

ORDINANCE NO. C-22-56

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 "PRD – PLANNED RESORT DEVELOPMENT" DISTRICT TO "P – PARKS, RECREATION AND OPEN SPACE" DISTRICT, A PORTION OF LOTS 12, 13 AND 21, BLOCK 2 AND A PORTION OF LOTS 11, 17 AND 18, BLOCK 3, "LAUDER DEL MAR", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LOCATED WEST OF SEABREEZE BOULEVARD, NORTH OF CORTEZ STREET, EAST OF BIRCH ROAD AND SOUTH OF CASTILLO STREET, 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 more particularly described in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, on October 19, 2022, the Planning and Zoning Board (PZ Case No. UDP-Z22013) 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 20, 2022 at 6:00 P.M., and Tuesday, January 10, 2023 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 20, 2022 and January 10, 2023, a portion of those findings expressly listed as follows:

1. The Parks, Recreation and Open Space zoning district proposed is consistent with the City's Comprehensive Plan's underlying land use designation of Parks, Recreation and Open Space, which is intended to serve the public with recreation needs by providing space for outdoor recreational activities and support increased tree canopy, water transpiration and air purification.
2. The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration. The properties to the east and south of the proposed rezoning consist of an existing park.
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. The proposed rezoning of the properties to Park is compatible with the surrounding residential and park uses. Since the current use of the site and properties directly to the east and south are park, the proposed rezoning will ensure the zoning district is compatible with the existing uses and support nearby properties with a park and open space.

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 “PRD – Planned Resort Development” District to “P – Parks, Recreation and Open Space” District, the following lands, situated in the City of Fort Lauderdale, Broward County, Florida, to wit:

A PORTION OF LOTS 12, 13 AND 21, BLOCK 2 AND A PORTION OF LOTS 11, 17 AND 18, BLOCK 3, "LAUDER DEL MAR", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

Location: West of Seabreeze Boulevard, north of Cortez Street, east of Birch Road and south of Castillo Street

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 20th day of December, 2022
PASSED SECOND READING this ____ day of _____, 2023.

Mayor
DEAN J. TRANTALIS

ORDINANCE NO. C-22-56

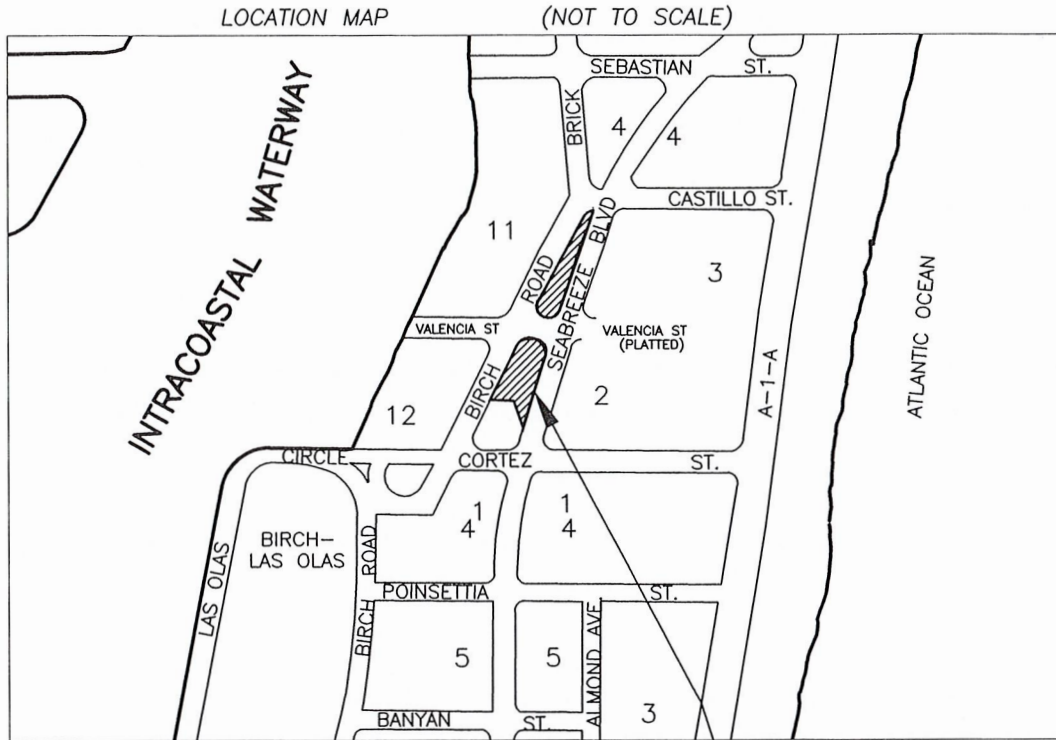
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ATTEST:

