

ORDINANCE NO. C-22-40

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-4 – ONE-FAMILY DETACHED DWELLING" RESIDENTIAL ZONING DISTRICT (BROWARD COUNTY) TO "P – PARKS, RECREATION AND OPEN SPACE" DISTRICT, ALL OF LOT 9, BLOCK 1, "BELOTTI VILLAS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGE 41, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LOCATED WEST OF NORTHWEST 10<sup>TH</sup> WAY, NORTH OF NORTHWEST 11<sup>TH</sup> TERRACE, EAST OF TWIN LAKES BOULEVARD AND SOUTH OF NORTHWEST 47<sup>TH</sup> STREET, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

---

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-Z22011) 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:

1. The Parks, Recreation and Open Space zoning district proposed is consistent with the City's Comprehensive Plan's underlying land use designation of Irregular Residential, which is intended primarily for dwellings and other land uses in support of the residential environment.
2. The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration. The existing property is a conservation area and is protected from development. The proposed rezoning will ensure the zoning district is consistent with the existing open space use.
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 proposed rezoning of the property to Park is compatible with the surrounding park to the northwest and consistent with the current use of the subject property, which is open space. The proposed rezoning will ensure the zoning district is compatible with existing uses and support nearby properties with a park and open space.

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 "RS-4 – One Family Detached Dwelling" Residential Zoning District (Broward County) 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 LOT 9, BLOCK 1, "BELOTTI VILLAS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGE 41, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

Location: West of Northwest 10<sup>th</sup> Way, north of Northwest 11<sup>th</sup> Terrace, east of Twin Lakes Boulevard and south of Northwest 47<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 22<sup>nd</sup> day of September, 2022  
PASSED SECOND READING this \_\_\_\_ day of \_\_\_\_\_, 2022.

---

Mayor  
DEAN J. TRANTALIS

ATTEST:

---

City Clerk  
DAVID R. SOLOMAN

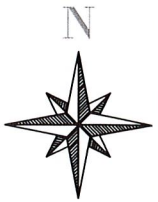
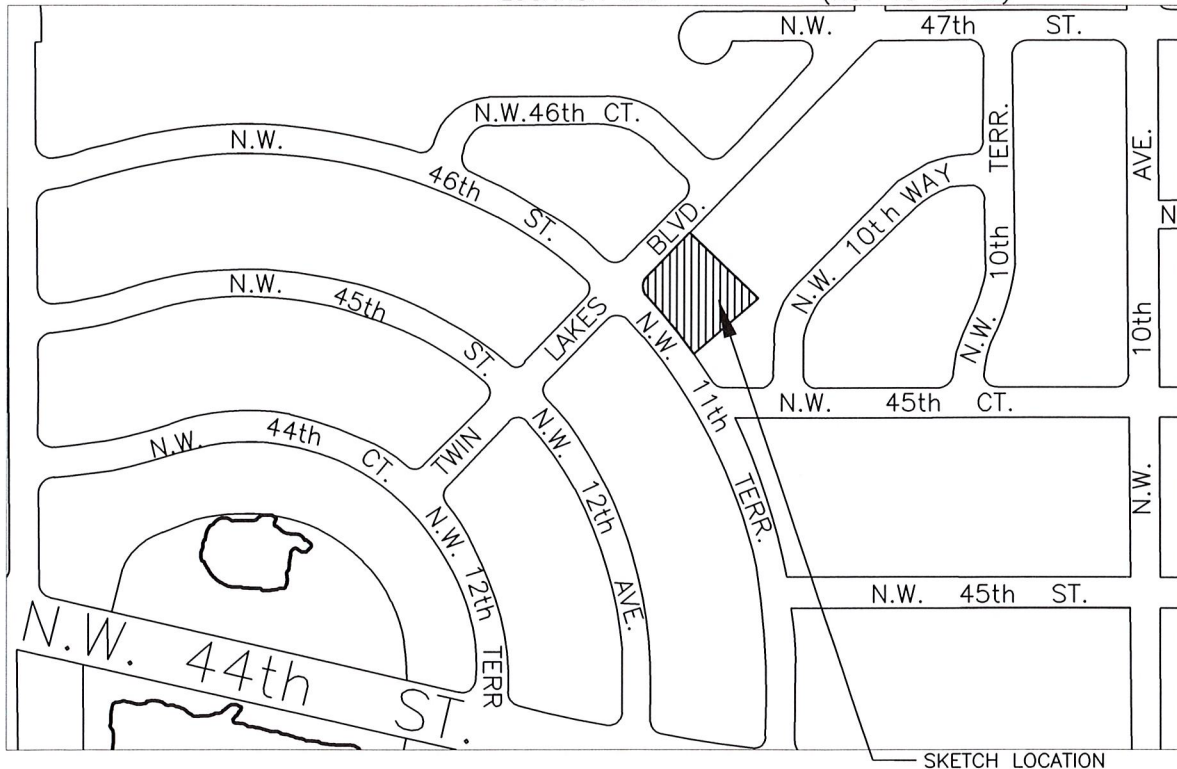
# SKETCH AND DESCRIPTION

