

ORDINANCE NO. C-24-47

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 MULTIFAMILY MID RISE - MEDIUM HIGH DENSITY" (RMM-25) DISTRICT TO "COMMUNITY BUSINESS" (CB) DISTRICT, THROUGH THE ALLOCATION OF NONRESIDENTIAL FLEX ACREAGE, LOTS 1 THROUGH 5 INCLUSIVE, BLOCK 9, "COLEE HAMMOCK", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 17 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND APPROVING AN ASSOCIATED SITE PLAN LEVEL IV DEVELOPMENT PERMIT, LOCATED NORTH OF EAST LAS OLAS BOULEVARD, EAST OF SOUTHEAST 8TH AVENUE, WEST OF SOUTHEAST 9TH AVENUE AND SOUTH OF SOUTHEAST 2ND COURT, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 27,400 SQUARE FEET MORE OR LESS.

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, in accordance with the City of Fort Lauderdale, Florida Unified Land Development Regulations ("ULDR"), rezoning to a Community Business ("CB") District requires the allocation of commercial flexibility and approval of a site plan which meets the criteria provided in the ULDR; and

WHEREAS, the site plan submitted as part of the rezoning application includes adjacent parcels as part of the development site that are not subject to the rezoning, proposes a new five-story parking garage with 302 parking spaces, 6,000 square feet of restaurant use, 11,036 square feet of retail use and an 8,570 square feet, with allocation of 0.62 commercial flex acreage for an 8,570 square foot fire station located at 216 Southeast 8th Avenue, Fort Lauderdale, Florida; and

WHEREAS, on September 18, 2024, the Planning and Zoning Board (PZ Case No. UDP-SR23001) recommended to the City Commission of the City of Fort Lauderdale ("City

Commission”) 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 hearings to be held on Tuesday, November 19, 2024, at 6:00 P.M., and Tuesday, December 3, 2024, at 6:00 P.M., or as soon thereafter as possible, at the Broward Center for the Performing Arts, Mary N. Porter Riverview Ballroom, located at 201 S.W. 5th Avenue, Fort Lauderdale, Florida, for the purpose of hearing any public comment to such rezoning; and

WHEREAS, such public hearings were 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 ULDR as enunciated and memorialized in the minutes of its meetings of November 19, 2024 and December 3, 2024, a portion of those findings expressly listed as follows:

1. The property has a Medium-High Residential future land use designation. Future Land Use Element Policy 1.1.12 permits office and retail uses on properties with a residential future land use designation, subject to the allocation of commercial flexibility acreage supported by Objective FLU 1.2 regarding the utilization of flexibility rules and Policy 1.2.3a regarding permitting area with a residential land use to be used for neighborhood commercial uses. Once commercial flexibility is allocated, the proposed CB zoning district will be consistent with the City's Comprehensive Plan. In addition, the rezoning supports Future Land Use Objective FLU 2.4 which supports growth in the Downtown area and Policy FLU 2.4.1 which encourages creating a vibrant mixed-use Downtown.
2. The rezoning to CB will not adversely impact the character of the surrounding area. The Las Olas Boulevard corridor is generally characterized by commercial uses facing Las Olas Boulevard and parking along SE 2nd Street. The CB zoning district is intended to meet the shopping and service needs of the community. The size and scale of development and allowable uses within the CB district are

intended to limit impact on the surrounding residential neighborhoods to be served by the commercial business. The CB district is located on collector and arterial streets providing for both vehicular and pedestrian traffic.

3. The proposed rezoning to CB is compatible with the surrounding districts and uses. Located on the north side of SE 2nd Court are several single-family dwellings and a five-unit multifamily residential building. To the east and west of the site are surface parking lots. To the south is the Las Olas Boulevard commercial corridor.

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 "RMM-25 – Residential Multifamily Mid Rise – Medium High Density" District to "CB – Community Business" District, through the allocation of nonresidential flex acreage, the following lands, situated in the City of Fort Lauderdale, Broward County, Florida, to wit:

LOTS 1 THROUGH 5 INCLUSIVE, BLOCK 9, "COLEE HAMMOCK", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 17 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

Location: North of East Las Olas Boulevard, east of Southeast 8th Avenue, west of Southeast 9th Avenue and south of Southeast 2nd Court

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. That in accordance with Section 47-28.3.E. – Allocation of nonresidential flex acreage on residential land use designated parcels of the ULDR, the site plan included as Exhibit 3 to Commission Agenda Memorandum No. 24-0995 is hereby approved.

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 November, 2024.

PASSED SECOND READING this 3rd day of December, 2024.



Mayor
DEAN J. TRANTALIS

ATTEST:



City Clerk
DAVID R. SOLOMAN

"EXHIBIT A" SKETCH & DESCRIPTION REZONING

TO REZONE FROM RESIDENTIAL MID RISE MULTIFAMILY/MEDIUM HIGH
DENSITY DISTRICT (RMM-25) TO COMMUNITY BUSINESS DISTRICT (CB)

DESCRIPTION:

LOTS 1 THROUGH 5, BLOCK 9, COLEE HAMMOCK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 17 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 27,400 SQUARE FEET MORE OR LESS.

Donald Sullivan
Digitally signed
by Donald
Sullivan
Date: 2024.03.14
10:45:04 -04'00'

NOTES:


1. THIS IS NOT A MAP OF BOUNDARY SURVEY, BUT IS A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
2. NO MONUMENTATION WAS SET DURING THE PREPARATION OF THIS INSTRUMENT.
3. THE UNDERSIGNED & DJS SURVEYORS, INC., MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY AND/OR EASEMENTS RECORD.
4. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF LOT 1, BLOCK 9, WITH AN ASSUMED BEARING OF N 01°27'31" W. BEARINGS SHOWN HEREON ARE CALCULATED THROUGH FIELD TRAVERSE.
5. THIS SKETCH AND DESCRIPTION CONSISTS OF TWO (2) SHEETS AND IS NOT COMPLETE WITHOUT ALL SHEETS.
6. THE SKETCH AND DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND SEAL OF THE CERTIFYING SURVEYOR.

