

ORDINANCE NO. C-22-37

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 15TH AVENUE, NORTH OF WEST CYPRESS CREEK ROAD, EAST OF NORTHWEST 21ST AVENUE AND SOUTH OF NORTHWEST 64TH 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-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:

1. The Parks, Recreation and Open Space zoning district proposed is consistent with the City's Comprehensive Plan's underlying land use designation of Conservation, which is intended to protect water supply, environmentally sensitive lands, wildlife habitat and the natural 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 "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 15th Avenue, north of West Cypress Creek Road, east of Northwest 21st Avenue and south of Northwest 64th 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.

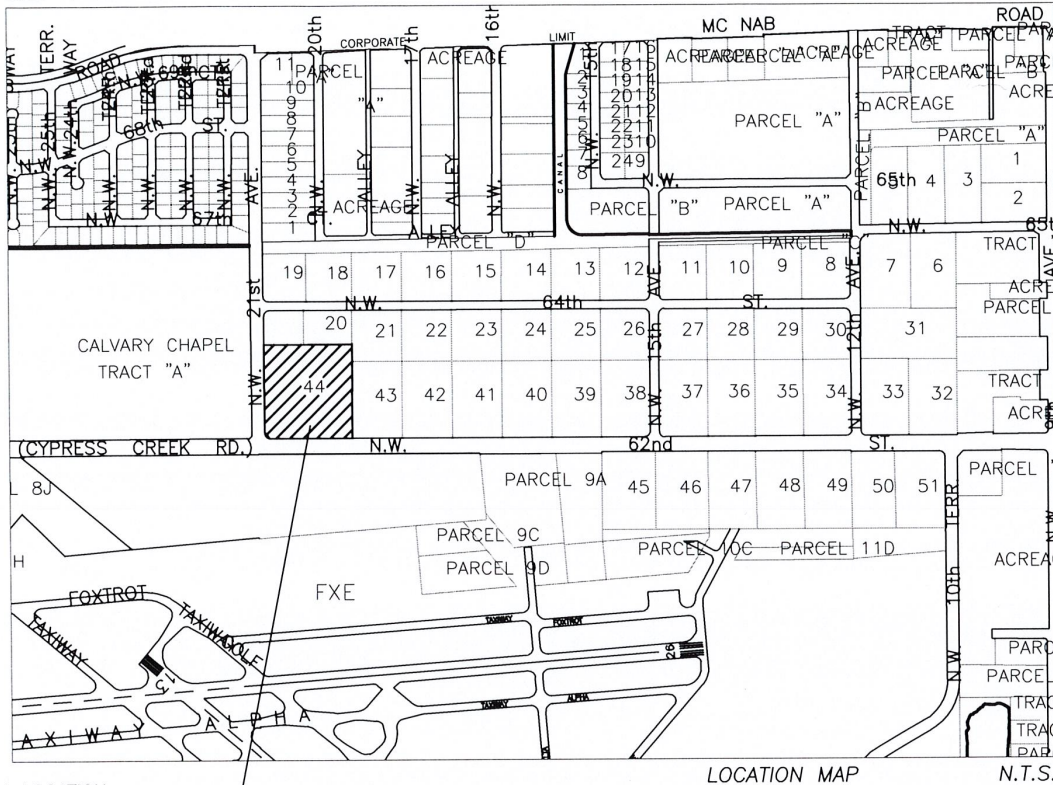
PASSED FIRST READING this 22nd day of September, 2022
PASSED SECOND READING this ____ day of _____, 2022.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
DAVID R. SOLOMAN

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



LOCATION MAP

N.T.S.

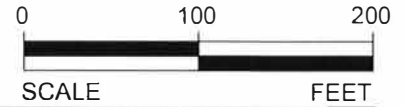
CITY OF FORT LAUDERDALE		
EXHIBIT A		
PLAT BOOK 63, PAGE 8		
LOT 44		
PROPOSED ZONING CHANGE FROM "AIP" TO "P"		
BY: M.D.	ENGINEERING	DATE: 2/14/2020
CHK'D M.D.	DIVISION	SCALE: N.T.S.

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 # 22-0909

Exhibit 6

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