City Clerk
DAVID R. SOLOMAN

SKETCH AND DESCRIPTION REZONING PETITION FROM (PRD) TO (P)

THIS IS NOT A SURVEY



DESCRIPTION: CORTEZ TRIANGLE PARK

SKETCH LOCATION

A PORTION OF LOTS 12, 13, AND 21, BLOCK 2 AND A PORTION OF LOTS 11, 17 AND 18, BLOCK 3, "LAUDER DEL MAR", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT "A", THE SOUTHWEST CORNER OF SAID LOT 13, BLOCK 2 AND BEING A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH BIRCH ROAD; THENCE N 24°58'00" E ALONG THE WEST LINE OF SAID LOT 13, A DISTANCE OF 123.45 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE SOUTHEAST AND REFERENCE POINT "A"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 64°00'00" AND AN ARC DISTANCE OF 27.93 FEET TO A POINT OF TANGENCY; THENCE N 88°58'00" E, A DISTANCE OF 16.35 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 106°22'37" AND AN ARC DISTANCE OF 46.42 FEET TO A POINT OF TANGENCY SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF SEABREEZE BOULEVARD (SRA1A); THENCE S 15°20'37" W ALONG SAID WEST RIGHT OF WAY LINE OF SEABREEZE BOULEVARD, A DISTANCE OF 208.46 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 27°35'09" AND AN ARC DISTANCE OF 12.04 FEET TO A POINT ON THE WEST LINE OF SAID LOT 21, BLOCK 2; THENCE N 01°02'00" W ALONG SAID WEST LINE, A DISTANCE OF 117.35 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 88°58'00" W ALONG THE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 52.15 FEET TO THE POINT OF BEGINNING "A".

TOGETHER WITH:

COMMENCING AT THE AFOREMENTIONED REFERENCE POINT "A"; THENCE N 24°58'00" E, A DISTANCE OF 111.26 FEET TO THE POINT OF BEGINNING "B"; THENCE CONTINUE N 24°58'00" E ALONG THE WEST LINE OF SAID BLOCK 3, A DISTANCE OF 222.52 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 52°17'18" AND AN ARC DISTANCE OF 22.82 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST AND A RADIAL LINE THROUGH SAID POINT BEARS S 69°40'26" E TO THE NEXT DESCRIBED CURVE, SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF SEABREEZE BOULEVARD (SRA1A); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 885.00 FEET, A CENTRAL ANGLE OF 05°00'36" AND AN ARC DISTANCE OF 77.38 FEET TO A POINT OF TANGENCY; THENCE S 15°20'37" W ALONG SAID WEST RIGHT OF WAY LINE OF SEABREEZE BOULEVARD, A DISTANCE OF 165.02 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 70°08'15" AND AN ARC DISTANCE OF 30.60 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST AND A RADIAL LINE THROUGH SAID POINT BEARS N 02°27'09" E TO THE NEXT DESCRIBED CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 112°30'51" AND AN ARC DISTANCE OF 49.09 FEET TO THE POINT OF BEGINNING "B".

ALL SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 19,225 SQUARE FEET OR 0.44132 ACRES, MORE OR LESS.

NOTES:

- 1) BEARINGS ARE BASED UPON A GRID BEARING OF N 24°58'00" E, ALONG THE EAST RIGHT OF WAY LINE OF SOUTH BIRCH ROAD.
- 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 3 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: FEBRUARY 10, 2022