REVISIONS	DATE	BY	CHKD	F.B./PG.



DJS SURVEYORS, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
20283 STATE ROAD 7, SUITE 200
BOCA RATON, FL 33498
PH. 561.883.0470, FX. 561.883.0480
CERTIFICATE OF AUTHORIZATION NO. LB 7870
www.djssurveyors.com

NOT VALID WITHOUT THE SIGNATURE AND STAMPED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER



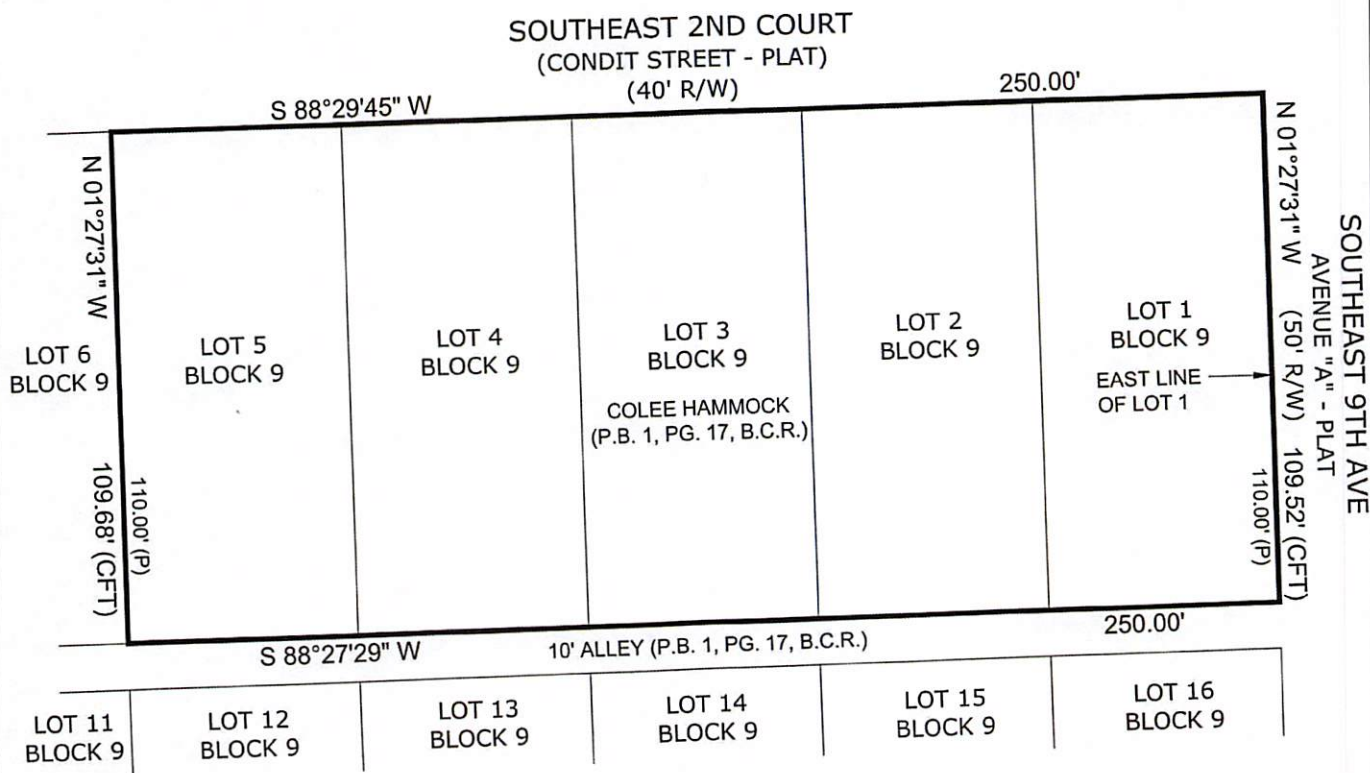
DONALD J. SULLIVAN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6422
DATED: 3/14/2024

JOB No: **22-039**

FB/PG: 00/00	SHEET No: 1/2
DRAWN BY: RM	
CKD. BY: D.J.S.	
SCALE: N/A	

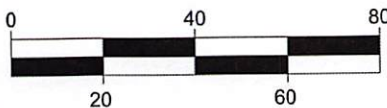
"EXHIBIT A" SKETCH & DESCRIPTION REZONING

TO REZONE FROM RESIDENTIAL MID RISE MULTIFAMILY/MEDIUM HIGH
DENSITY DISTRICT (RMM-25) TO COMMUNITY BUSINESS DISTRICT (CB)



LEGEND:

- B. C. R. BROWARD COUNTY RECORDS
- P. B. PLAT BOOK
- PG. PAGE
- R/W RIGHT-OF-WAY
- <P> PLAT
- <CFT> CALCULATED FIELD TRAVERSE



SCALE: 1"=40'



REVISIONS	DATE	BY	CHKD	F.B./PG.

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JOB No: 22-039	<p>SHEET No:</p> <h1 style="margin: 0;">2/2</h1>
FB/PG: 00/00	
DRAWN BY: RM	
CKD. BY: D.J.S.	
SCALE: 1" = 40'	