

ORDINANCE NO. C-23-20

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 "RAC-CC – REGIONAL ACTIVITY CENTER – CITY CENTER" DISTRICT TO "P – PARKS, RECREATION AND OPEN SPACE" DISTRICT, A PORTION OF BLOCK "D", "STRANAHAN'S SUBDIVISION OF LOTS 13 TO 18, BLOCK 14", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 10, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LOCATED WEST OF SOUTHEAST 1<sup>ST</sup> AVENUE, NORTH OF SOUTHEAST 1<sup>ST</sup> STREET, EAST OF SOUTH ANDREWS AVENUE AND SOUTH OF EAST BROWARD 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, the City of Fort Lauderdale, applied for the rezoning of the property specifically described in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, on December 21, 2022, the Planning and Zoning Board (PZ Case No. UDP-Z22027) recommended that the City Commission of the City of Fort Lauderdale ("City Commission") approve the rezoning of the property described in Exhibit "A" attached hereto and also recommended an amendment of the Official Zoning Map of the City of Fort Lauderdale and Schedule "A" referenced in Section 47-1.6.B. of the Unified Land Development Regulations to include the rezoned property; and

WHEREAS, the City Clerk provided notice to the public of a public hearing on Tuesday, May 16, 2023 at 6:00 P.M. at Mary N Porter Riverview Ballroom at the Broward Center for the Performing Arts located at 201 S.W. 5<sup>th</sup> Avenue, Fort Lauderdale, Florida, for the purpose of hearing any public comment on the rezoning; and

WHEREAS, the City Clerk provided notice to the public of a public hearing on Tuesday, June 6, 2023 at 6:00 P.M. at Parker Playhouse located at 707 N.E. 8<sup>th</sup> Street, Fort Lauderdale, Florida, for the purpose of hearing any public comment on the rezoning; and

WHEREAS, the public hearings were duly held at the time and place designated after notice was given by publication as required by law, and the City Commission determined that the requested rezoning met the criteria for rezoning.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. The foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance.

SECTION 2. 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 on May 16, 2023 and June 6, 2023, a portion of those findings are expressly listed as follows:

- A. The zoning district proposed is consistent with the City's Comprehensive Plan. The property is currently zoned RAC-CC and has an underlying land use designation of Downtown Regional Activity Center which is intended to encourage development of areas that have regional significance and facilitate a mix of uses, encourage mass transit, reduce the need for automobile travel, and encourage a strong definition of the urban form, promoting a “live, work, play” environment. The proposed Parks, Recreation and Open Space zoning district is consistent with this land use designation.
- B. The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration. The property where the proposed rezoning is to take place is an existing park. Moving forward with the proposed rezoning will make the current park use consistent with its zoning designation. The character of development of the parcel supports the proposed rezoning.
- C. 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. Since the current use of the site is a park, the proposed rezoning will ensure the zoning district

is compatible with the existing use. Furthermore, the proposed rezoning will enhance the existing surrounding residential and hotel uses by providing park and open space for residents and visitors to enjoy. The character of the surrounding area supports the proposed park use.

SECTION 3. 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, are hereby amended by rezoning from “RAC-CC – Regional Activity Center – City Center” 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 BLOCK “D”, "STRANAHAN'S SUBDIVISION OF LOTS 13 TO 18, BLOCK 14", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 10, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA

Location: West of Southeast 1<sup>st</sup> Avenue, north of Southeast 1<sup>st</sup> Street, east of South Andrews Avenue and south of East Broward Boulevard

More specifically described in Exhibit “A” attached hereto and made a part hereof.

SECTION 4. That the appropriate City officials of the City of Fort Lauderdale shall indicate the zoning upon a copy of the Official Zoning Map, and shall indicate an amendment of Schedule “A” accordingly, with proper reference to this ordinance and date of passage.

SECTION 5. 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 6. 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 7. The ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 8. That this Ordinance shall be in full force and effect ten (10) days from the date of final passage.