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

Michael W. Donaldson
2/11/22

SHEET 1 OF 3

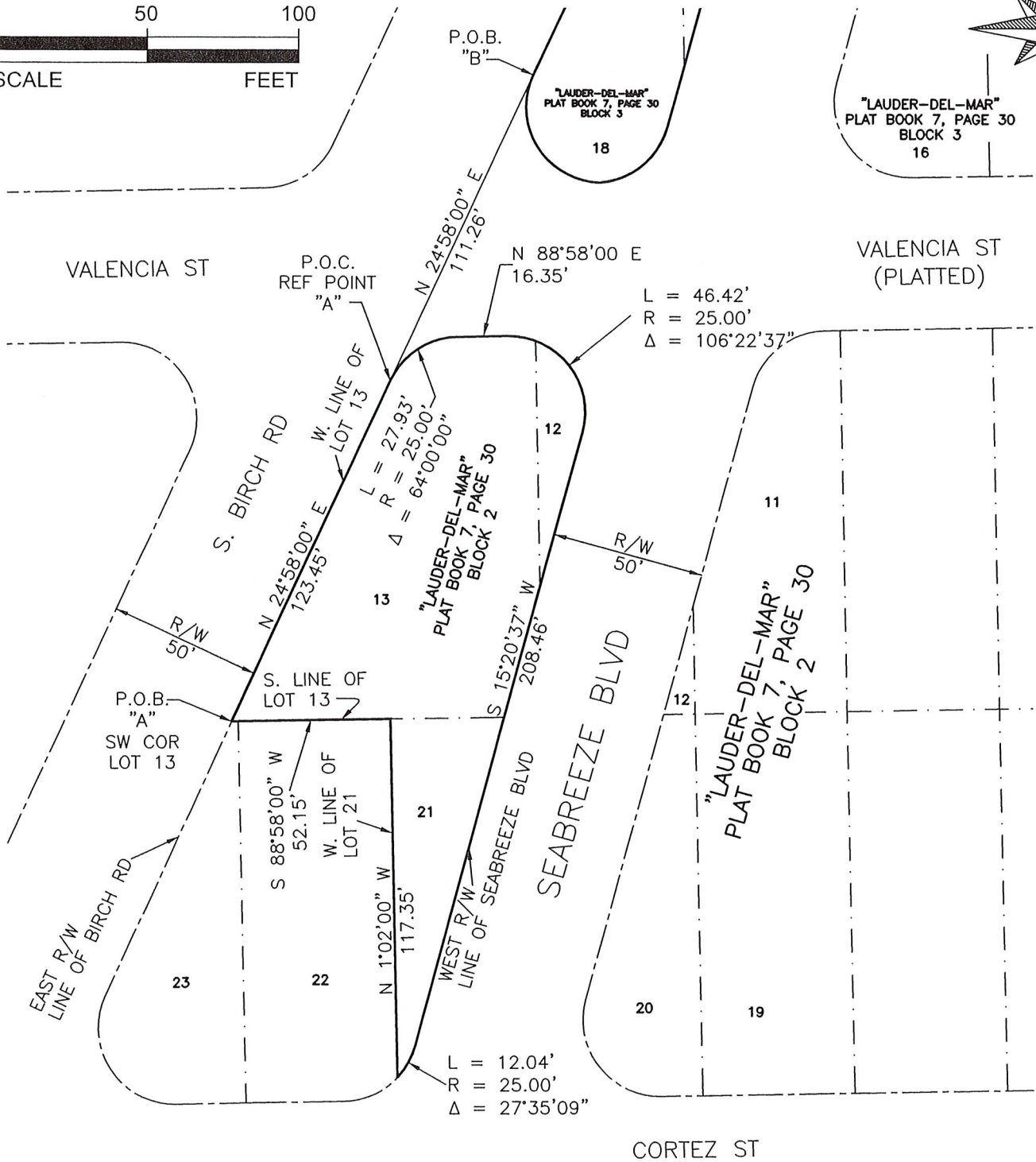
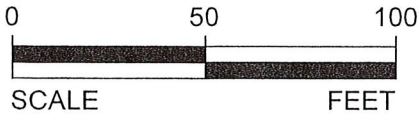
CITY OF FORT LAUDERDALE	
EXHIBIT 1	
CORTEZ TRIANGLE PARK TO ACCOMPANY REZONING PETITION FROM PRD TO P	
BY: M.D.	ENGINEERING DATE: 2/10/22
CHK'D M.D.	DIVISION SCALE: NTS

SKETCH AND DESCRIPTION REZONING PETITION FROM (PRD) TO (P)

