

ORDINANCE NO. C-21-

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 "X-P – EXCLUSIVE USE PARKING LOT" DISTRICT TO "CB – COMMUNITY BUSINESS" DISTRICT, THROUGH THE ALLOCATION OF COMMERCIAL FLEXIBILITY, LOT 1 AND THE EAST HALF OF LOT 2, BLOCK 14, "COLEE HAMMOCK", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 17 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LOCATED WEST OF SOUTHEAST 10<sup>TH</sup> TERRACE, NORTH OF EAST LAS OLAS BOULEVARD, EAST OF SOUTHEAST 9<sup>TH</sup> AVENUE AND SOUTH OF SOUTHEAST 2<sup>ND</sup> COURT, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

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WHEREAS, the applicants, 800 Las Olas, LLC and Mustang Properties, Inc., applied for the rezoning of certain property as more particularly described in Exhibit "A" attached hereto and incorporated herein ("subject property"); and

WHEREAS, the subject property is designated "Medium-High 25", a residential land use designation on the City of Fort Lauderdale Future Land Use Map; and

WHEREAS, in accordance with the City of Fort Lauderdale, Florida Unified Land Development Regulations ("ULDR"), the City may allocate commercial flexibility on residential land use designated parcels subject to the rezoning to a Commercial Business ("CB") District, 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 redevelopment of several parcels of land located at 1007 East Las Olas Boulevard to construct a 120,427 square-foot hotel with 5,698 square feet of ground-level retail space and underground parking; and

WHEREAS, on February 17, 2021, the Planning and Zoning Board (PZ Case No. PLN-SITE-20080001), recommended to the City Commission of the City of Fort Lauderdale ("City Commission") that certain 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, May 4, 2021, at 6:00 P.M., and Tuesday, May 18, 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 meetings of May 4, 2021, and May 18, 2021, 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 from "CB – Community Business" 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:

LOT 1 AND THE EAST HALF OF LOT 2, BLOCK 14, "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 10<sup>th</sup> Terrace, north of East Las Olas Boulevard, east of Southeast 9<sup>th</sup> Avenue and south of Southeast 2<sup>nd</sup> Court

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 47-28.1.G. – Allocation of commercial use on residential land use designated parcels of the ULDR, the site plan included as part of Exhibit 4 to Commission Agenda Memorandum No. 21-0281 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 \_\_\_\_ day of \_\_\_\_\_, 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

m. D. U. K.

