

ORDINANCE NO. C-24-14

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 "RS-8 – RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY" DISTRICT TO "P – PARKS, RECREATION AND OPEN SPACE" DISTRICT, ALL OF PARCEL "PARK", LYING NORTH OF BLOCK 7, WEST OF BLOCK 11 AND SOUTH OF BLOCK 23, "RIO VISTA ISLES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LOCATED NORTH OF SOUTHEAST 11TH STREET, EAST OF SOUTHEAST 9TH AVENUE, WEST OF SOUTHEAST 12TH WAY AND SOUTH OF PONCE DE LEON DRIVE, 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.

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 December 20, 2023, the Planning and Zoning Board functioning as the local planning agency (PZ Case No. UDP-Z23012) 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 provided notice to the public of a public hearing on Tuesday, March 19, 2024 at 6:00 P.M., or as soon thereafter as possible, and on Tuesday, April 2, 2024 at 6:00 P.M., or as soon thereafter as possible, at the Horvitz Auditorium at the NSU Art Museum, 1 East Las Olas Boulevard, Fort Lauderdale, Florida, for the purpose of hearing any public comment on the 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 in Section 47-24.4. of the Unified Land Development Regulations (“ULDR”) as enunciated and memorialized in the minutes of its meetings of March 19, 2024 and April 2, 2024, a portion of those findings are expressly listed as follows:

1. The property is currently zoned RS-8 and has an underlying land use designation of Low Medium Residential which is intended primarily for dwellings and other land uses in support of the residential environment. The proposed Parks, Recreation and Open Space zoning district is consistent with this land use designation.
2. The property where the proposed rezoning is to take place is currently a passive park. Rezoning the property will ensure the land will be available as a passive park for surrounding residential neighborhoods. The rezoning will be consistent with the character of development in the area under consideration, which is residential.
3. The property is currently a passive park. The rezoning of the property to P-Parks, Recreation and Open Space zoning district will ensure the zoning district is compatible with the existing uses surrounding the area, which is primarily residential. Furthermore, the rezoning will enhance the existing surrounding neighborhoods by providing open space for residents to enjoy.

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, shall be amended by rezoning from “RS-8 – Residential Single Family/Low Medium Density” District to “P – Parks, Recreation and Open Space” District, the following lands, situated in the City of Fort Lauderdale, Broward County, Florida, to wit:

ALL OF PARCEL “PARK”, LYING NORTH OF BLOCK 7, WEST OF BLOCK 11 AND SOUTH OF BLOCK 23, "RIO VISTA ISLES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

Location: North of Southeast 11th Street, east of Southeast 9th Avenue, west of Southeast 12th Way and south of Ponce de Leon Drive

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 19th day of March, 2024.

PASSED SECOND READING this ____ day of _____, 2024.

