

ORDINANCE NO. C-22-

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 "AIP – AIRPORT INDUSTRIAL PARK" DISTRICT TO "P – PARKS, RECREATION AND OPEN SPACE" DISTRICT, A PORTION OF LOT 44, "FORT LAUDERDALE INDUSTRIAL AIRPARK SECTION 2", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 63, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LOCATED WEST OF NORTHWEST 15<sup>TH</sup> AVENUE, NORTH OF WEST CYPRESS CREEK ROAD, EAST OF NORTHWEST 21<sup>ST</sup> AVENUE AND SOUTH OF NORTHWEST 64<sup>TH</sup> STREET, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

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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 July 20, 2022, the Planning and Zoning Board (PZ Case No. UDP-Z22007) 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 Thursday, September 22, 2022 at 6:00 P.M., and Monday, October 3, 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 September 22, 2022 and October 3, 2022, a portion of those findings expressly listed as follows:

[SPACE RESERVED FOR FINDINGS OF FACT]

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 “AIP – Airport Industrial Park” 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 LOT 44, "FORT LAUDERDALE INDUSTRIAL AIRPARK SECTION 2", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 63, PAGE 8 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,

Location: West of Northwest 15<sup>th</sup> Avenue, north of West Cypress Creek Road, east of Northwest 21<sup>st</sup> Avenue and south of Northwest 64<sup>th</sup> Street

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 \_\_\_\_ day of \_\_\_\_\_, 2022  
PASSED SECOND READING this \_\_\_\_ day of \_\_\_\_\_, 2022.

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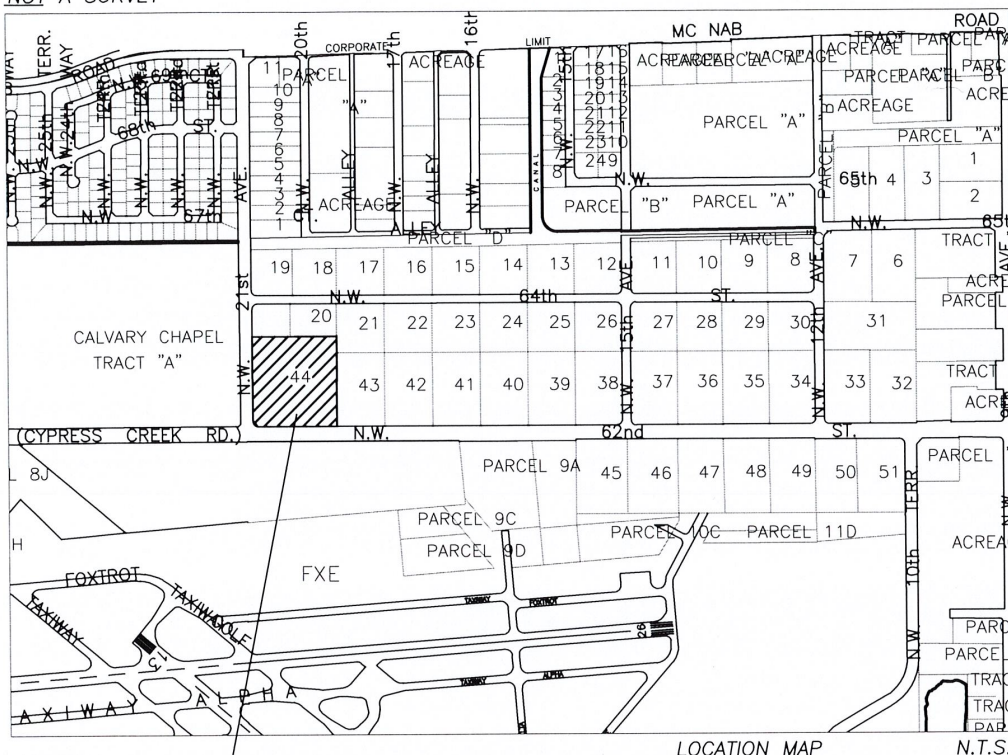
Mayor  
DEAN J. TRANTALIS