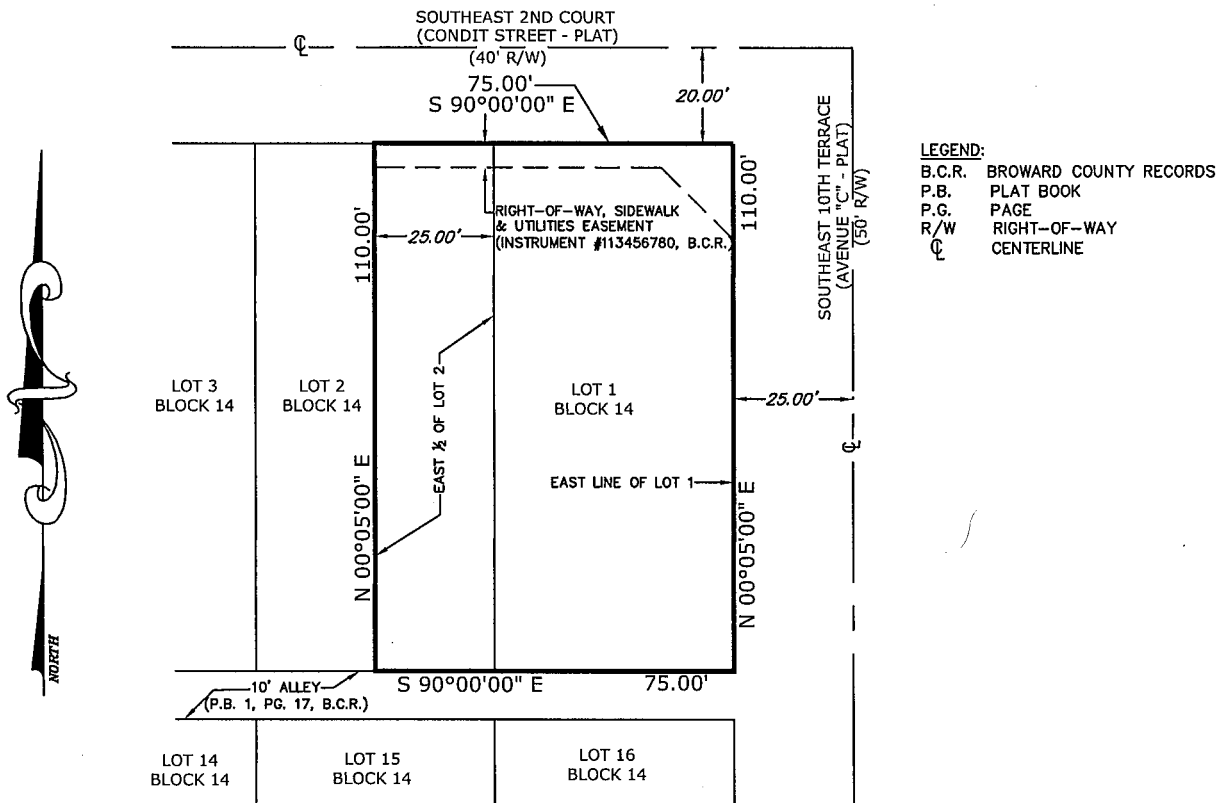
# SKETCH AND DESCRIPTION

To accompany Rezoning from "X-P" to "CB"

**LEGAL DESCRIPTION:**

Lot 1 and the East one-half (E 1/2) of Lot 2, Block 14, COLEE HAMMOCK, according to the Plat thereof, as recorded in Plat Book 1, Page 17 of the Public Records of Broward County, Florida.

Said lands situate lying and being in the City of Fort Lauderdale, Broward County, Florida. Containing 8,250 square feet more or less.



**LEGEND:**  
 B.C.R. BROWARD COUNTY RECORDS  
 P.B. PLAT BOOK  
 P.G. PAGE  
 R/W RIGHT-OF-WAY  
 CL CENTERLINE

**NOTES:**

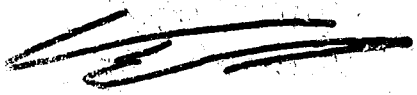
- 1) Bearings shown hereon are based on the East line of Lot 1, Block 14 with an assumed bearing North 00°05'00" East.
- 2) This Sketch and Description is not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
- 3) ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD, RECORDED AND VISIBLE AFFECTING THE HEREON DESCRIBED PROPERTY ARE SHOWN PER THE COMMITMENT FOR TITLE INSURANCE, FILE NO. 2037-3580935, EFFECTIVE DATE JUNE 17, 2016 AT 8:00 AM. AND PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND THE PLAT OF COLEE HAMMOCK, AS RECORDED IN PLAT BOOK 1, PAGE 17, AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

THIS IS NOT A SKETCH OF SURVEY

SHEET 1 OF 1

REVISIONS	DATE	BY	CKD
ADDRESS COMMENTS	11/09/20	RM	TD

*LOT 1 & E 1/2  
OF LOT 2  
BLOCK 14*

  
 THEODORE J. DAVID FOR THE FIRM  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA REGISTRATION NO. 5821  
 DAVID & GERCHAR, INC. LB#6935

SCALE: 1" = 40'  
 FB/PG: N/A  
 DRAWN BY: RRM  
 CKD. BY: TD  
 JOB NO: 16-022 LUPA  
 CAD. FILE: F:\dwgs\16-jobs\16-022\16-022 WEST SURVEY.dwg  
 DATE: 8/3/2020  
 PROJ. FILE: 16-022

**DAVID &  
GERCHAR,**  
 SURVEYORS AND MAPPERS  
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 Coral Springs, Florida 33065  
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