

ORDINANCE NO. C-22-22

AN ORDINANCE AMENDING THE UNIFIED LAND DEVELOPMENT REGULATIONS OF THE CITY OF FORT LAUDERDALE, FLORIDA, AMENDING SECTION 47-1.6.B OF THE 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 "B-1 – BOULEVARD BUSINESS" DISTRICT TO "CF – COMMUNITY FACILITY" DISTRICT, LOTS 15 THROUGH 28, BLOCK 125, "WAVERLY PLACE", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 19 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND TO REZONE FROM "RMM-25 – RESIDENTIAL MULTIFAMILY MID RISE/MEDIUM HIGH DENSITY" DISTRICT TO "CF – COMMUNITY FACILITY" DISTRICT, LOTS 1 THROUGH 4, BLOCK 125, "WAVERLY PLACE", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 19 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LOCATED WEST OF SOUTHWEST 12TH AVENUE, NORTH OF SOUTHWEST 1ST STREET, EAST OF SOUTHWEST 14TH AVENUE AND SOUTH OF WEST BROWARD BOULEVARD, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

WHEREAS, the applicant, City of Fort Lauderdale, applied for the rezoning of certain property as described in SECTION 1 herein; and

WHEREAS, the Planning and Zoning Board at its meeting of April 20, 2022 (PZ Case No. UDP-Z22003) did recommend to the City Commission of the City of Fort Lauderdale, Florida, that certain lands herein described should be rezoned in the respects mentioned 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, July 5, 2022, and Tuesday, August 16, 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 July 5, 2022 and August 16, 2022, a portion of those findings expressly listed as follows:

1. The portions of the property to be rezoned from B-1 and RMM-25 to CF have underlying future Commercial and Medium-High Residential future land use designations, respectively. Both future land use designations permit community facilities uses.
2. The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration. A majority of the property related to the City’s Police Department and Public Works Fleet Service Facility, which lies to the west and south of the subject sites is zoned CF. The CF zoning district will require a larger 25-foot side setback which can reduce the impacts on adjacent residential uses. Located in the Sailboat Bend Historic District, the ULDR requires alterations or new development to meet material and design guidelines per UDLR Section 47-17.7.7, Sailboat Bend Material and Design Guidelines. In addition, development applications must meet the requirements of ULDR Section 47-25.3, Neighborhood Compatibility, to ensure adequate buffering of nonresidential uses adjacent to residential uses.
3. The uses permitted by the CF zoning district are compatible with the character of the surrounding districts and uses. The Community Facility District is intended to provide suitable locations for institutions serving public needs, including the administrative activities of a municipal, state or federal agency, religious facilities, educational facilities and other public purpose facilities which generally benefit the community. The area is characterized by the existing municipal facilities including the Police Department headquarters and the Fleet Services Facility, located on the same property as the subject sites, which have a Community Facilities future land use and Community Facility zoning designation. Adjacent school, commercial, residential uses

are located to the north and east of the subject sites on properties with the Commercial and Medium-High future land use designations and B-1 and RMM-25 zoning districts where Community Facilities are also permitted.

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 "B-1 – Boulevard Business" District to "CF – Community Facility" District, the following lands, situated in the City of Fort Lauderdale, Broward County, Florida, to wit:

LOTS 15 THROUGH 28, BLOCK 125, "WAVERLY PLACE",
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT
BOOK 2, PAGE 19 OF THE PUBLIC RECORDS OF DADE
COUNTY, FLORIDA

and "RMM-25 - Residential Multifamily Mid Rise/Medium High Density" District to "CF – Community Facility" District, the following lands, situated in the City of Fort Lauderdale, Broward County, Florida, to wit:

LOTS 1 THROUGH 4, BLOCK 125, "WAVERLY PLACE",
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT
BOOK 2, PAGE 19 OF THE PUBLIC RECORDS OF DADE
COUNTY, FLORIDA

Location: West of Southwest 12th Avenue, north of Southwest 1st
Street, east of Southwest 14th Avenue and south of West Broward
Boulevard

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 5th day of July, 2022.

