

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 3RD AVENUE, NORTH OF NORTHEAST 16TH PLACE, EAST OF NORTH ANDREWS AVENUE AND SOUTH OF NORTHEAST 17TH COURT, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

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:

[SPACE RESERVED FOR FINDINGS OF FACT]

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 3rd Avenue, north of Northeast 16th Place, east of North Andrews Avenue and south of Northeast 17th 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 ____ day of _____, 2022
PASSED SECOND READING this ____ day of _____, 2022.

Mayor
DEAN J. TRANTALIS

ATTEST:

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

REVISIONS
REVISE 08/22/2022



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JOB #:	12499-1W
SCALE:	-
DATE:	07/21/2022
BY:	W.R.E.
CHECKED:	J.T.D.
F.B. - PG. -	- -
CAM # 22-1030	
SHEET: Exhibit 1 OF 2	

M.D.O.K.

**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

