

ORDINANCE NO. C-22-54

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 "CF – COMMUNITY FACILITY" DISTRICT TO "RM-15 – RESIDENTIAL MULTIFAMILY LOW RISE/MEDIUM DENSITY" DISTRICT, A PORTION OF LOTS 12 AND 29 AND ALL OF LOTS 13 AND 30, "PLACIDO PLACE RESUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LOCATED WEST OF NORTHEAST 3RD AVENUE, NORTH OF NORTHEAST 16TH PLACE, EAST OF NORTH ANDREWS AVENUE AND SOUTH OF NORTHEAST 17TH COURT, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

WHEREAS, the applicant, 1700 N Andrews, LLC, applied for the rezoning of certain property as more particularly described in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, on September 21, 2022, the Planning and Zoning Board (PZ Case No. UDP-Z22014) 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 6, 2022 at 6:00 P.M., and Tuesday, December 20, 2022 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 6, 2022 and December 20, 2022, a portion of those findings expressly listed as follows:

1. Rezoning the property to RM-15 is consistent with the underlying future land use of Medium Residential. The proposed rezoning is consistent with the City's Comprehensive Plan applicable goals, objectives, and policies, specifically Future Land Use Element Goal 1, Objective FLU 1.1, Policy FLU1.1.1.9, which ensures the use and densities of the requested zoning district are compliant with the standards of the underlying Future Land Use designation.
2. It is not anticipated that the rezoning will have any adverse impacts on the character of development in the area. The proposed rezoning expands the existing RM-15 zoning district that currently exists to the north and east of the site. Rezoning from CF to RM-15 decreases the intensity of future development and creates a transition area between existing residential uses to the east, south, and north of the site from existing and proposed commercial uses on N. Andrews Avenue.
3. The character of the area is suitable for the uses permitted in the proposed zoning district. The proposed RM-15 zoning is the same zoning designation as properties to the north and east of the site, which contain single-family, and townhouse uses and the Residential Single Family / Medium (RDs-15) Density District containing single family uses located to the south and southeast of the site.

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 "CF – Community Facility" District to "RM-15 - Residential Multifamily Low Rise/Medium Density" the following lands, situated in the City of Fort Lauderdale, Broward County, Florida, to wit:

A PORTION OF LOTS 12 AND 29 AND ALL OF LOTS 13 AND 30,
"PLACIDO PLACE RESUBDIVISION", ACCORDING TO THE
PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 36
OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

Location: West of Northeast 3rd Avenue, north of Northeast
16th Place, east of North Andrews Avenue and
south of Northeast 17th 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.

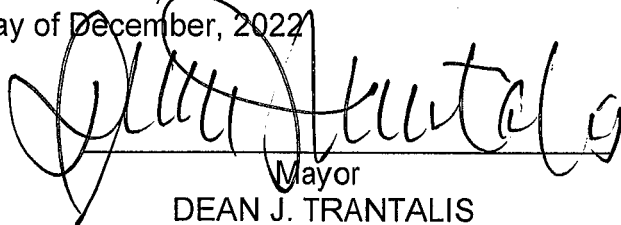
SECTION 4. That if any clause, section or other part of this Ordinance shall be held invalid or
unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not
be affected thereby, but shall remain in full force and effect.

SECTION 5. That all ordinances or parts of ordinances in conflict herewith, be and the same
are hereby repealed.

SECTION 6. That this Ordinance shall be in full force and effect ten (10) days from the date of
final passage.

PASSED FIRST READING this 6th day of December, 2022

PASSED SECOND READING this 20th day of December, 2022



Mayor
DEAN J. TRANTALIS

ATTEST:



City Clerk

DAVID R. SOLOMAN

SKETCH & DESCRIPTION
TO ACCOMPANY REZONING FROM 'CF' TO 'RM-15'
 A PORTION OF PLACIDO PLACE RESUBDIVISION
 P.B. 34, PG. 36, B.C.R.
 CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

LAND DESCRIPTION:

A portion of Lots 12 and 29 and all of Lots 13 and 30, of PLACIDO PLACE RESUBDIVISION, according to the Plat thereof, as recorded in Plat Book 34, Page 36, of the Public Records of Broward County, Florida. Being more particularly described as follows:

Begin at the Northwest corner of said Lot 13, thence N88°02'08" E, along the North line of said Lot 13, a distance of 125.00 feet; thence S01°25'18" E, along the West line of the East 5.00 feet of said Lot 12, a distance of 145.00 feet; thence S88°02'08" W, along the South line of said Lot 12, a distance of 30.00 feet; thence S01°25'18" E, along the East line of said Lot 30, a distance of 159.75 feet; thence S86°56'34" W, along the South line of said Lot 30, a distance of 95.03 feet; thence N 01°25'18" W, along the East line of West 5.00 feet of said Lot 29 and the West line of Lot 13 a distance of 306.55 feet to the Point of Beginning.

Said lands situate in the City of Fort Lauderdale, Broward County, Florida and containing 33,860 square feet more or less.