PASSED SECOND READING this ____ day of _____, 2022.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
DAVID R. SOLOMAN

J.K. 3/22/22

LEGAL DESCRIPTION:

(RMM-25 PARCEL)
LOTS 1 THROUGH 4, BLOCK 125, SUBDIVISION OF WAVERLY PLACE,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 19
OF THE PUBLIC RECORDS MIAMI-DADE COUNTY, FLORIDA, AND THE SOUTH
ONE-HALF (S. 1/2) OF THE NOW VACATED ALLEY RIGHT OF WAY AS DESCRIBED
IN OFFICAL RECORDS BOOK 13309, PAGE 543 OF THE PUBLIC RECORDS OF
BROWARD COUNTY, FLORIDA, ADJACENT TO SAID LOTS 1 THROUGH 4.

SAID LAND SITUATED AND LYING IN THE CITY OF FORT LAUDERDALE,
BROWARD COUNTY, FLORIDA, AND CONTAINING 12,000 SQUARE FEET OR 0.275
ACRES MORE OR LESS.

(B-1 PARCEL)
LOTS 15 THROUGH 28, BLOCK 125, SUBDIVISION OF WAVERLY PLACE,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 19
OF THE PUBLIC RECORDS MIAMI-DADE COUNTY, FLORIDA, AND THE NORTH
ONE-HALF (N. 1/2) OF THE NOW VACATED ALLEY RIGHT OF WAY AS DESCRIBED IN
OFFICAL RECORDS BOOK 13309, PAGE 543 OF THE PUBLIC RECORDS OF
BROWARD COUNTY, FLORIDA, ADJACENT TO SAID LOTS 1 THROUGH 4. AND
LESS THE RIGHT OF WAY FOR BROWARD BOULEVARD AS SHOWN ON FLORIDA
DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT OF WAY MAP SECTION
86006-2501 SHEETS 13 & 14 OF 22, DATED 7-15-1972.

SAID LAND SITUATED AND LYING IN THE CITY OF FORT LAUDERDALE,
BROWARD COUNTY, FLORIDA, AND CONTAINING 36,846 SQUARE FEET OR 0.846
ACRES MORE OR LESS.



LOCATION MAP:
NOT TO SCALE

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 88°01'11" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF WEST BROWARD BOULVERAD (STATE ROAD 842).
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"= 100' OR SMALLER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON SEPTEMBER 08, 2021 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

DONALD A. SPICER, PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 4677

SKETCH & DESCRIPTION

PETITION TO REZONE FROM "B-1"
AND "RMM-25" TO "CF"
A PORTION OF BLOCK 125
SUBDIVISION OF WAVERLY PLACE
P.B. 2, PG. 19, D.C.R.

