

ORDINANCE NO. C-22-35

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 "B-1 – BOULEVARD BUSINESS" DISTRICT TO "P - PARKS, RECREATION AND OPEN SPACE" DISTRICT, ALL OF LOTS 13, 14 AND 15, BLOCK 1, "LAUDERDALE MANOR HOME-SITES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LOCATED WEST OF NORTHWEST 26TH TERRACE, NORTH OF NORTHWEST 18TH COURT, EAST OF NORTHWEST 28TH AVENUE AND SOUTH OF NORTHWEST 19TH 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-Z22005) 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 Parks, Recreation and Open Space, which is intended to serve the public with recreation needs by providing space for outdoor recreational activities and support increased tree canopy, water transpiration and air purification.
2. The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration. The properties to the east and south of the proposed rezoning consist of an existing park.
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 properties to Park is compatible with the surrounding residential and park uses. Since the current use of the site and properties directly to the east and south are park, the proposed rezoning will ensure the zoning district is compatible with the 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 "B-1 – Boulevard Business" District 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 LOTS 13, 14 AND 15, BLOCK 1, "LAUDERDALE MANOR HOME-SITES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

Location: West of Northwest 26th Terrace, north of Northwest 18th Court, east of Northwest 28th Avenue and south of Northwest 19th 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 22nd day of September, 2022
PASSED SECOND READING this ____ day of _____, 2022.

Mayor
DEAN J. TRANTALIS

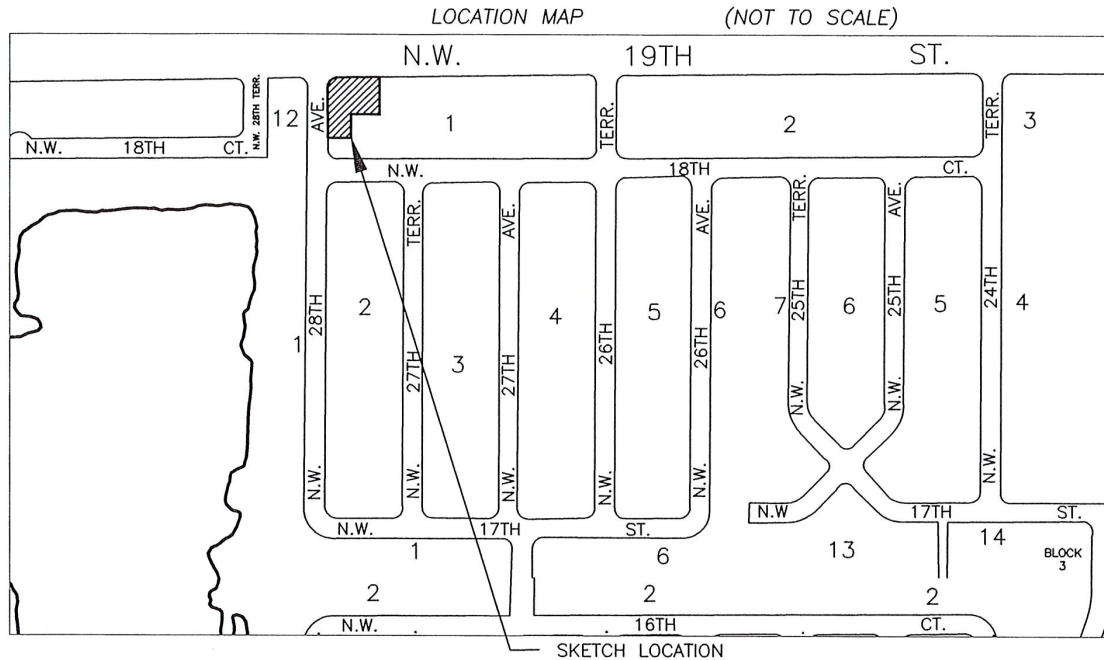
ATTEST:

City Clerk
DAVID R. SOLOMAN

SKETCH AND DESCRIPTION

REZONING PETITION FROM (B-1) TO (P)

THIS IS NOT A SURVEY



DESCRIPTION: PORTION OF BASS PARK

ALL OF LOTS 13, 14, AND 15, BLOCK 1, "LAUDERDALE MANOR HOME-SITES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

BEGINNING AT THE SW CORNER OF SAID LOT 13; THENCE N 01°11'57" W ON THE WEST LINE OF SAID BLOCK 1 AND BEING THE EAST RIGHT OF WAY LINE OF NORTHWEST 28 AVENUE, A DISTANCE OF 111.19 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT AND BEING THE WEST LINE OF SAID LOT 14, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°23'45", AN ARC DISTANCE OF 38.57 FEET TO A POINT OF TANGENCY; THENCE N 88°12'03" E, A DISTANCE OF 145.74 FEET TO THE NORTHEAST CORNER OF SAID LOT 15; THENCE S 01°11'57" E, A DISTANCE OF 114.20 FEET; TO THE SOUTHEAST CORNER OF LOT 15; THENCE S 88°48'03" W, A DISTANCE OF 60.01 FEET; THENCE S 01°11'57" E, A DISTANCE OF 23.77' FEET AND BEING THE SOUTHEAST CORNER OF LOT 13; THENCE S 87°36'16" W, A DISTANCE OF 110.02' TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. CONTAINING 21,602 SQUARE FEET OR 0.4959 ACRES MORE OR LESS.

NOTES:

- 1) BEARINGS ARE BASED UPON A GRID BEARING OF N 01°11'57" W ALONG THE EAST RIGHT OF WAY LINE OF NW 28th AVE.
- 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.

