

ORDINANCE NO. C-23-17

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 "RD-15 - RESIDENTIAL SINGLE FAMILY DUPLEX/MEDIUM DENSITY" DISTRICT TO "P – PARKS, RECREATION AND OPEN SPACE" DISTRICT, ALL OF LOT 1, "REVISED PLAT OF MRS. E. F. MARSHALL'S SUBDIVISION OF GOV'T LOTS 1, 2, 3 & 4, ALSO E ½ OF NE ¼ & NW ½ OF NW ¼ SEC. 16 TOWNSHIP 50 SOUTH, RANGE 42 EAST", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, EXCEPTING THEREFROM THE EAST 1,487 FEET AND THE NORTH 187 FEET, LOCATED WEST OF SOUTHWEST 9<sup>TH</sup> AVENUE, NORTH OF SOUTHWEST 12<sup>TH</sup> COURT (CITRUS ISLE), EAST OF SOUTH FORK NEW RIVER AND SOUTH OF SOUTHWEST 12<sup>TH</sup> STREET (WEST DAVIE BOULEVARD), ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

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WHEREAS, the applicant, the City of Fort Lauderdale, applied for the rezoning of the property specifically described in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, on December 21, 2022, the Planning and Zoning Board (PZ Case No. UDP-Z22024) recommended that the City Commission of the City of Fort Lauderdale ("City Commission") approve the rezoning of the property described in Exhibit "A" attached hereto and also recommended an amendment of the Official Zoning Map of the City of Fort Lauderdale and Schedule "A" referenced in Section 47-1.6.B. of the United Land Development Regulations to include the rezoned property; and

WHEREAS, the City Clerk provided notice to the public of a public hearing on Tuesday, May 16, 2023 at 6:00 P.M. at Mary N Porter Riverview Ballroom at the Broward Center for the Performing Arts located at 201 S.W. 5<sup>th</sup> Avenue, Fort Lauderdale, Florida, for the purpose of hearing any public comment on the rezoning; and

WHEREAS, the City Clerk provided notice to the public of a public hearing on Tuesday, June 6, 2023 at 6:00 P.M. at Parker Playhouse located at 707 N.E. 8<sup>th</sup> Street, Fort Lauderdale, Florida, for the purpose of hearing any public comment on the rezoning; and

WHEREAS, the public hearings were duly held at the time and place designated after notice was given by publication as required by law, and the City Commission determined that the requested rezoning met the criteria for rezoning.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance.

SECTION 2. The City Commission finds that the application for rezoning meets the criteria in Section 47-24.4. of the Unified Land Development Regulations ("ULDR") as enunciated and memorialized in the minutes of its meetings on May 16, 2023 and June 6, 2023, a portion of those findings are expressly listed as follows:

- A. The zoning district proposed is consistent with the City's Comprehensive Plan. The property is currently zoned RD-15 and has an underlying land use designation of Medium Residential which is intended primarily for dwellings and other land uses in support of the residential environment. The proposed Parks, Recreation and Open Space zoning district is consistent with this land use designation.
- B. The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration. The property where the proposed rezoning is to take place is an existing park. Moving forward with the proposed rezoning will make the current park use consistent with its zoning designation. The character of development of the parcel supports the proposed rezoning.
- C. 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. Since the current use of the site

is a park, the proposed rezoning will ensure the zoning district is compatible with the existing use. Furthermore, the proposed rezoning will enhance the existing surrounding residential and hotel uses by providing park and open space for residents and visitors to enjoy. The character of the surrounding area supports the proposed park use.

**SECTION 3.** 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, are hereby amended by rezoning from "RD-15 – Residential Single Family Duplex/Medium Density" 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 LOT 1, "REVISED PLAT OF MRS. E. F. MARSHALL'S SUBDIVISION OF GOV'T LOTS 1, 2, 3 & 4, ALSO E ½ OF NE ¼ & NW ½ OF NW ¼ SEC. 16 TOWNSHIP 50 SOUTH, RANGE 42 EAST", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, EXCEPTING THEREFROM THE EAST 1,487 FEET AND THE NORTH 187 FEET

Location: West of Southwest 9<sup>th</sup> Avenue, north of Southwest 12<sup>th</sup> Court (Citrus Isle), east of South Fork New River and south of Southwest 12<sup>th</sup> Street (West Davie Boulevard)

More specifically described in Exhibit "A" attached hereto and made a part hereof.

