

ORDINANCE NO. C-23-26

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 RESIDENTIAL MULTI-FAMILY MID RISE/MEDIUM HIGH DENSITY ("RMM-25") DISTRICT TO COMMUNITY FACILITY ("CF") DISTRICT, ALL OF LOTS 2, 3, 4, 5, 6, 7, 14, 15, 16, 17 AND 18, BLOCK 12, "CORAL HILLS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LOCATED NORTH OF NORTHEAST 46<sup>TH</sup> STREET, WEST OF NORTHEAST 20<sup>TH</sup> AVENUE, EAST OF NORTHEAST 18<sup>TH</sup> TERRACE AND SOUTH OF NORTHEAST 47<sup>TH</sup> STREET, 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, Holy Cross Hospital, Inc. and MAR Property Holdings, Inc., applied for the rezoning of certain property specifically described in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, on April 19, 2023, the Planning and Zoning Board (PZ Case No. UDP-Z22030) 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 to 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 Wednesday, July 5, 2023 at 6:00 P.M., and Tuesday, August 22, 2023, at 6:00 P.M. at The Parker 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 in the Unified Land Development Regulations.

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 of July 5, 2023 and August 22, 2023, a portion of those findings are expressly listed as follows:

1. The zoning district proposed is consistent with the City's Comprehensive Plan. Rezoning the property to CF is consistent with the underlying future land use of Medium-High Residential.
2. The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration. Adjacent Commercial and Medium-High future land use designations and Boulevard Business (B-1) and RMM-25 zoning districts also permit community facility uses. The property has been owned by Holy Cross Hospital and used for medical office uses ancillary to the Holy Cross Hospital for over 50 years.
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 uses permitted by the CF zoning district are compatible with the character of the surrounding districts and uses. The CF zoning 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. Adjacent residential uses are located to the west and east of the subject site on properties with the Commercial and Medium-High future land use designations and B-1 and RMM-25 zoning districts, where community facility uses are also permitted. The proposed rezoning will bring the zoning into

conformance with the existing uses for hospital ancillary uses and the Holy Cross Hospital campus.

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

ALL OF LOTS 2, 3, 4, 5, 6, 7, 14, 15, 16, 17 AND 18, BLOCK 12, "CORAL HILLS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

Location: North or Northeast 46<sup>th</sup> Street, west of Northeast 20<sup>th</sup> Avenue, east of Northeast 18<sup>th</sup> Terrace and south of Northeast 47<sup>th</sup> Street

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 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 the 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.** That all 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 5<sup>th</sup> day of July, 2023.

PASSED SECOND READING this 22<sup>nd</sup> day of August, 2023.



\_\_\_\_\_  
Mayor  
DEAN J. TRANTALIS

ATTEST:



\_\_\_\_\_  
City Clerk  
DAVID R. SOLOMAN



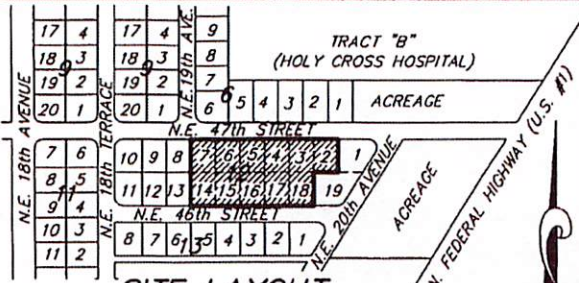
**McLAUGHLIN ENGINEERING COMPANY**  
**LB#285**

ENGINEERING \* SURVEYING \* PLATTING \* LAND PLANNING  
 1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309  
 PHONE: (954) 763-7611 \* EMAIL: INFO@MECO400.COM

M.D.O.K

SCALE 1" = 100'

**SKETCH AND DESCRIPTION  
 TO ACCOMPANY REZONING PETITION  
 A PORTION OF BLOCK 12,  
 CORAL HILLS (35/20 B.C.R.)  
 FROM: "RMM-25" TO: "CF"**

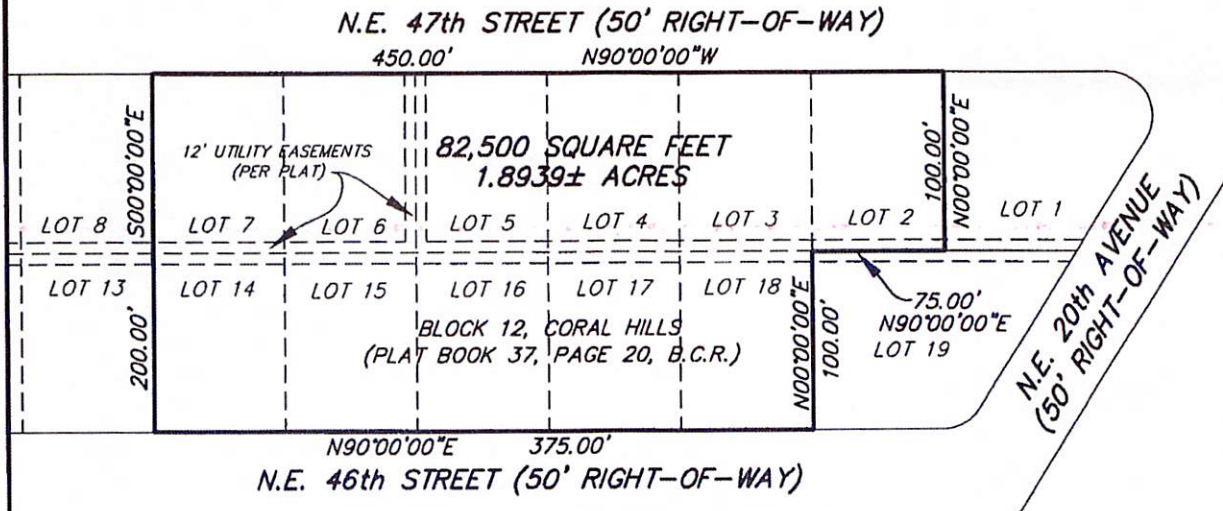


**SITE LAYOUT  
 NOT TO SCALE**

LEGAL DESCRIPTION:

Lots 2, 3, 4, 5, 6, 7, 14, 15, 16, 17 and 18, Block 12, CORAL HILLS, according to the Plat thereof, as recorded in Plat Book 37, Page 20, of the public records of Broward County, Florida.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 82,500 square feet or 1.8939 acres more or less.



**CERTIFICATION**

Certified Correct. Dated at Fort Lauderdale, Florida this 1st day of March, 2023.  
 Revised Title this 11th day of May, 2023.

McLAUGHLIN ENGINEERING COMPANY

*[Signature]*  
 JERALD A. McLAUGHLIN  
 Registered Land Surveyor No. 5269  
 State of Florida.

NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an appropriate surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the North line of Lots 1 to 7, as North 90°00'00" West.

FIELD BOOK NO. \_\_\_\_\_

DRAWN BY: JMMjr

JOB ORDER NO. V-7413, V-7626

CHECKED BY: \_\_\_\_\_

C: \JMMjr\2022\7413 (REZONE)