

ORDINANCE NO. C-24-23

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 GENERAL AVIATION AIRPORT ("GAA") DISTRICT TO PARKS, RECREATION AND OPEN SPACE ("P") DISTRICT, A PORTION OF THE SOUTHEAST CORNER OF TRACT 1, "F-X-E PLAT" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 119, PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 49 SOUTH, RANGE 42 EAST, LOCATED SOUTH OF NORTHWEST 66<sup>TH</sup> STREET, EAST OF NORTHWEST 15<sup>TH</sup> AVENUE (STRIKER BOULEVARD), WEST OF NORTHWEST 12<sup>TH</sup> AVENUE (YANKEE BOULEVARD) AND NORTH OF WEST COMMERCIAL BOULEVARD, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

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WHEREAS, the applicant, City of Fort Lauderdale, applied for the rezoning of certain property as more particularly described in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, on March 20, 2024, the Planning and Zoning Board functioning as the local planning agency (PZ Case No. UDP-Z23011) 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, subject to certain agreed upon restrictions, and that the Official Zoning Map and Schedule "A" attached thereto should be amended to include such lands; and

WHEREAS, the City Clerk provided notice to the public of a public hearing on Tuesday, May 7, 2024, at 6:00 P.M., or as soon thereafter as possible, and on Tuesday, May 21, 2024 at 6:00 P.M., or as soon thereafter as possible, at the Horvitz Auditorium, NSU Art Museum, 1 East Las Olas Boulevard, Fort Lauderdale, Florida, for the purpose of hearing any public comment on the rezoning; and

WHEREAS, such public hearings were 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 in Section 47-24.4. of the Unified Land Development Regulations (“ULDR”) as enunciated and memorialized in the minutes of its meetings of May 7, 2024 and May 21, 2024, a portion of those findings are expressly listed as follows:

1. The property is currently zoned GAA and has an underlying future land use designation of Transportation which permits those land uses listed in the City’s Comprehensive Plan as permitted uses in the Parks, Recreation and Open Space land use category when in compliance with the noise requirements of Federal Aviation Regulations Part 150 and with Subsection 333.03 (2) (c), (2) (d) and (3) of Florida Statutes, and when they do not preclude or restrain the aeronautical use of the surrounding area, if such uses are designed primarily to serve the needs of airport users and airport employees, aircraft and aircraft operation and maintenance facilities, cargo distribution terminals, transit warehousing and other compatible land uses.
2. The proposed rezoning will not adversely impact the character of development in or near the area under consideration as the property is approved as a community park as part of a qualified project pursuant to Section 255.065, Florida Statutes (2023).
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 because the property is approved as a community park as part of a qualified project pursuant to Section 255.065, Florida Statutes (2023). The rezoning is consistent with the scope of the qualified project.

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, shall be amended by rezoning from General Aviation Airport (“GAA”) District to Parks, Recreation and

Open Space (“P”) District, the following lands, situated in the City of Fort Lauderdale, Broward County, Florida, to wit:

A PORTION OF THE SOUTHEAST CORNER OF TRACT 1, “F-X-E PLAT” ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 119, PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 49 SOUTH, RANGE 42 EAST

Location: South of Northwest 66<sup>th</sup> Street, east of Northwest 15<sup>th</sup> Avenue (Striker Boulevard), west of Northwest 12<sup>th</sup> Avenue (Yankee Boulevard) and north of West Commercial 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. Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. All other applicable state or federal permits must be obtained before commencement of the development.

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 7<sup>th</sup> day of May, 2024.

PASSED SECOND READING this \_\_\_\_ day of \_\_\_\_\_, 2024.

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Mayor  
DEAN J. TRANTALIS

ATTEST:

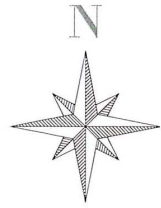
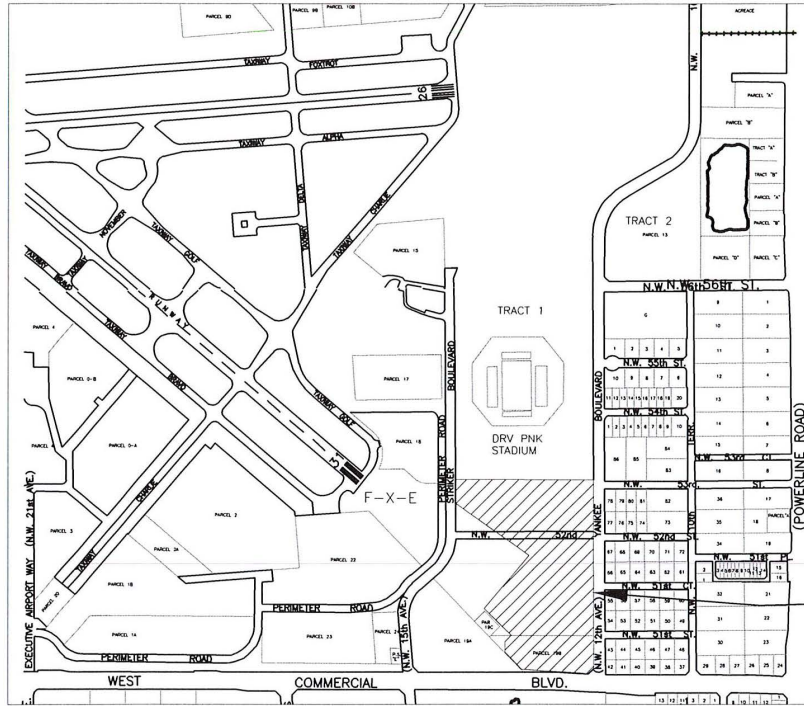
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City Clerk  
DAVID R. SOLOMAN

# SKETCH AND DESCRIPTION

REZONING PETITION FROM (GAA) TO (P)

THIS IS NOT A SURVEY



LOCATION MAP N.T.S.

DESCRIPTION: DRV Pnk PARK

A PORTION OF TRACT 1, "F-X-E PLAT", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 119, PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY SOUTHEAST CORNER OF SAID TRACT 1, "F-X-E" PLAT; THENCE NORTH 02°04'39" WEST ALONG THE WEST RIGHT OF WAY LINE OF NORTHWEST 12 AVENUE, A DISTANCE OF 1272.89 FEET; THENCE SOUTH 88°14'00" WEST, A DISTANCE OF 946.48 FEET; THENCE SOUTH 02°05'28" EAST, A DISTANCE OF 160.22 FEET; THENCE SOUTH 57°16'49" EAST, A DISTANCE OF 624.78 FEET; THENCE SOUTH 38°25'49" WEST, A DISTANCE OF 469.88 FEET; THENCE SOUTH 46°58'55" EAST, A DISTANCE OF 258.18 FEET; THENCE SOUTH 42°34'19" WEST, A DISTANCE OF 59.31 FEET; THENCE SOUTH 02°00'27" EAST, A DISTANCE OF 72.71 FEET; THENCE SOUTH 45°51'33" EAST, A DISTANCE OF 160.19 FEET TO THE NORTH RIGHT OF WAY LINE OF WEST COMMERCIAL BOULEVARD AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP 86014-MAINT. (4); THENCE NORTH 88°10'19" EAST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 23.52 FEET; THENCE SOUTH 87°03'02" EAST, A DISTANCE OF 138.08 FEET; THENCE NORTH 88°10'19" EAST, A DISTANCE OF 27.15 FEET TO A POINT OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2460.00 FEET, A CENTRAL ANGLE OF 04°31'51" AND AN ARC DISTANCE OF 194.53 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2340.00 FEET A CENTRAL ANGLE 01°39'56" AND AN ARC DISTANCE OF 68.02 FEET TO A NON-TANGENT POINT; THENCE NORTH 44°28'47" EAST, A DISTANCE OF 50.82 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 859,567 SQUARE FEET OR 19.7329 ACRES, MORE OR LESS.

NOTES:

- 1) BEARINGS ARE BASED ON THE WEST RIGHT OF WAY LINE OF NORTHWEST 12 AVENUE BEING NORTH 02°04'39" WEST.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) SUBJECT TO EXISTING EASEMENTS, RIGHT-OF-WAYS, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY
- 4) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
- 5) THIS DOCUMENT CONSISTS OF 2 PAGES AND IS NOT VALID OR COMPLETE WITHOUT ALL PAGES.

I HEREBY CERTIFY THAT THE HEREIN SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, PREPARED UNDER MY RESPONSIBLE CHARGE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027.

DATED: DECEMBER 20, 2023

MICHAEL W. DONALDSON  
PROFESSIONAL SURVEYOR AND MAPPER NO. 6490  
STATE OF FLORIDA

SHEET 1 OF 2

CITY OF FORT LAUDERDALE		
EXHIBIT 1		
DRV Pnk PARK		
REZONING FROM (GAA) TO (P)		
BY: M.D.	ENGINEERING DIVISION	DATE: 12/20/23
CHK'D M.D.		SCALE: N.T.S.