**SECTION 4.** That the appropriate City officials of the City of Fort Lauderdale shall indicate the zoning upon a copy of the Official Zoning Map, and shall indicate an amendment of Schedule "A" accordingly, with proper reference to this ordinance and date of passage.

**SECTION 5.** 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 6. 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 7. The ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 8. That this Ordinance shall be in full force and effect ten (10) days from the date of final passage.

PASSED FIRST READING this 16<sup>th</sup> day of May, 2023.

PASSED SECOND READING this \_\_\_\_ day of \_\_\_\_\_, 2023.

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Mayor  
DEAN J. TRANTALIS

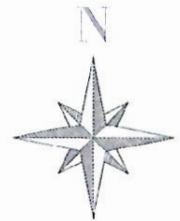
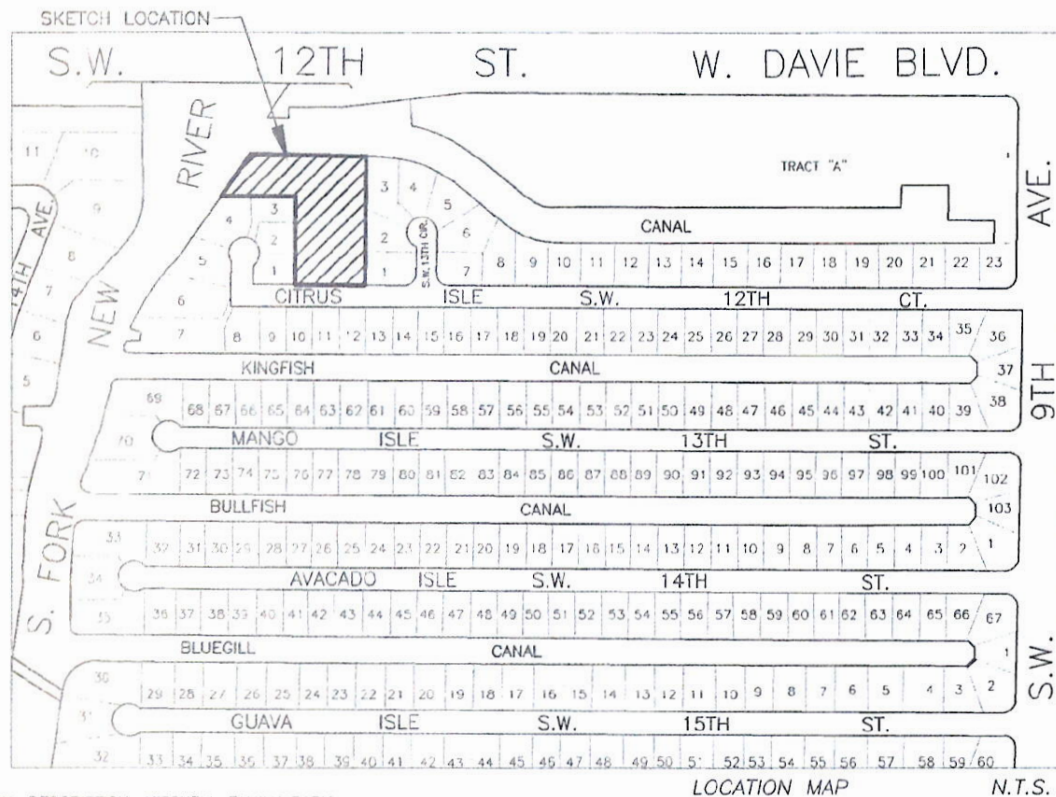
ATTEST:

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City Clerk  
DAVID R. SOLOMAN

# SKETCH AND DESCRIPTION

REZONING PETITION FROM (RD-15) TO (P)



THIS IS NOT A SURVEY

LEGAL DESCRIPTION: MITCHELL FAMILY PARK

ALL OF LOT 1, "REVISED PLAT OF MRS. E. F. MARSHALL'S SUBDIVISION OF GOV'T LOTS 1, 2, 3 & 4 ALSO E 1/2 OF N/E 1/4 & NW 1/2 OF NW 1/4 SEC. 16, TOWNSHIP 50 SOUTH, RANGE 42 EAST", ACCORDING TO THE PLAT, THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

EXCEPTING THEREFROM THE EAST 1,487 FEET THEREOF; AND ALSO EXCEPTING THEREFROM THE NORTH 187 FEET.