SURVEYOR'S NOTES:

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings are based on the East line of Lot 30, having a bearing of S01°25'18"E. (Assumed)
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: F.B. = Field Book; L.B. = Licensed Business; P.B. = Plat Book; B.C.R. = Broward County Records; PG. = Page; P.L.S. = Professional Land Surveyor.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 10/26/2022


 JOHN T. DOOGAN, P.L.S.
 Florida Registration No. 4409
 AVIROM & ASSOCIATES, INC.
 L.B. No. 3300

**NOT VALID WITHOUT
SHEETS 1 AND 2**

REVISIONS

REVISE 08/22/2022
 REVISE 10/26/2022



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING

50 S.W. 2nd AVENUE, SUITE 102
 BOCA RATON, FLORIDA 33432
 (561) 392-2594 / www.AVIROMSURVEY.com

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JOB #: 12499-1E

SCALE: -

DATE: 07/21/2022

BY: W.R.E.

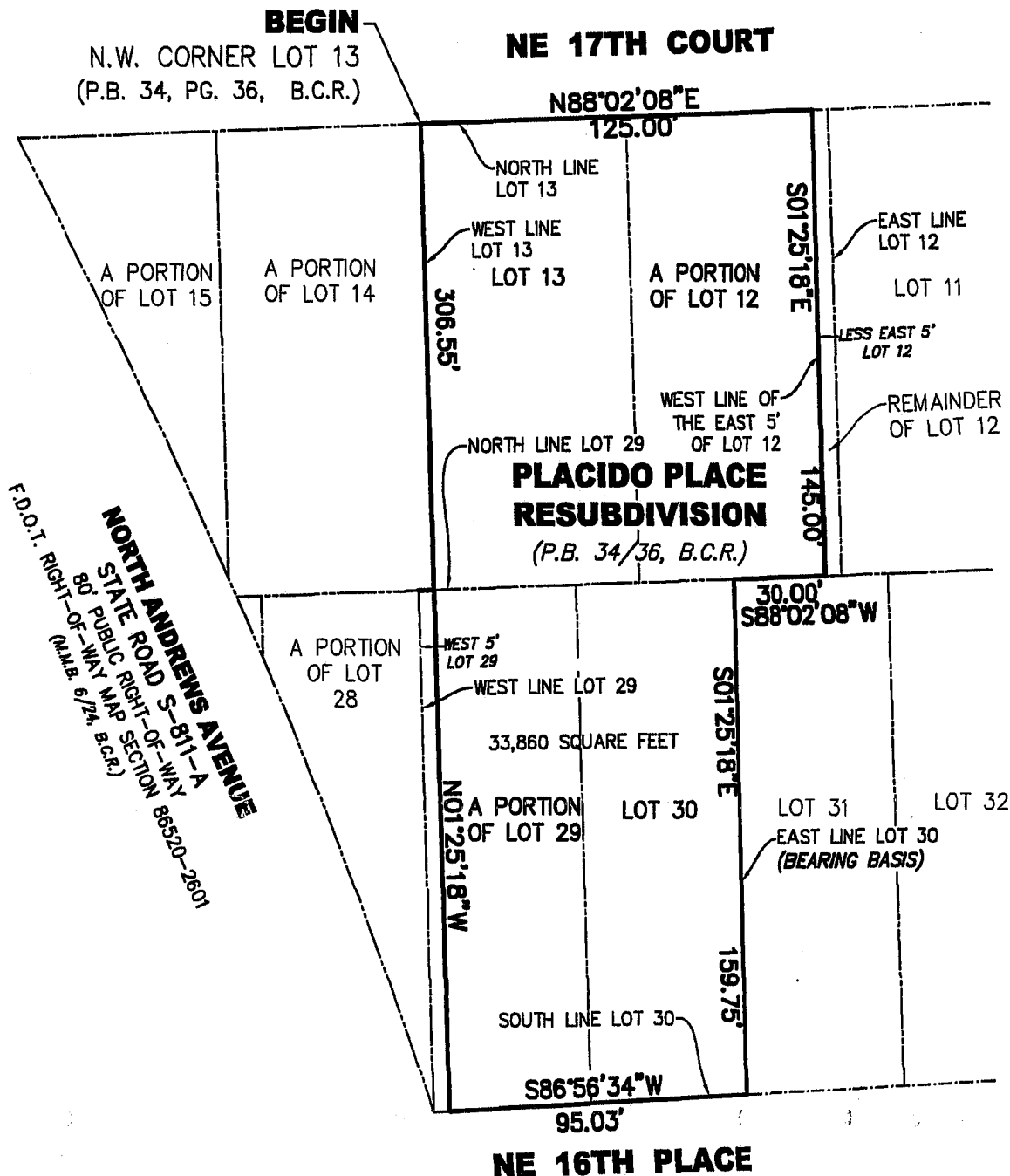
CHECKED: J.T.D.

F.B. - **PG.** -

SHEET: 1 OF 2

M.D.O.K.

SKETCH & DESCRIPTION
TO ACCOMPANY REZONING FROM 'CF' TO 'RM-15'
PLACIDO PLACE RESUBDIVISION
P.B. 34, PG. 36, B.C.R.
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA



**NOT VALID WITHOUT
SHEETS 1 AND 2**

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JOB #:	12499-1E
SCALE:	1" = 50'
DATE:	07/21/2022
BY:	W.R.E.
CHECKED:	J.T.D.
F.B.	- PG. -
SHEET:	2 OF 2