWARD HEALTH MEDICAL

SHEET 4 OF 4

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 THROUGH 4

LEGEND & ABBREVIATIONS:

- A ARC LENGTH
- CA CENTRAL ANGLE
- P.B. PLAT BOOK
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- R RADIUS