PASSED FIRST READING this 16<sup>th</sup> day of May, 2023.

PASSED SECOND READING this \_\_\_\_ day of \_\_\_\_\_, 2023.

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Mayor  
DEAN J. TRANTALIS

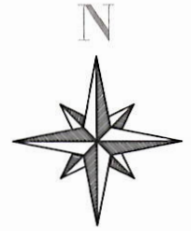
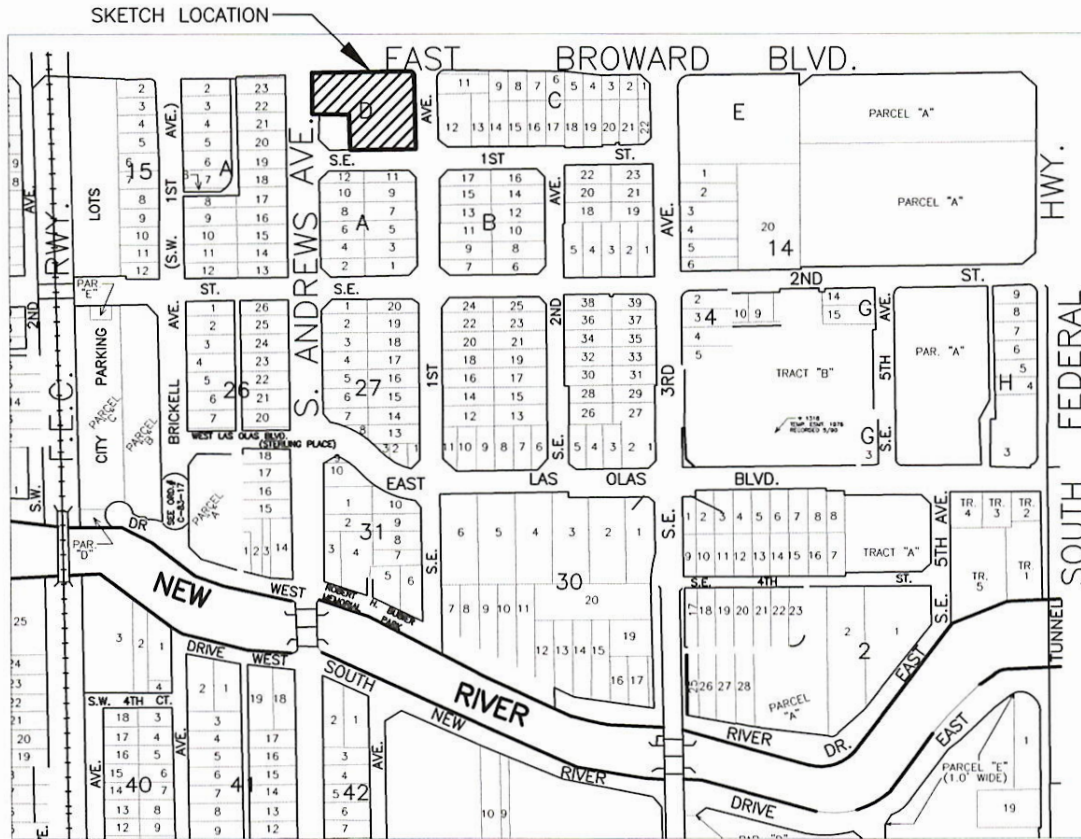
ATTEST:

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City Clerk  
DAVID R. SOLOMAN

# SKETCH AND DESCRIPTION

REZONING PETITION FROM (RAC-CC) TO (P)



THIS IS NOT A SURVEY

DESCRIPTION:

LOCATION MAP

N.T.S.

