ORDINANCE NO. C-19-02

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 THE CITY OF FORT LAUDERDALE AND SCHEDULE "A" REVISED COMPILATION ATTACHED THERETO AND BY REFERENCE MADE A PART THEREOF, SO AS TO REZONE FROM "RS-3.52" TO "P", LOTS 1 AND 2, BLOCK 1, "RIVER-LANDS", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THE SOUTH 20 FEET OF THE NORTH HALF OF LOTS 11 AND 12, BLOCK 10, "MARY BRICKELLS AMENDED PLAT" OF SECTION 17, TOWNSHIP 50 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 72, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS THE EAST 250 FEET THEREOF; LOCATED WEST AND NORTHWEST OF RIVERLAND ROAD, EAST OF SOUTHWEST 27TH TERRACE AND SOUTH OF SOUTHWEST 20TH 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 described in SECTION 1 herein from "RS-3.52 – One-Family Detached Dwelling District" to "P – Parks, Recreation and Open Space"; and

WHEREAS, the Planning and Zoning Board at its meeting of November 13, 2018 (PZ Case No. Z18008) did recommend to the City Commission that the rezoning application be approved and that the lands herein described should be rezoned from "RS-3.52" to "P" 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 Tuesday, January 22, 2019 and Tuesday, February 5, 2019 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. That the City of Fort Lauderdale, Florida Unified Land Development Regulations ("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 in the respects mentioned, the following lands, situate in the City of Fort Lauderdale, Broward County, Florida, to wit:

REZONE FROM "RS-3.52" TO "P":

LOTS 1 AND 2, BLOCK 1, "RIVER-LANDS", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THE SOUTH 20 FEET OF THE NORTH HALF OF LOTS 11 AND 12, BLOCK 10, "MARY BRICKELLS AMENDED PLAT" OF SECTION 17, TOWNSHIP 50 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 72, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE EAST 250 FEET THEREOF, SAID LAND SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

Location: West and northwest of Riverland Road, east of Southwest 27th Terrace and south of Southwest 20th Street

Also depicted in Exhibit "A" attached hereto and made a part hereof.

SECTION 2. 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 3. 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 4. 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 5. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

SECTION 6. That this Ordinance shall be in full force and effect ten days from the date of final passage.

PASSED FIRST READING this the 22nd day of January, 2019.
PASSED SECOND READING this the 5th day of February, 2019.

Mayor
DEAN J. TRANTALIS

ATTEST:

