

ORDINANCE NO. C-22-

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 "CF – COMMUNITY FACILITY" DISTRICT TO "CB – COMMUNITY BUSINESS" DISTRICT, A PORTION OF LOTS 14, 15, 27, 28 AND 29, "PLACIDO PLACE RESUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LOCATED WEST OF NORTHEAST 3<sup>RD</sup> AVENUE, NORTH OF NORTHEAST 16<sup>TH</sup> PLACE, EAST OF NORTH ANDREWS AVENUE AND SOUTH OF NORTHEAST 17<sup>TH</sup> COURT, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

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WHEREAS, the applicant, 1700 N Andrews, LLC, applied for the rezoning of certain property as more particularly described in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, on September 21, 2022, the Planning and Zoning Board (PZ Case No. UDP-Z22015) 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 notified the public of a public hearing to be held on Tuesday, December 6, 2022 at 6:00 P.M., and Tuesday, December 20, 2022 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 December 6, 2022 and December 20, 2022, a portion of those findings expressly listed as follows:

1. Rezoning the property to CB is consistent with the underlying future land use of Commercial. The proposed rezoning is consistent with the City’s Comprehensive Plan applicable goals, objectives, and policies, specifically Future Land Use Element Goal 1, Objective FLU 1.1, Policy FLU1.1.1.9, which ensures the use and densities of the requested zoning district are compliant with the standards of the underlying Future Land Use designation.
2. The proposed rezoning expands the existing CB zoning district southbound along North Andrews Avenue, with an existing CB commercial corridor existing to the north and northwest of the site. It is not anticipated the rezoning will have an adverse impact on the surrounding commercial or residential uses. The CB zoning district is intended to meet the shopping and service needs of the community. The size and scale of development and allowable uses within the CB district are intended to limit impact on the surrounding residential neighborhoods to be served by the commercial business. The location and intention of the CB zoning district serve to provide the abutting community with easily accessible services. Any proposed commercial development abutting or within 100 feet of a residentially zoned and used property will have to comply with neighborhood compatibility requirements, including, but not limited to setbacks, buffer requirements, landscaping, walls, and building height restrictions.
3. The character of the area proposed is suitable for the uses permitted in the proposed zoning district. The east frontage of the property abuts North Andrews Avenue, a transit corridor. Properties to the north and northwest across Andrews Avenue are zoned CB and contain an education center and restaurant. The intent of the CB zoning district is to support local residential neighborhoods with commercial serving uses and to be situated along corridors, such as North Andrews Avenue. Uses to the north and northwest consist of CB zoning, which are consist with the request. To the east exist single-family homes and townhouses within the RDs-15 and RM-15 zoning districts, containing single family homes, duplexes, townhouses, and multifamily development.

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 “CF – Community Facility” District to “CB – Community Business” District, the following lands, situated in the City of Fort Lauderdale, Broward County, Florida, to wit:

A PORTION OF LOTS 14, 15, 27, 28 AND 29, “PLACIDO PLACE RESUBDIVISION”, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

Location: West of Northeast 3<sup>rd</sup> Avenue, north of Northeast 16<sup>th</sup> Place, east of North Andrews Avenue and south of Northeast 17<sup>th</sup> Court

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 6<sup>th</sup> day of December, 2022  
PASSED SECOND READING this \_\_\_\_ day of \_\_\_\_\_, 2022.

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Mayor  
DEAN J. TRANTALIS

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ATTEST:

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City Clerk  
DAVID R. SOLOMAN

SKETCH & DESCRIPTION  
TO ACCOMPANY REZONING FROM 'CF' TO 'CB'  
A PORTION OF PLACIDO PLACE RESUBDIVISION  
P.B. 34, PG. 36, B.C.R.  
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

**LAND DESCRIPTION:**

A portion of Lots 14, 15, 27, 28 and 29, of PLACIDO PLACE RESUBDIVISION, according to the Plat thereof, as recorded in Plat Book 34, Page 36, of the Public Records of Broward County, Florida. Being more particularly described as follows;

Begin at the Northeast corner of said Lot 14, thence S01°25'18" E, along the east line said Lot 14, a distance of 306.55 feet; thence S86°56'34"W, along the North line of NE 16th Place, a distance of 5.01 feet to the the East Right-of-way of North Andrews Avenue, also being a point on a curve, concave to the West, radial bearing of N71°23'26"E to said point; thence Northwesterly along said East line, having a radius of 1978.57 feet and a central angle of 09°32'58", arc distance 329.77 feet; thence N88°02'08" E, along the North line of said Lot 15, a distance of 128.20 feet to the Point of Beginning.

Said lands situate in the City of Fort Lauderdale, Broward County, Florida and containing 18,439 square feet more or less.


**SURVEYOR'S NOTES:**

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings are based on the East line of Lot 14, having a bearing of S01°25'18"E. (Assumed)
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: F.B. = Field Book; L.B. = Licensed Business; P.B. = Plat Book; B.C.R. = Broward County Records; PG. = Page; P.L.S. = Professional Land Surveyor.

