

ORDINANCE NO. C-22-38

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 "RAC-CC – REGIONAL ACTIVITY CENTER – CITY CENTER" DISTRICT TO "P – PARKS, RECREATION AND OPEN SPACE" DISTRICT, ALL OF LOTS 1, 2 AND 3, BLOCK 60, "TOWN OF FORT LAUDERDALE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "B", PAGE 40, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA. LESS THE EAST 15.00 FEET OF SAID LOT 1, LOCATED WEST OF SOUTH ANDREWS AVENUE, NORTH OF SOUTHWEST 9TH STREET, EAST OF FLORIDA EAST COAST RAILWAY AND SOUTH OF SOUTHWEST 7TH 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-Z22008) 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 Downtown Regional Activity Center (DRAC), which is intended to encourage development or redevelopment of areas that have regional significance and facilitate a mix of uses, encourage mass transit, reduce the need for automobile travel, and encourage a strong definition of the urban form, promoting a "live, work, play" 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 use of the property is a park. The proposed rezoning will ensure the zoning district is consistent with the existing use. The proposed rezoning will not adversely impact the character of development in or near the area under consideration.
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 "RAC-CC – Regional Activity Center–City Center" 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 1, 2 AND 3, BLOCK 60, "TOWN OF FORT LAUDERDALE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "B", PAGE 40, OF THE PUBLIC

RECORDS OF DADE COUNTY, FLORIDA. LESS THE EAST
15.00 FEET OF SAID LOT 1

Location: West of South Andrews Avenue, north of
Southwest 9th Street, east of Florida East Coast
Railway and south of Southwest 7th 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.

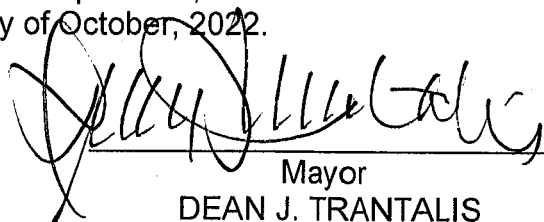
SECTION 5. That if any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

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 3rd day of October, 2022.



Mayor
DEAN J. TRANTALIS

ORDINANCE NO. C-22-38

PAGE 4

ATTEST:

A handwritten signature in black ink, appearing to read 'D.R.S.', is written over a horizontal line.

City Clerk
DAVID R. SOLOMAN

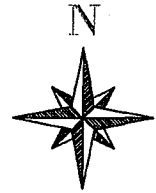
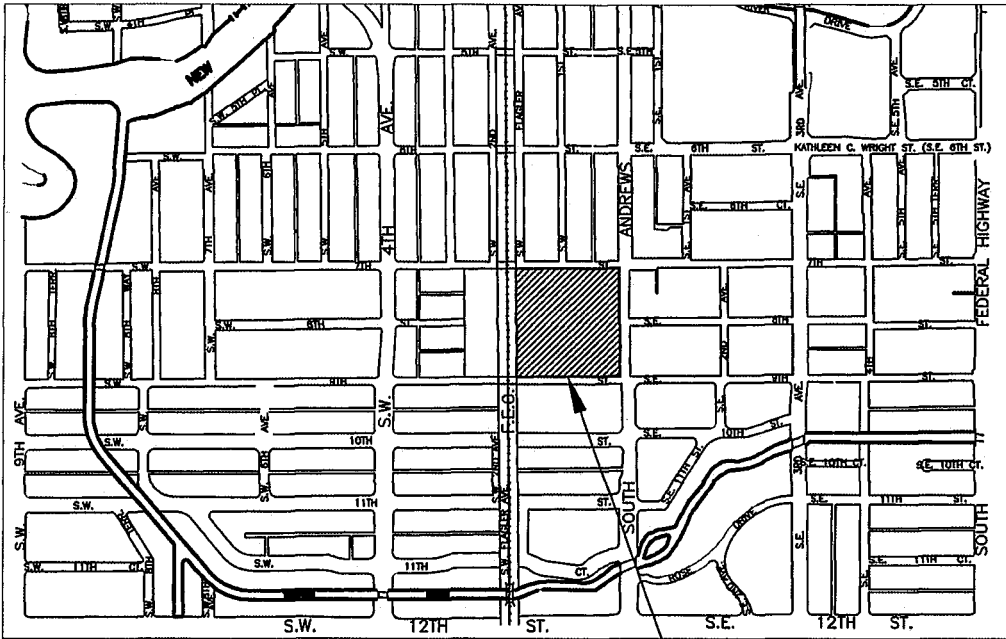
SKETCH AND DESCRIPTION

REZONING PETITION FROM (RAC-CC) TO (P)

THIS IS NOT A SURVEY

LOCATION MAP

(NOT TO SCALE)



DESCRIPTION: PORTION OF FLORENCE C. HARDY PARK

SKETCH LOCATION

ALL OF LOTS 1, 2 AND 3 OF BLOCK 60, "TOWN OF FORT LAUDERDALE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 'B', PAGE 40, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA. LESS THE EAST 15.00 FEET OF SAID LOT 1.