## REZONING PETITION FROM (RS-4) TO (P)

THIS IS NOT A SURVEY

LOCATION MAP

(NOT TO SCALE)



### DESCRIPTION: TWIN LAKES NORTH PARK

ALL OF LOT 9, BLOCK 1, "BELOTTI VILLAS", ACCORDING TO THE PLAT, THEREOF AS RECORDED IN PLAT BOOK 57, PAGE 41, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 9; THENCE S 47°52'41" E ALONG THE NORTHEASTERLY LINE OF SAID LOT 9, A DISTANCE OF 100.00 FEET; THENCE S 42°07'06" W, A DISTANCE OF 96.71 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 950.00 FEET, A CENTRAL ANGLE OF 4°37'17", AN ARC DISTANCE OF 76.62 FEET, ALSO BEING THE NORTHEASTERLY RIGHT OF WAY LINE OF NORTHWEST 11 TERRACE TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87°03'36", AN ARC DISTANCE OF 37.99 FEET TO THE POINT OF TANGENCY; THENCE N 42°07'06" E, A DISTANCE OF 64.73 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. CONTAINING 9,083 SQUARE FEET, MORE OR LESS.

### NOTES:

- 1) BEARINGS ARE BASED UPON A GRID BEARING OF N 42°07'06" E ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF TWIN LAKES BOULEVARD.
- 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.