**CERTIFICATION:**

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 8/22/2022

  
JOHN T. DOOGAN, P.L.S.  
Florida Registration No. 4409  
AVIROM & ASSOCIATES, INC.  
L.B. No. 3300

**NOT VALID WITHOUT SHEETS 1 AND 2**

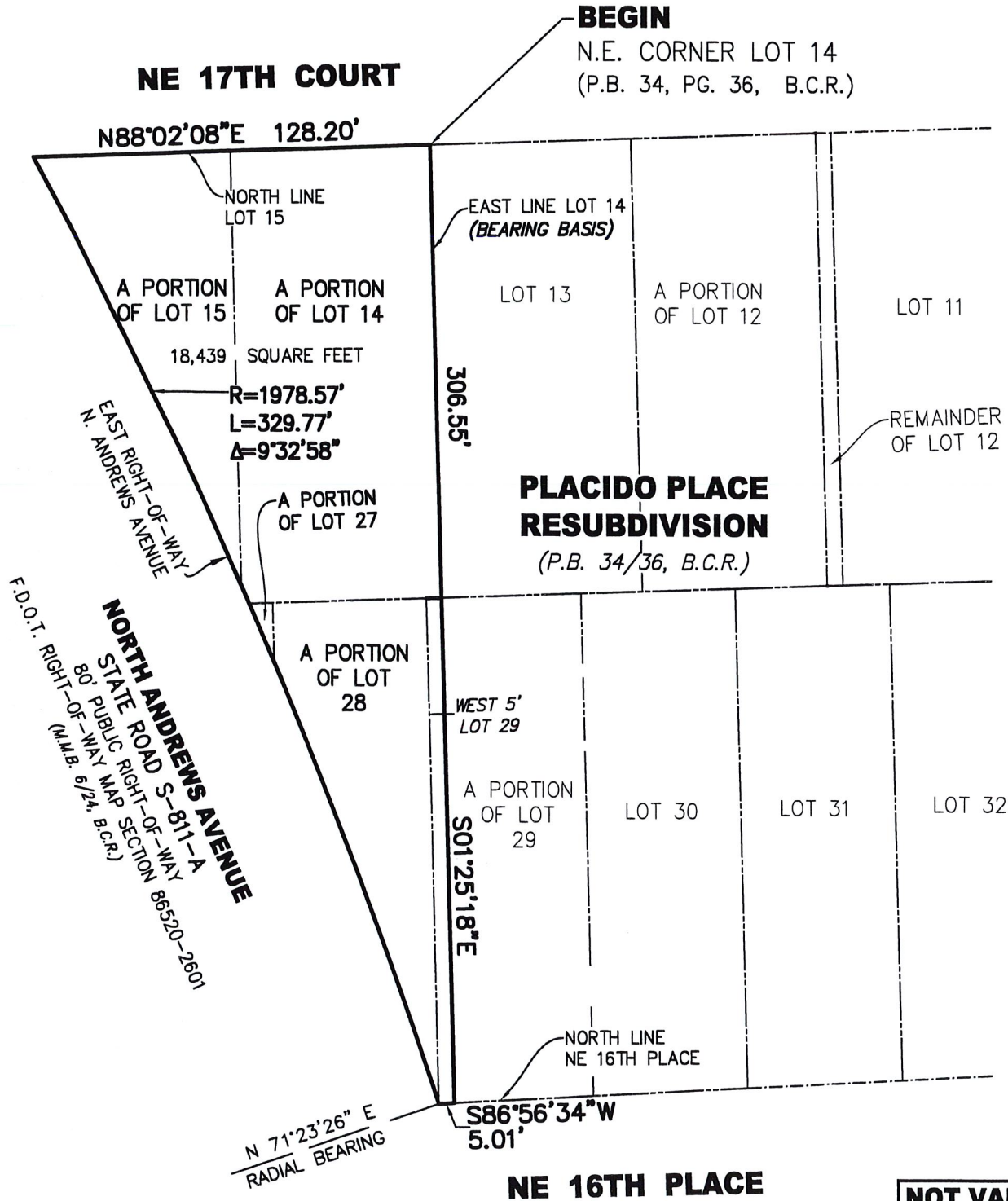
<b>REVISIONS</b>
REVISE 08/22/2022



**AVIROM & ASSOCIATES, INC.**  
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JOB #:	12499-1W
SCALE:	-
DATE:	07/21/2022
BY:	W.R.E.
CHECKED:	J.T.D.
F.B. -	CARD# 22-1498
SHEET:	1012 of 6

SKETCH & DESCRIPTION  
**TO ACCOMPANY REZONING FROM 'CF' TO 'CB'**  
 A PORTION OF PLACIDO PLACE RESUBDIVISION  
 P.B. 34, PG. 36, B.C.R.  
 CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA



**NOT VALID WITHOUT SHEETS 1 AND 2**

REVISIONS
REVISE 08/22/2022



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JOB #:	12499-1W
SCALE:	1" = 50'
DATE:	07/21/2022
BY:	W.R.E.
CHECKED:	J.T.D.
F.B. -	CA# 22-1198
SHEET:	2 OF 2 Exhibit 6 Page 6 of 6