N



THIS IS NOT A SURVEY



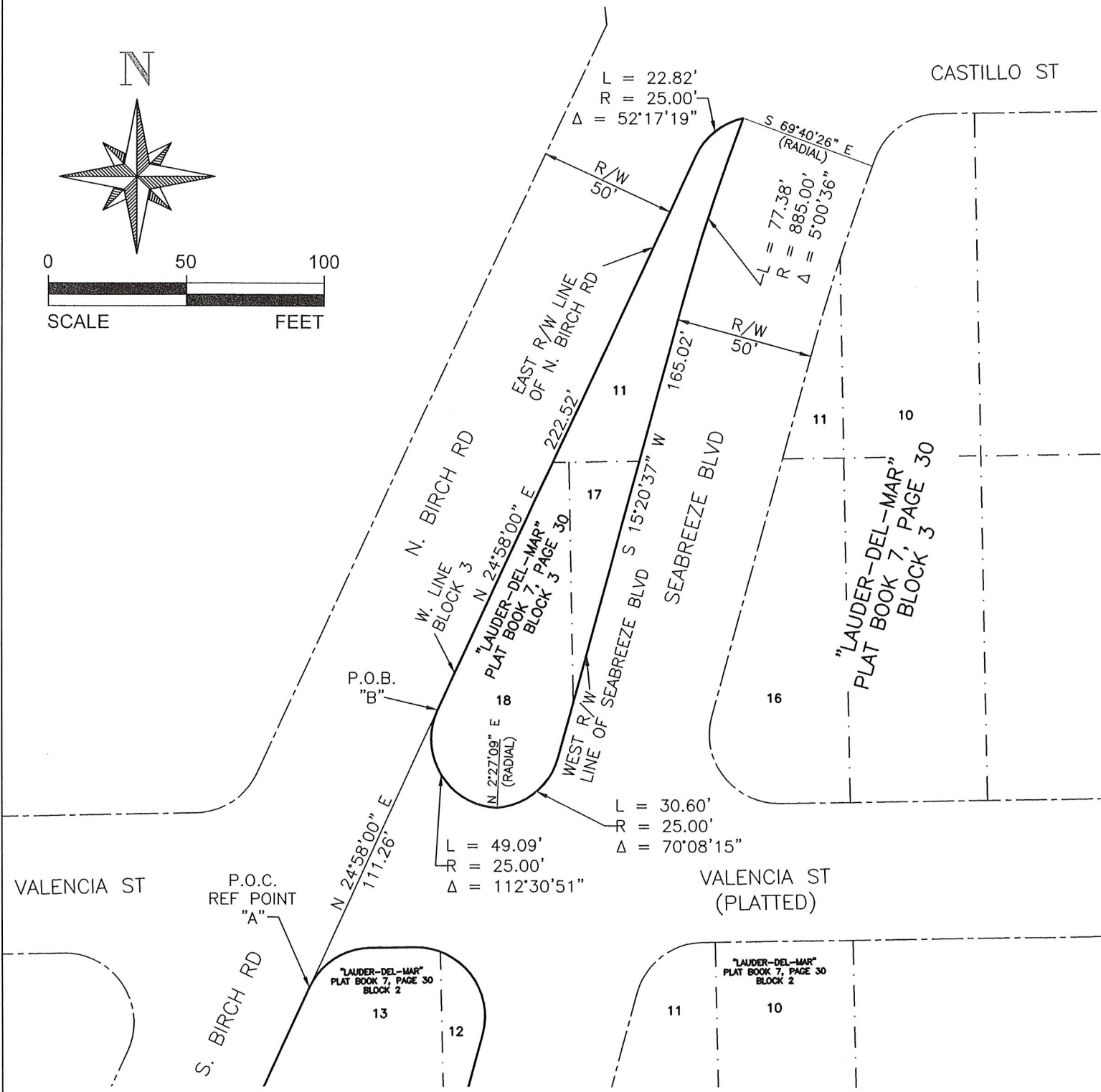
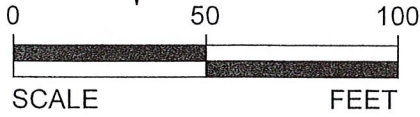
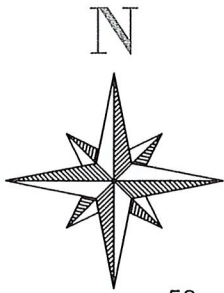
LEGEND:

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R/W RIGHT OF WAY
- COR CORNER
- REF REFERENCE
- N.T.S. NOT TO SCALE
- L LENGTH
- R RADIUS
- Δ DELTA (ARC ANGLE)
- PRD PLANNED RESORT DEVELOPMENT DISTRICT
- P PARKS, RECREATION AND OPEN SPACE

SHEET 2 OF 3

CITY OF FORT LAUDERDALE	
EXHIBIT 1 CORTEZ TRIANGLE PARK TO ACCOMPANY REZONING PETITION FROM PRD TO P	
BY: M.D.	ENGINEER DATE: 2/10/22
CHK'D M.D.	DIVISION SCALE: 1"=50'

SKETCH AND DESCRIPTION REZONING PETITION FROM (PRD) TO (P)



SHEET 3 OF 3

CITY OF FORT LAUDERDALE

EXHIBIT 1
CORTEZ TRIANGLE PARK
TO ACCOMPANY REZONING PETITION
FROM PRD TO P

BY: M.D.	ENGINEER: M. D. GONZALES	DATE: 2/10/22
CHK'D M.D.	DIVISION: EXHIBIT 1	SCALE: 1"=50'

THIS IS NOT A SURVEY