A PORTION OF BLOCK "D" "STRANAHAN'S SUBDIVISION OF LOTS 13 TO 18 BLOCK 14", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 10, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED BELOW:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF SOUTHEAST 1 AVENUE AND THE NORTH RIGHT OF WAY LINE OF SOUTHEAST 1 STREET; THENCE S 87°59'06" E ALONG SAID SOUTH LINE OF BLOCK "D" AND ALSO BEING THE NORTH RIGHT OF WAY LINE OF SOUTHEAST 1 STREET, A DISTANCE OF 138.21 FEET TO THE EAST LINE OF A 100.00 BY 135.00 FOOT LOT IN THE SOUTHWEST CORNER OF SAID BLOCK "D"; THENCE N 01°48'27" W ALONG SAID EAST LINE A DISTANCE OF 100.00 FEET; THENCE S 87°59'06" W ALONG THE NORTH LINE OF SAID LOT, A DISTANCE OF 125.39 FEET TO THE EAST RIGHT OF WAY LINE OF SOUTH ANDREWS AVENUE; THENCE N 02°04'23" W ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 201.72 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF EAST BROWARD BOULEVARD AS SHOWN ON SHEET 6 OF 7, RECORDED AT INSTRUMENT NUMBER 113351630 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE FOLLOWING SAID INSTRUMENT 113351630 THE FOLLOWING FOUR COURSES AND DISTANCES: S 88°40'05" E, A DISTANCE OF 1.71 FEET; THENCE N 21°45'45" E, A DISTANCE OF 9.75 FEET; THENCE N 71°05'35" E, A DISTANCE OF 14.73 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2238.23 FEET; THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 02°13'50", FOR AN ARC DISTANCE OF 87.14 FEET TO A POINT OF COMPOUND CURVATURE; SAID CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 17,099.86 FEET; THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00°28'22", FOR AN ARC DISTANCE OF 141.10 FEET TO A NON-TANGENT POINT; THENCE FOLLOWING SAID INSTRUMENT 113351630 S 34°14'48" E, A DISTANCE OF 21.00 FEET TO NON-TANGENT POINT ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 10.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 60°53'56", FOR AN ARC DISTANCE OF 10.63 FEET TO A POINT ON A NON-TANGENT LINE SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF SOUTHEAST 1 AVENUE; THENCE S 01°48'27" E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 189.51 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 44232 SQUARE FEET OR 1.015 ACRES MORE OR LESS.

NOTES:

- 1) BEARINGS ARE BASED UPON AN ASSUMED BEARING OF S 87°59'06" E, ALONG THE N. R/W LINE OF SE 1ST ST.
- 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: OCTOBER 11, 2022

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

*Michael W. Donaldson*  
10/19/22

SHEET 1 OF 2

CITY OF FORT LAUDERDALE		
EXHIBIT 1		
STRANAHAN PARK		
REZONING FROM (RAC-CC) TO (P)		
BY: M.D.	ENGINEERING	DATE: 10/11/22
CHK'D M.D.	DIVISION	SCALE: N.T.S.

Exhibit "A"