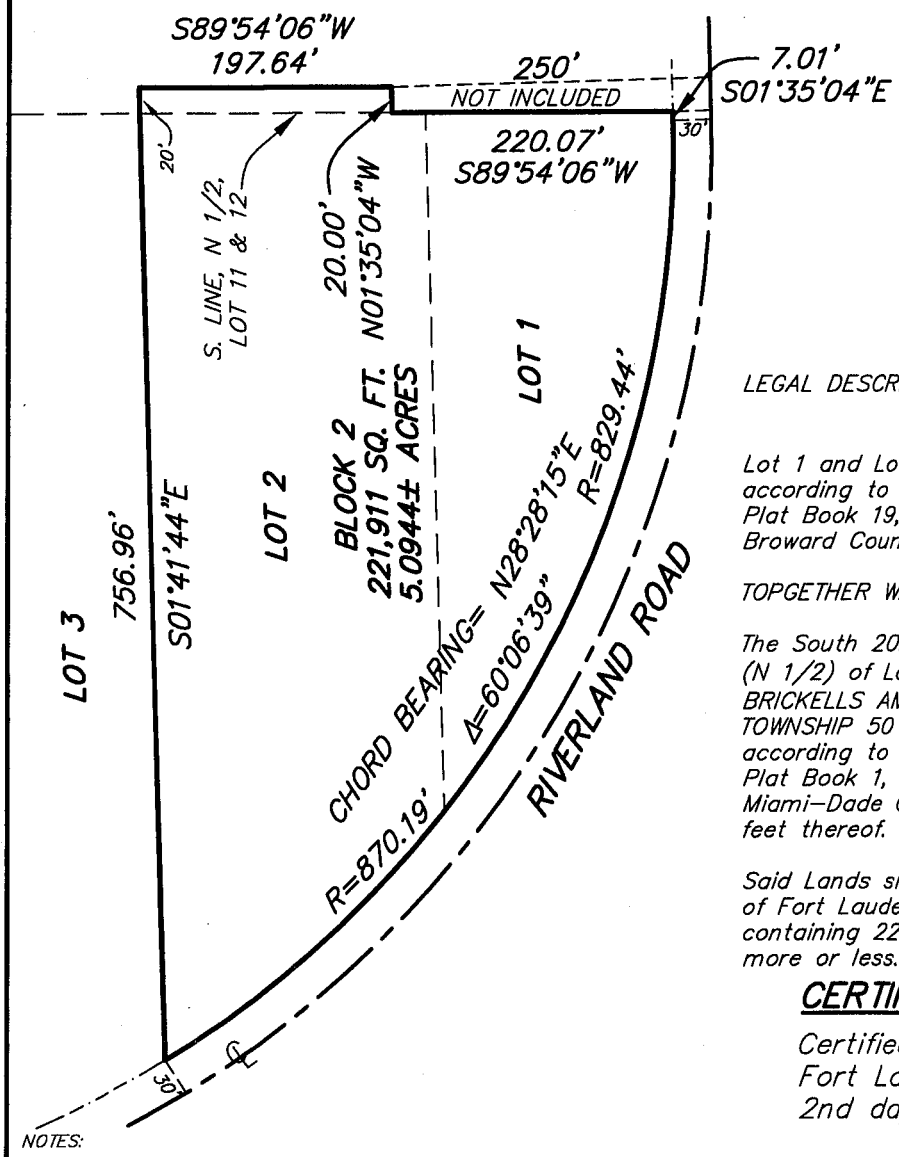
City Clerk
JEFFREY A. MODARELLI

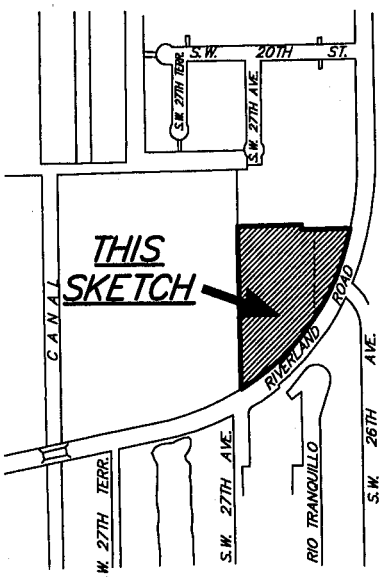
McLAUGHLIN ENGINEERING COMPANY
LB#285
ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 763-7611 * FAX (954) 763-7615

M.D. O.K.

SCALE 1" = 150'

SKETCH AND DESCRIPTION TO ACCOMPANY REZONING PETITION FROM "RS-3.52" TO "P" 2681 RIVERLAND ROAD





LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:

Lot 1 and Lot 2, Block 1, "RIVER-LANDS", according to the plat thereof as recorded in Plat Book 19, Page 12 of the public records of Broward County, Florida.

TOPGETHER WITH:

The South 20.0 feet of the North one-half (N 1/2) of Lots 11 and 12, Block 10, "MARY BRICKELLS AMENDED PLAT" OF SECTION 17, TOWNSHIP 50 SOUTH, RANGED 42 EAST, according to the plat thereof, as recorded in Plat Book 1, Page 72, of the public records of Miami-Dade County, Florida, Less the East 250 feet thereof.

Said Lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida, and containing 221,911 square feet or 5.0944 acres more or less.

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 2nd day of November, 2018.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

NOTES:

1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
2) Legal description prepared by McLaughlin Engineering Co.
3) This drawing is not valid unless sealed with an embossed surveyors seal.
4) THIS IS NOT A BOUNDARY SURVEY.
5) Bearings shown assume the West line of Lot 2, as South 01°41'44" East.

FIELD BOOK NO. _____ DRAWN BY: JMMjr

JOB ORDER NO. V-3877 CHECKED BY: _____

REF. DWG.: 91-3-88 C: \JMMjr/2018/V3788

Exhibit "A"