BEGINNING AT THE SW CORNER OF SAID LOT 3; THENCE N 01°41'25" W ALONG THE WEST LINE OF SAID BLOCK 60 AND BEING THE EAST RIGHT OF WAY LINE OF F.E.C. RAILROAD, A DISTANCE OF 600.00 FEET; THENCE N 88°13'35" E A DISTANCE OF 569.20 FEET TO A POINT THAT IS 15.00 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 1; THENCE S 01°41'25" E. ALONG THE A LINE THAT IS 15.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 1, A DISTANCE OF 600.00 FEET; THENCE S 88°13'35" W, A DISTANCE OF 569.20 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. CONTAINING 341,520 SQUARE FEET OR 7.840 ACRES MORE OR LESS.

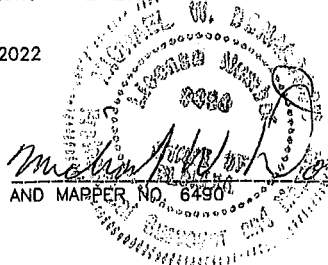
NOTES:

- 1) BEARINGS ARE BASED UPON A GRID BEARING OF N 01°41'25" W ALONG THE EAST RIGHT OF WAY LINE OF THE F.E.C. RAILROAD.
- 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: AUGUST 9th, 2022

MICHAEL W. DONALDSON
PROFESSIONAL SURVEYOR AND MAPPER NO. 64901
STATE OF FLORIDA



SHEET 1 OF 2

CITY OF FORT LAUDERDALE

EXHIBIT 1
FLORENCE C. HARDY PARK
TO ACCOMPANY REZONING PETITION
FROM RAC-CC TO P

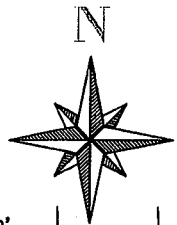
BY: M.D.	ENGINEERING	DATE: 8/9/22
CHK'D M.D.	DIVISION	SCALE: NTS

Exhibit "A"

SKETCH AND DESCRIPTION

REZONING PETITION FROM (RAC-CC) TO (P)

THIS IS NOT A SURVEY



PLAT BOOK 'B'
PAGE 40, D.C.R.
BLOCK 53

PLAT BOOK 'B'
PAGE 40, D.C.R.
BLOCK 54

PLAT BOOK 'B'
PAGE 40, D.C.R.
BLOCK 54

R/W
40'

SW 7 ST

NE COR
LOT 1

F.E.C. R/W
100'

LOT 3

LOT 2

LOT 1

N 88°13'35" E

569.20'

600.00'
N 01°41'25" W

FLORENCE C. HARDY PARK
7.840+/- ACRES

PLAT BOOK 'B'
PAGE 40, D.C.R.
BLOCK 60

15'

20'

S 01°41'25" E
600.00'

15' ORB 37702, PAGE 1575

☉ S. ANDREWS AVE

LOT 3

LOT 2

LOT 1

S 88°13'35" W

569.20'

P.O.B.
SW COR
LOT 3

SW 9 ST

R/W
40'

SE COR
LOT 1

LEGEND:

P.O.B. POINT OF BEGINNING
R/W RIGHT OF WAY
COR CORNER
RAC-CC CITY CENTER DISTRICT
P PARK, RECREATION AND OPEN SPACE
NTS NOT TO SCALE
D.C.R. DADE COUNTY RECORDS
F.E.C. FLORIDA EAST COAST RAILROAD
☉ CENTERLINE
ORB OFFICIAL RECORDS BOOK

PLAT BOOK 2
PAGE 9, D.C.R.
BLOCK 7

SHEET 2 OF 2

CITY OF FORT LAUDERDALE

EXHIBIT 1
FLORENCE C. HARDY PARK
TO ACCOMPANY REZONING PETITION
FROM RAC-CC TO P

BY: M.D.

ENGINEERING
DIVISION

DATE: 8/9/22

CHK'D M.D.

SCALE: 1"=100'