Mayor
DEAN J. TRANTALIS

ORDINANCE NO. C-24-14

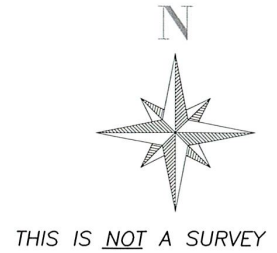
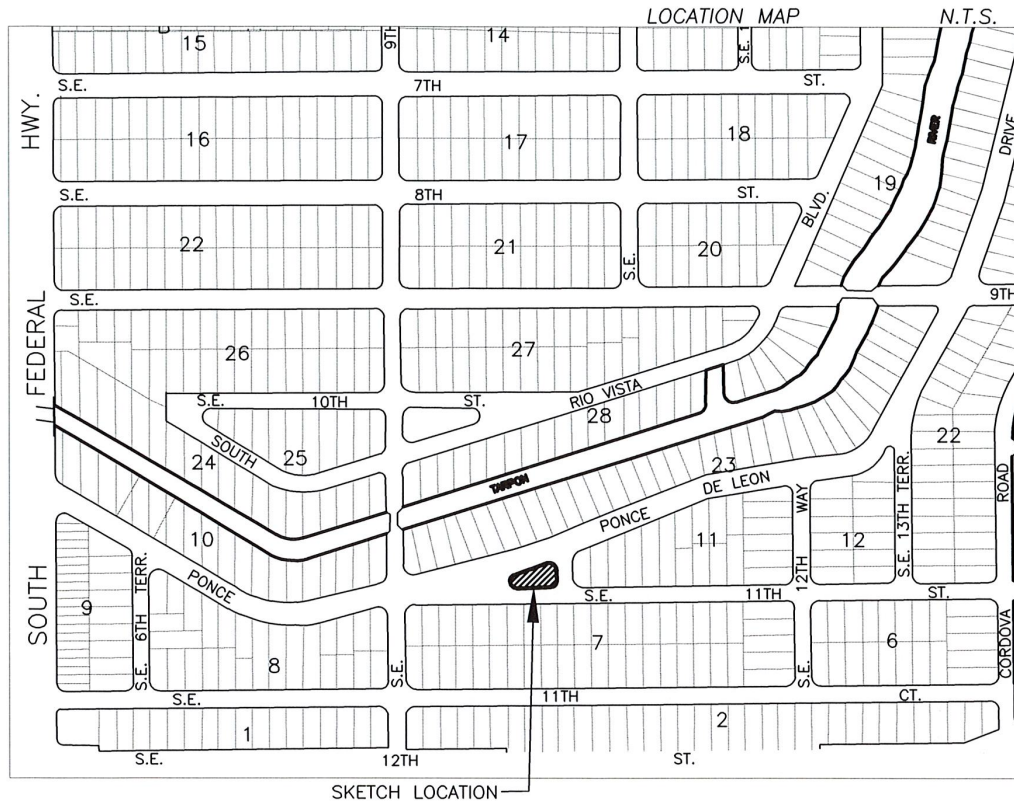
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ATTEST:

City Clerk
DAVID R. SOLOMAN

SKETCH AND DESCRIPTION

REZONING PETITION FROM (RS-8) TO (P)



DESCRIPTION: HECTOR PARK

ALL OF PARCEL "PARK" LYING NORTH OF BLOCK 7, WEST OF BLOCK 11 AND SOUTH OF BLOCK 23, "RIO VISTA ISLES", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 11; THENCE N 90°00'00" W, A DISTANCE OF 70.00 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL AND BEING THE POINT OF BEGINNING; THENCE CONTINUE N 90°00'00" W ALONG SAID SOUTH LINE AND BEING THE NORTH RIGHT OF WAY LINE OF SOUTHEAST 11 STREET, A DISTANCE OF 128.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE NORTHWESTERLY AND NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 158°14'07" AND AN ARC DISTANCE OF 27.62 FEET TO THE POINT OF TANGENCY; THENCE N 68°14'07" E ALONG THE NORTHERLY LINE OF SAID PARCEL AND BEING THE SOUTHERLY RIGHT OF WAY LINE OF PONCE DE LEON DRIVE, A DISTANCE OF 134.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 111°45'53" AND AN ARC DISTANCE OF 39.01 FEET TO THE POINT OF TANGENCY; THENCE S 00°00'00" E, A DISTANCE OF 30.52 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC DISTANCE OF 31.42 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 7,354 SQUARE FEET OR 0.1688 ACRES, MORE OR LESS.

NOTES:

- 1) BEARINGS ARE BASED UPON AN ASSUMED BEARING OF N 90°00'00" W, ALONG THE N. R/W LINE OF SE 11ST 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