SHEET 1 OF 2

DATED: AUGUST 12th, 2022

MICHAEL W. DONALDSON  
PROFESSIONAL SURVEYOR AND MAPPER NO. 6496  
STATE OF FLORIDA

*Michael W. Donaldson*  
8/12/22

CITY OF FORT LAUDERDALE

EXHIBIT 1  
TWIN LAKES NORTH PARK  
TO ACCOMPANY REZONING PETITION  
FROM RS-4 TO P

BY: M.D.	ENGINEERING	DATE: 8/12/22
CHK'D M.D.	DIVISION	SCALE: NTS

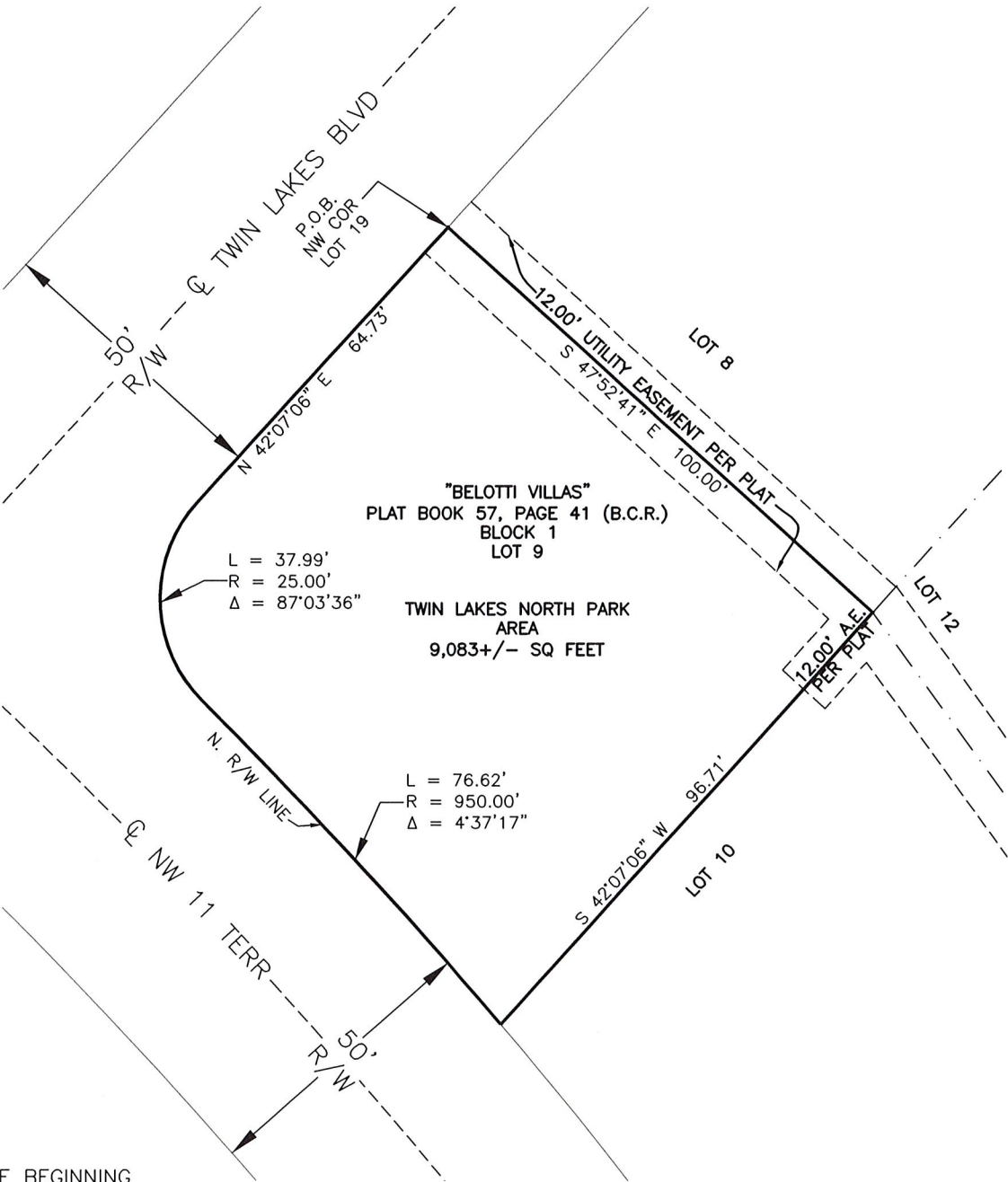
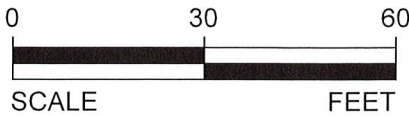
CAM # 22-0912

Exhibit "A"

Exhibit 6  
Page 4 of 5

SKETCH AND DESCRIPTION  
REZONING PETITION FROM (RS-4) TO (P)

THIS IS NOT A SURVEY



LEGEND:

P.O.B.	POINT OF BEGINNING
R/W	RIGHT OF WAY
COR	CORNER
RS-4	RESIDENTIAL SINGLE FAMILY/LOW DENSITY
P	PARK, RECREATION AND OPEN SPACE
NTS	NOT TO SCALE
B.C.R.	BROWARD COUNTY RECORDS
A.E.	ANCHOR EASEMENT
L	LENGTH
R	RADIUS
Δ	DELTA (ARC CENTRAL ANGLE)
&	CENTERLINE

SHEET 2 OF 2

CITY OF FORT LAUDERDALE		
EXHIBIT 1 TWIN LAKES NORTH PARK TO ACCOMPANY REZONING PETITION FROM RS-4 TO P		
BY: M.D.	ENGINEERING	DATE: 8/12/22
CHK'D M.D.	DIVISION	SCALE: 1"=30'
CAM # 22-0912		