CAM # 23-0443

Exhibit 7

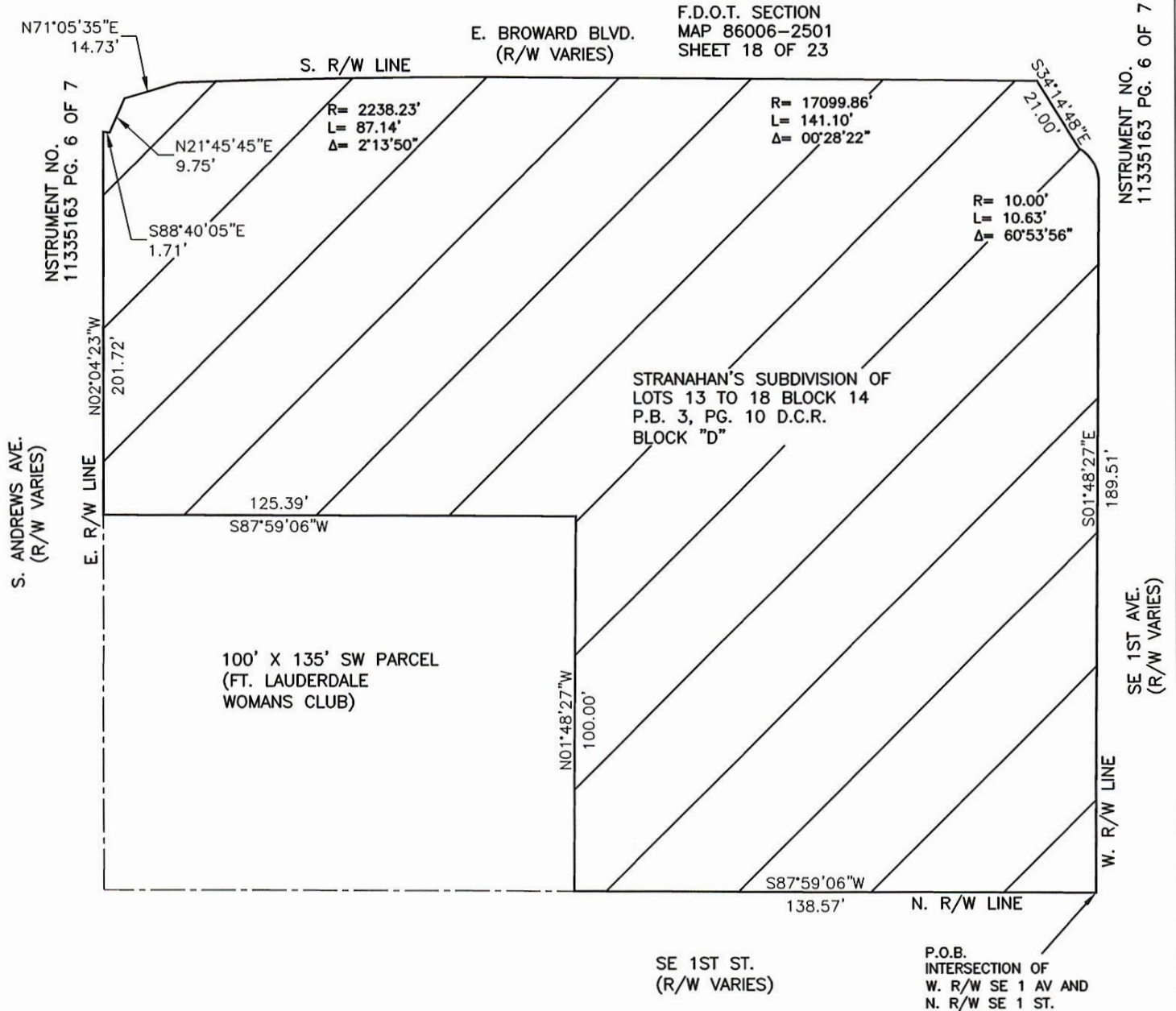
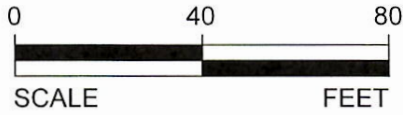
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# SKETCH AND DESCRIPTION

REZONING PETITION FROM (RAC-CC) TO (P)

THIS IS NOT A SURVEY



INSTRUMENT NO. 11335163 PG. 6 OF 7

SE 1ST AVE. (R/W VARIES)

**LEGEND:**

- P.O.B. POINT OF BEGINNING
- P.B. PLAT BOOK
- PG. PAGE
- B.C.R. BROWARD COUNTY RECORDS
- D.C.R. DADE COUNTY RECORDS
- R/W RIGHT OF WAY
- N.T.S. NOT TO SCALE
- RAC-CC CITY CENTER DISTRICT
- P PARKS, RECREATION AND OPEN SPACE
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION

- L ARC LENGTH
- R RADIUS
- Δ CENTRAL ANGLE

SHEET 2 OF 2

<b>CITY OF FORT LAUDERDALE</b>		
EXHIBIT 1		
STRANAHAN PARK		
REZONING FROM (RAC-CC) TO (P)		
BY: M.D.	ENGINEERING DIVISION	DATE: 10/11/22
CHK'D M.D.		SCALE: 1"=40'