

ORDINANCE NO. C-21-14

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 "CF-H - COMMUNITY FACILITY-HOUSE OF WORSHIP" DISTRICT TO "X-P – EXCLUSIVE USE PARKING LOT" DISTRICT, THROUGH THE ALLOCATION OF COMMERCIAL FLEXIBILITY, ALL OF LOT 13 AND THE WEST 6.37 FEET OF LOT 14, BLOCK 34, "COLEE HAMMOCK", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 17, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND APPROVING AN ASSOCIATED SITE PLAN, LOCATED WEST OF SOUTHEAST 15<sup>TH</sup> AVENUE, NORTH OF SOUTHEAST 4<sup>TH</sup> STREET, EAST OF TARPON DRIVE AND SOUTH OF EAST LAS OLAS BOULEVARD, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

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WHEREAS, the applicant, First Presbyterian Church of Fort Lauderdale, Inc., applied for the rezoning of certain property as more particularly described in Exhibit "A" attached hereto and incorporated herein, from "CF-H – Community Facility-House of Worship" District to "X-P – Exclusive Use Parking Lot" District; and

WHEREAS, the Planning and Zoning Board (PZ Case No. PLN-SITE-20090013) held a public hearing on February 17, 2021, to consider the application and the record and recommendations forwarded by the department and heard public comment on the application; and

WHEREAS, the Planning and Zoning Board, pursuant to Section 47-24.4.C.5 did recommend to the City Commission rezoning the subject property to the X-P zoning district, which is a more restrictive zoning district than that requested in the application; and

WHEREAS, the applicant consented to the recommendation of the Planning and Zoning Board at the February 17, 2021 hearing; and

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

WHEREAS, the site plan submitted as part of the rezoning application proposes the development of a surface parking lot; and

WHEREAS, the City Clerk notified the public of a public hearing to be held on Tuesday, April 20, 2021, at 6:00 P.M., and Tuesday, May 4, 2021 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 hearings were 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 ULDR as enunciated and memorialized in the minutes of its meeting of April 20, 2021, and May 4, 2021, a portion of those findings expressly listed as follows:

1. The proposed "X-P" zoning designation is consistent with the pattern of development along and near the commercial corridor of Las Olas and is supported by Objective 1.36: Use of Flexibility and Irregular Density and Objective 1.32: Guiding Growth to Discourage Sprawl and Encourage Transit.
2. The site has been used as a parking lot for many years and will continue to operate as a parking lot. The uses permitted within the "X-P" zoning district are in alignment with the adjacent "B-1" (Boulevard Business) zoning district and would not have an adverse impact on the surrounding neighborhood.
3. The proposed "X-P" zoning district is compatible with surrounding uses and zoning districts. The "B-1" zoning district to the north consists of parking, retail and restaurants, with Las Olas Blvd approximately 150 feet from the subject site. There are no residential zoned properties that would be adversely affected by the continued use of the site as a parking lot, or any of the uses permitted within the "X-P" zoning district. The sites to the east, west and south consists of "CF-HS" (Community Facility-House of Worship/School) and "CF-H" (Community Facility-House of Worship) zoning districts and includes church facilities that are primarily owned by the applicant.

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 "CF-H – Community Facility-House of Worship" District to "X-P – Exclusive Use Parking Lot" District, through the allocation of commercial flexibility, the following lands, situated in the City of Fort Lauderdale, Broward County, Florida, to wit:

ALL OF LOT 13 AND THE WEST 6.37 FEET OF LOT 14, BLOCK 34, "COLEE HAMMOCK", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 17, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

Location: West of Southeast 15<sup>th</sup> Avenue, north of Southeast 4<sup>th</sup> Street, east of Tarpon Drive and south of East Las Olas Boulevard

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. That in accordance with Section 47-9, X – Exclusive Use District of the ULDR, the site plan included as part of Exhibit 2 to Commission Agenda Memorandum No. 21-0327 is hereby approved.

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 20<sup>th</sup> day of April, 2021.

PASSED SECOND READING this \_\_\_\_ day of \_\_\_\_\_, 2021.