DATED: JANUARY 24th, 2022

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

Michael W. Donaldson

SHEET 1 OF 2

CITY OF FORT LAUDERDALE

EXHIBIT 1
BASS PARK

TO ACCOMPANY REZONING PETITION
FROM B-1 TO P

BY: M.D.

ENGINEERING
DIVISION

DATE: 1/24/22

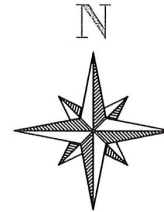
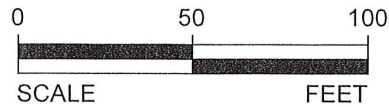
CHK'D M.D.

SCALE: NTS

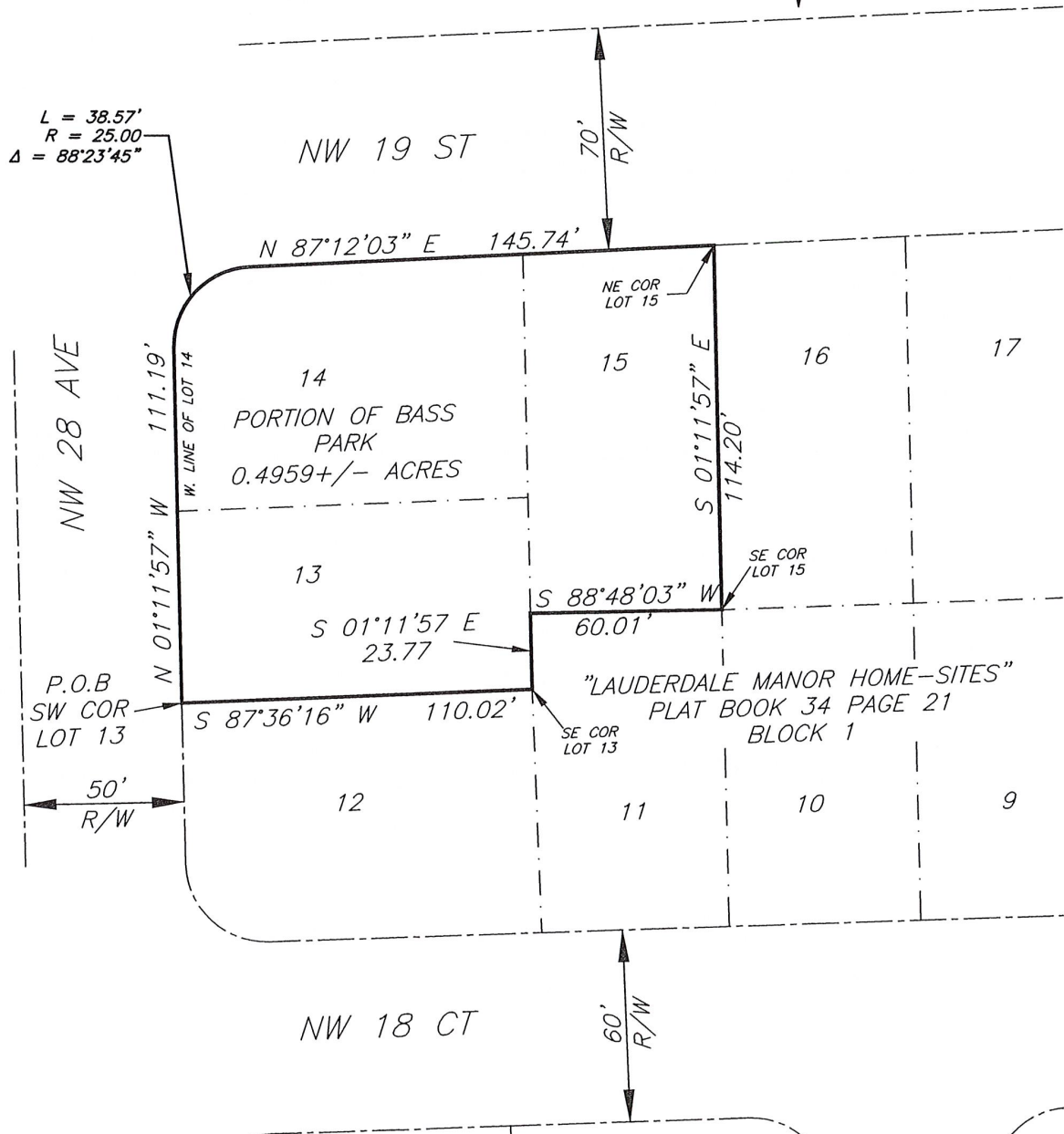
SKETCH AND DESCRIPTION

REZONING PETITION FROM (B-1) TO (P)

THIS IS NOT A SURVEY



$L = 38.57'$
 $R = 25.00'$
 $\Delta = 88^\circ 23' 45''$



LEGEND:

P.O.B. POINT OF BEGINNING
R/W RIGHT OF WAY
COR CORNER
L LENGTH
R RADIUS
 Δ DELTA (ARC ANGLE)
B-1 BOULEVARD BUSINESS
P PARK, RECREATION AND OPEN SPACE
NTS NOT TO SCALE

SHEET 2 OF 2

CITY OF FORT LAUDERDALE		
EXHIBIT 1 BASS PARK		
TO ACCOMPANY REZONING PETITION FROM B-1 TO P		
BY: M.D.	ENGINEERING DIVISION	DATE: 1/24/22
CHK'D M.D.		SCALE: 1"=50'