ATTEST:

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City Clerk  
DAVID R. SOLOMAN

## REZONING FROM AIRPORT INDUSTRIAL PARK DISTRICT (AIP) TO PARK (P)



LOCATION MAP

N.T.S

A PORTION OF LOT 44, "FORT LAUDERDALE INDUSTRIAL AIRPARK SECTION 2", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 63, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 44; THENCE NORTH 01°48'01" WEST, ALONG THE EAST LINE OF SAID LOT 44, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°09'08" WEST, ALONG A LINE PARALLEL WITH AND 5.00 NORTH OF, AS MEASURED AT RIGHT ANGLES, THE SOUTH LINE OF SAID LOT 44, A DISTANCE OF 552.90 FEET; THENCE NORTH 46°50'22" WEST, A DISTANCE OF 49.51 FEET TO THE POINT OF TANGENCY OF THE ARC ALONG THE SOUTHWEST BOUNDARY OF SAID LOT 44, THE LAST THREE COURSES BEING COINCIDENT WITH THE BOUNDARIES OF THAT PARCEL OF LAND DEEDED TO BROWARD COUNTY BY THAT WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 18201, PAGE 957, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01°49'51" WEST ALONG THE WEST BOUNDARY OF SAID LOT 44, A DISTANCE OF 570.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 44; THENCE NORTH 88°09'08" EAST ALONG THE NORTH LINE OF SAID LOT 44, A DISTANCE OF 588.22 FEET TO THE NORTHEAST CORNER OF SAID LOT 44; THENCE SOUTH 01°48'01" EAST ALONG THE EAST LINE OF SAID LOT 44, A DISTANCE OF 605.00 TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA CONTAINING 355164 SQUARE FEET, OR 8.1534 ACRES, MORE OR LESS.

1) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.  
2) SUBJECT TO EXISTING EASEMENTS, RIGHT-OF WAYS, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY  
3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
4) BEARINGS ARE BASED ON SAID PLAT, WITH THE BASIS BEING A BEARING OF SOUTH 88°09'08" WEST ALONG THE SOUTH LINE OF SAID LOT 44.

CERTIFIED TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED: FEBUARY 14, 2020

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

CITY OF FORT LAUDERDALE		
EXHIBIT A		
PLAT BOOK 63, PAGE 8		
LOT 44		
PROPOSED ZONING CHANGE FROM "AIP" TO "P"		
BY: M.D.	ENGINEERING	DATE: 2/14/2020
CHK'D M.D.	DIVISION	SCALE: N.T.S.

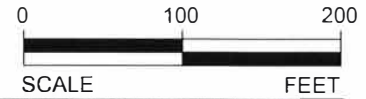
## Exhibit "A"

# SKETCH AND DESCRIPTION

REZONING FROM AIRPORT INDUSTRIAL PARK DISTRICT (AIP) TO PARK (P)



THIS IS NOT A SURVEY



## LEGEND:

B.C.R. DENOTES BROWARD COUNTY RECORDS  
D.C.R. DENOTES DADE COUNTY RECORDS  
P.B. DENOTES PLAT BOOK  
P.O.B. DENOTES POINT OF BEGINNING  
P.O.C. DENOTES POINT OF COMMENCEMENT  
PG. DENOTES PAGE  
R/W DENOTES RIGHT OF WAY  
N.T.S. DENOTES NOT TO SCALE  
FXE DENOTES FORT LAUDERDALE EXECUTIVE AIRPORT

SHEET 2 OF 2

CITY OF FORT LAUDERDALE		
EXHIBIT A		
PLAT BOOK 63, PAGE 8		
LOT 44		
PROPOSED ZONING CHANGE FROM "AIP" TO "P"		
BY: M.D.	ENGINEERING	DATE: 2/14/2020
CHK'D M.D.	DIVISION	SCALE: 1"=100'

CAM # 22-0780

Exhibit 6

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