

ORDINANCE NO. C-20-

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/LOW MEDIUM DENSITY" TO "XP – EXCLUSIVE USE PARKING LOT", THROUGH THE ALLOCATION OF COMMERCIAL FLEXIBILITY, THE NORTH 11.00 FEET OF LOT 35 AND ALL OF LOTS 36 THROUGH 42, INCLUSIVE, BLOCK 183, "PROGRESSO", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LOCATED WEST OF NORTHEAST 4TH AVENUE, NORTH OF NORTHEAST 10TH STREET (EAST SUNRISE BOULEVARD), EAST OF NORTHEAST 3RD AVENUE AND SOUTH OF NORTHEAST 11TH STREET, WITH APPROVAL OF AN ASSOCIATED DEVELOPMENT PLAN, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

WHEREAS, in accordance with the Unified Land Development Regulations ("ULDR"), rezoning to an "X-P – Exclusive Use Parking Lot" District requires the allocation of commercial flexibility and approval of a site plan which meets the criteria provided in the ULDR; and

WHEREAS, the applicant, Town Development Co., submitted a development plan as part of the rezoning application to develop a parking lot on the property to be rezoned as more particularly described in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, on December 18, 2019, the Planning and Zoning Board (PZ Case No. ZR19003), as the local planning agency, recommended to the City Commission of the City of Fort Lauderdale ("City Commission") that the development plan reviewed in connection with the rezoning application be approved and that the lands herein described should be rezoned in the respects mentioned 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, February 18, 2020, at 6:00 P.M., and Tuesday, March 3, 2020, 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 of lands described in Section 2 of this ordinance meets the criteria of Section 47-24.4 of the Unified Land Development Regulations ("ULDR") through the allocation of commercial flexibility, subject to the conditions imposed by the Development Review Committee and the Planning and Zoning Board, as enunciated and memorialized in the minutes of its meetings of February 18, 2020 and March 3, 2020, a portion of those findings expressly listed as follows:

[SPACE RESERVED FOR FINDINGS OF FACT]

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 in the respects mentioned, the following lands, situate in the City of Fort Lauderdale, Broward County, Florida, to wit:

REZONE FROM RD-15 TO X-P:

THE NORTH 11.00 FEET OF LOT 35 AND ALL OF LOTS 36 THROUGH 42, INCLUSIVE, BLOCK 183, "PROGRESSO", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA

Location: West of Northeast 4th Avenue, north of Northeast 10th Street (East Sunrise Boulevard), east of Northeast 3rd Avenue and south of Northeast 11th Street

also depicted in Exhibit "A" attached hereto and made a part hereof, together with and subject to an associated development plan reviewed and approved as part of this rezoning depicted in Exhibit 5 to Commission Agenda Memorandum No. 20-0098.

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. 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 (10) days from the date of final passage.

PASSED FIRST READING this the ____ day of _____, 2020.

PASSED SECOND READING this the ____ day of _____, 2020.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
JEFFREY A. MODARELLI

m.d. 0-12



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870

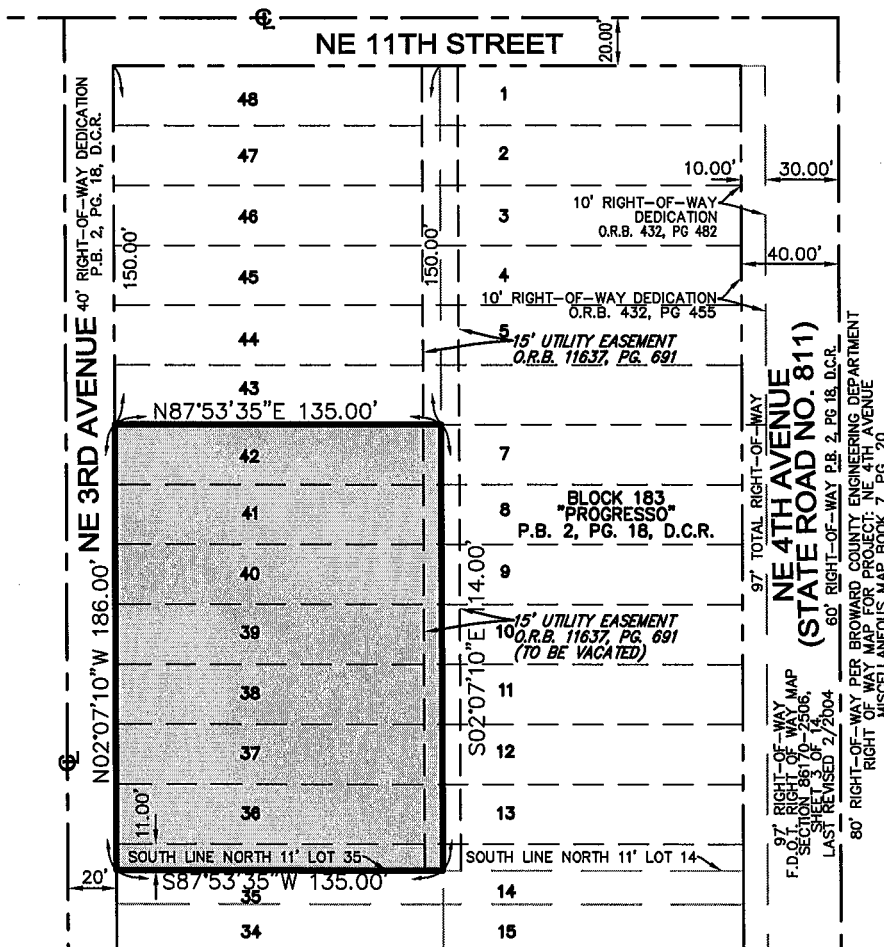


LEGAL DESCRIPTION:

THE NORTH 11.00 FEET OF LOT 35 AND ALL OF LOTS 36 THROUGH 42, INCLUSIVE, IN BLOCK 183 OF "PROGRESSO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 25,110 SQUARE FEET (0.5764 ACRES) MORE OR LESS.

REZONING FROM RESIDENTIAL SINGLE FAMILY AND DUPLEX/MEDIUM DENSITY (RD 15) TO PARKING LOT (X-P).



NOTES:

- 1) BEARINGS ARE BASED ON AN ASSUMED MERIDIAN FOR THE EAST RIGHT-OF-WAY LINE OF NE 3RD AVENUE BEING N02°07'10"W.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) ALL RECORDED DOCUMENTS ARE PER THE PUBLIC RECORDS OF BROWARD COUNTY, UNLESS OTHERWISE NOTED.

LEGEND:

- Ⓢ CENTERLINE
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- PG. PAGE
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- D.C.R. MIAMI-DADE COUNTY RECORDS

FILE: PLAZA STREET PARTNERS

SCALE: 1"=80' DRAWN BY: B.E.

ORDER NO.: 66258

DATE: 08/08/19

REZONING EXHIBIT

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: SHERWIN WILLIAMS

- ☒ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- ☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
- ☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274

EXHIBIT "A"