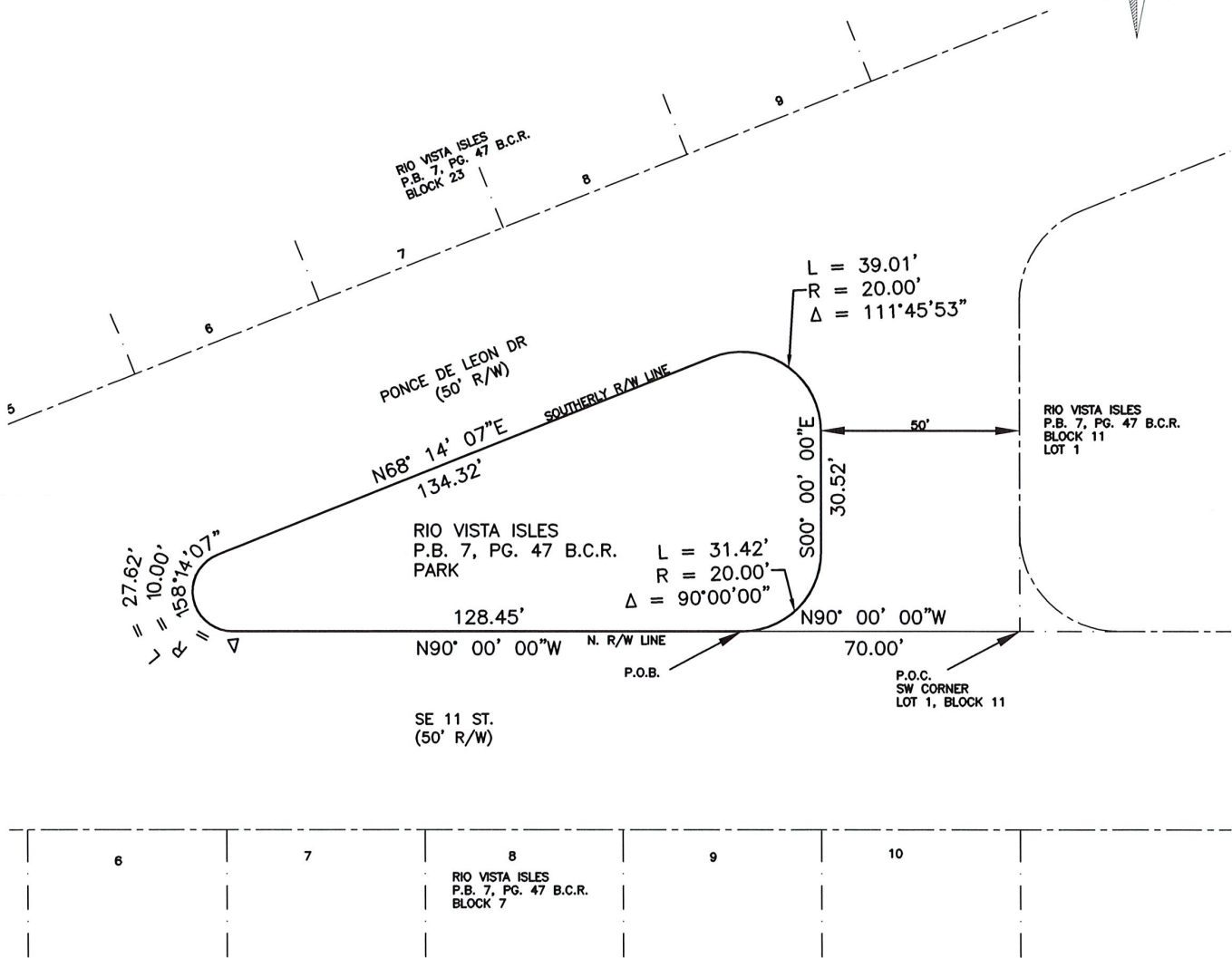
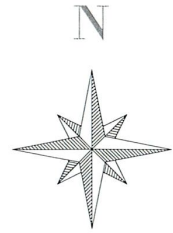
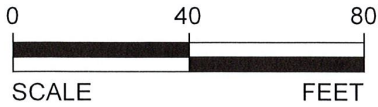
SHEET 1 OF 2

CITY OF FORT LAUDERDALE		
EXHIBIT 1		
HECTOR PARK		
REZONING FROM (RS-8) TO (P)		
BY: M.D.	ENGINEERING	DATE: 10/11/22
CHK'D M.D.	DIVISION	SCALE: N.T.S.

SKETCH AND DESCRIPTION

REZONING PETITION FROM (RS-8) TO (P)

THIS IS NOT A SURVEY



LEGEND:

- | | | | |
|--------|--|---|---------------|
| P.O.B. | POINT OF BEGINNING | L | ARC LENGTH |
| P.O.C. | POINT OF COMMENCEMENT | R | RADIUS |
| P.B. | PLAT BOOK | Δ | CENTRAL ANGLE |
| 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 | | |
| RS-8 | RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY | | |
| P | PARKS, RECREATION AND OPEN SPACE | | |

SHEET 2 OF 2

CITY OF FORT LAUDERDALE		
EXHIBIT 1		
HECTOR PARK		
REZONING FROM (RS-8) TO (P)		
BY: M.D.	ENGINEERING	DATE: 10/11/22
CHK'D M.D.	DIVISION	SCALE: 1"=40'