CITY OF FT. LAUDERDALE, BROWARD COUNTY, FLORIDA



301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 1 OF 2

DRAWING NO. 11112.00-SKETCH & DESCRIPTION.DWG

DATE 09/08/21

SCALE N/A

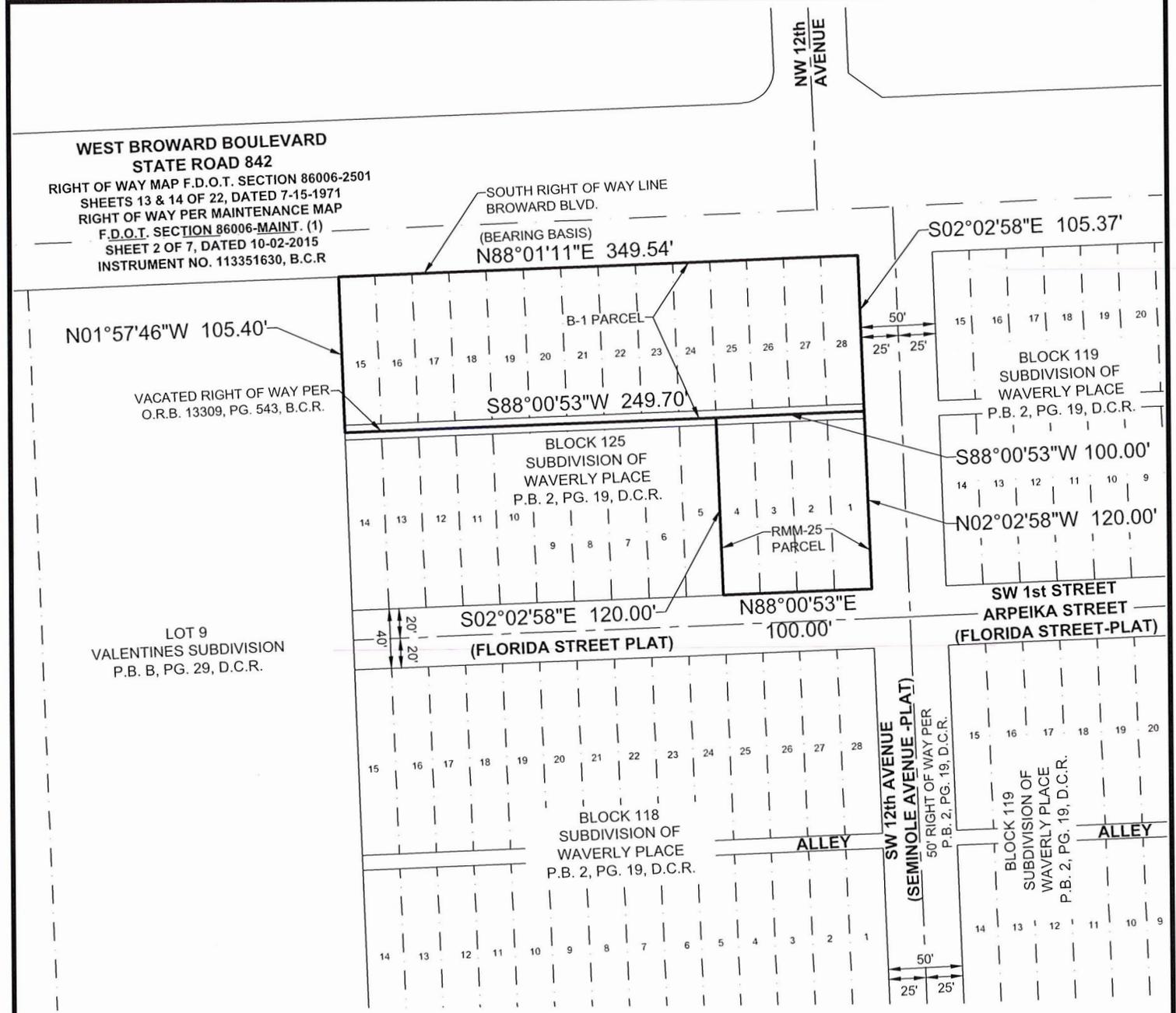
FIELD BK. N/A

DWNG. BY DB

CHK. BY DS

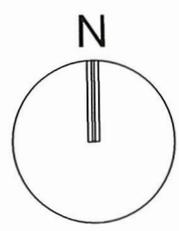
DATE	REVISIONS

CAM # 22-0712

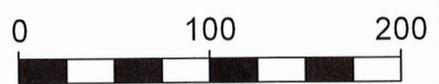


LEGEND:

- B.C.R. BROWARD COUNTY RECORDS
- D.C.R. MIAMI-DADE COUNTY RECORDS
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- P.B. PLAT BOOK
- PG. PAGE
- PGS. PAGES
- O.R.B. OFFICIAL RECORDS BOOK



GRAPHIC SCALE



SCALE: 1" = 100

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

SKETCH & DESCRIPTION

PETITION TO REZONE FROM "B-1" AND "RMM-25" TO "CF"
 A PORTION OF BLOCK 125
 SUBDIVISION OF WAVERLY PLACE
 P.B. 2, PG. 19, D.C.R.

CITY OF FT. LAUDERDALE, BROWARD COUNTY, FLORIDA



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 EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 2 OF 2

DRAWING NO. 11112.00-SKETCH & DESCRIPTION.DWG

DATE	09/08/21
SCALE	1"=100'
FIELD BK.	N/A
DWNG. BY	DB
CHK. BY	DS

DATE	REVISIONS