TOGETHER WITH:

THE NORTH 8 FEET OF THAT CERTAIN ROAD RIGHT OF WAY RUNNING IN AN EAST-WEST DIRECTION AND LYING BETWEEN SAID LOT 1 AND THE UNNUMBERED LOT MARKED "SOLD" ON SAID PLAT LYING SOUTH OF SAID LOT 1; ALSO, THE EAST 8 FEET OF THAT CERTAIN ROAD RIGHT OF WAY RUNNING IN AN NORTH-SOUTH DIRECTION AND LYING BETWEEN SAID LOT 1 AND THE UNNUMBERED LOT MARKED "SOLD" ON SAID PLAT LYING WEST OF SAID LOT 1.

MORE PARTICULARLY DESCRIBED BELOW:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, "SOUTH NEW RIVER ISLES SECTION "A"", ACCORDING TO THE PLAT, THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE N 88°12'51" E ALONG THE NORTH RIGHT OF WAY LINE OF SOUTHWEST 12 COURT, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING; THENCE N 01°04'56" W ALONG THE WEST LINE OF THE EAST HALF OF SAID VACATED ROAD RIGHT OF WAY, A DISTANCE OF 209.49 FEET; THENCE S 88°12'14" W ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID VACATED ROAD RIGHT OF WAY, A DISTANCE OF 172.55 FEET; THENCE N 32°58'51" E ALONG THE EAST LINE OF THE SOUTH FORK NEW RIVER, A DISTANCE OF 97.40 FEET TO A POINT THAT IS 187.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1, PLAT BOOK 1, PAGE 2; THENCE N 88°12'15" E ALONG SAID LINE, A DISTANCE OF 276.00 FEET TO A POINT THAT IS 1,487.00 FEET WEST OF THE EAST LINE OF SAID LOT 1, PLAT BOOK 1, PAGE 2; THENCE S 01°04'56" E ALONG SAID LINE, A DISTANCE OF 289.53 FEET TO THE NORTH RIGHT OF WAY LINE OF SOUTHWEST 12 COURT; THENCE S 88°12'51" W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 158.01 FEET TO THE POINT OF BEGINNING.

ALL SAID LANDS LYING AND BEING WITHIN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 57,367 SQUARE FEET (1.3170 ACRES), MORE OR LESS.

NOTES:

- 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) THIS DOCUMENT CONSISTS OF 2 PAGES AND IS NOT VALID OR COMPLETE WITHOUT ALL PAGES.
- 5) BASIS OF BEARING IS NORTH RIGHT-OF WAY LINE OF SOUTHWEST 12TH COURT, BEING N 88°12'51" E.

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: NOVEMBER 9, 2022

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

*Michael W. Donaldson*  
11/9/22

SHEET 1 OF 2

CITY OF FORT LAUDERDALE

EXHIBIT 1

MITCHELL FAMILY PARK

REZONING FROM (RD-15) TO (P)

BY: M.D.	ENGINEERING	DATE: 11/9/22
CHK'D M.D.	DIVISION	SCALE: N.T.S.

Exhibit "A"