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Mayor  
DEAN J. TRANTALIS

ATTEST:

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City Clerk  
JEFFREY A. MODARELLI

SKETCH & DESCRIPTION  
**LOT 13 & A PORTION**  
OF LOT 14, BLOCK 34  
(P.B. 1, PG. 17, B.C.R.)  
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA  
TO REZONE FROM "CF-H" TO "X-P"

**LAND DESCRIPTION:**

Lot 13, Block 34, and the West 6.37 feet of Lot 14, Block 34, COLEE HAMMOCK, according to the Plat thereof as Recorded in Plat Book 1, Page 17 of the Public Records of Broward County, Florida; being more particularly described as follows:

Begin at the Northwest corner of said Lot 13, Block 34, thence N88°46'20"E, along the North line of said Lots 13 and 14, a distance of 164.77 feet; thence S01°06'40"E, along a line that is 6.37 feet East and parallel to the West line of said Lot 14, Block 34, a distance of 145.00 feet; thence N49°49'40"W, along the Southwest lot line of said Lots 13 and 14, Block 34, a distance of 219.26 feet to the Point of Beginning.

Said land lying in Fort Lauderdale, Florida, containing 11,945 square feet, 0.2742 acres, more or less.


**SURVEYOR'S NOTES:**

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are relative to said plat, based on the north line of Lot 13, Block 34 having a bearing of N88°46'20"E.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; F.B. = Field Book; L.B. = Licensed Business; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning.

**CERTIFICATION:**

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 3/1/2021

  
JOHN T. DOOGAN, P.L.S.  
Florida Registration No. 4409  
AVIROM & ASSOCIATES, INC.  
L.B. No. 3300

**NOT VALID WITHOUT SHEETS 1 AND 2**

| REVISIONS |            |
|-----------|------------|
| REVISE    | 09/17/2020 |
| REVISE    | 11/16/2020 |
| REVISE    | 03/01/2021 |
|           |            |
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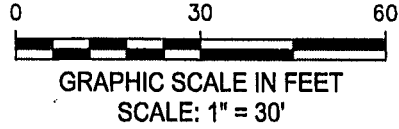
**AVIROM & ASSOCIATES, INC.**  
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|            |                  |
|------------|------------------|
| JOB #:     | 6770-22          |
| SCALE:     | 1" = 30'         |
| DATE:      | 07/06/2020       |
| BY:        | W.R.E.           |
| CHECKED:   | J.T.D.           |
| F.B. - PG. | GAM # 21-0476    |
| SHEET:     | 1 OF 2 Exhibit 7 |

### SKETCH & DESCRIPTION LOT 13 & A PORTION

OF LOT 14, BLOCK 34  
(P.B. 1, PG. 17, B.C.R.)  
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA  
TO REZONE FROM "CF-H" TO "X-P"

BLOCK 34  
(P.B.1/17, B.C.R.)



11                      10                      9

**P.O.B.**  
NORTHWEST CORNER  
LOT 13, BLOCK 34

N88°46'20"E

10' ALLEY  
(P.B. 1/17, B.C.R.)

164.77'

NORTH LINE  
LOTS 13 & 14, BLOCK 34  
BEARING BASIS

BLOCK 34  
(P.B.1/17, B.C.R.)

N49°49'40"W

LOTS 13 & 14, BLOCK 34  
SOUTHWEST LINE

WEST LINE  
LOT 14, BLOCK 34

**LOT 13**  
11,945 SQUARE FEET  
0.2742 ACRES

145.00'

6.37' EAST  
AND PARALLEL

TARPON DRIVE

219.26'

PORTION OF LOT 14

REMAINDER  
OF LOT 14

WEST 6.37'  
LOT 14

15

S.E. 4TH STREET

**NOT VALID WITHOUT  
SHEETS 1 AND 2**

**REVISIONS**

|        |            |
|--------|------------|
| REVISE | 09/17/2020 |
| REVISE | 11/18/2020 |
| REVISE | 03/01/2021 |
|        |            |
|        |            |
|        |            |



**AVIROM & ASSOCIATES, INC.**  
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JOB #: 6770-22

SCALE: 1" = 30'

DATE: 07/06/2020

BY: W.R.E.

CHECKED: J.T.D.

F.B. - PG. GAM # 21-0476

SHEET: 2 OF 2 Exhibit 7