CAM # 23-0440

Exhibit 7

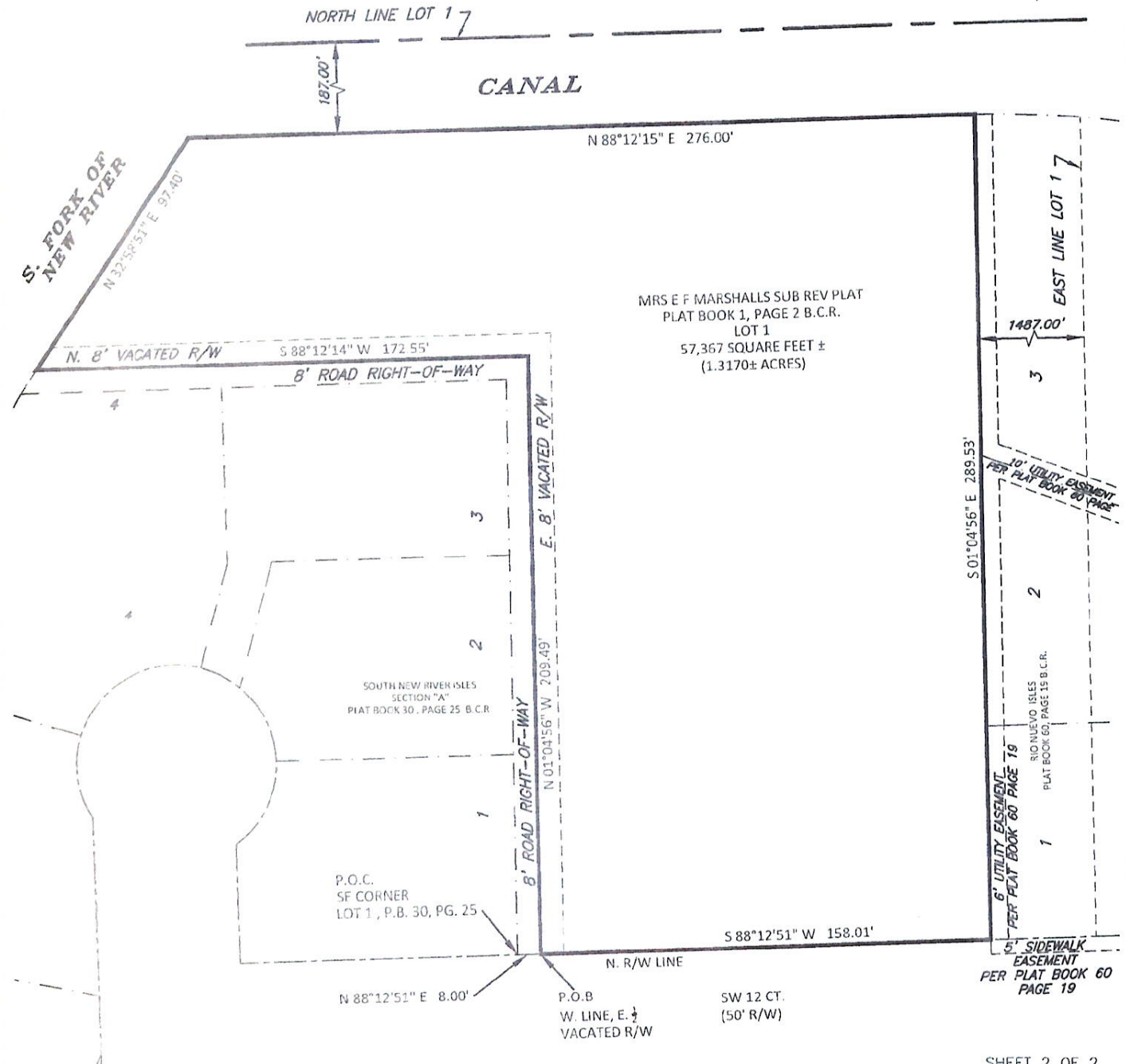
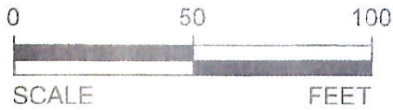
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# SKETCH AND DESCRIPTION

REZONING PETITION FROM (RD-15) TO (P)

THIS IS NOT A SURVEY



SHEET 2 OF 2

## LEGEND:

B.C.R. BROWARD COUNTY RECORDS  
R/W RIGHT OF WAY  
N.T.S. NOT TO SCALE  
RD-15 RESIDENTIAL SINGLE FAMILY AND DUPLEX/MEDIUM DENSITY  
P PARKS, RECREATION AND OPEN SPACE  
P.B. PLAT BOOK  
PG. PAGE

CITY OF FORT LAUDERDALE		
EXHIBIT 1		
MITCHELL FAMILY PARK		
REZONING FROM (RD-15) TO (P)		
BY: M.D.	ENGINEERING	DATE: 11/9/22
CHK'D M.D.	DIVISION	SCALE: 1"=60'

CAM # 23-0440

Exhibit 7

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