

ORDINANCE NO. C-17-37

AN ORDINANCE AMENDING THE CITY OF FORT LAUDERDALE, FLORIDA, UNIFIED LAND DEVELOPMENT REGULATIONS SO AS TO REZONE FROM "RMM-25" TO "X-P", THROUGH THE ALLOCATION OF COMMERCIAL FLEXIBILITY, LOTS 4 AND 5, BLOCK 66, TOGETHER WITH THE 15 FOOT WIDE ALLEY ADJACENT TO THE WESTERLY LINES OF SAID LOTS 4 AND 5, "CORAL RIDGE GALT ADDITION NO. 1", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 31, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LOCATED NORTH OF NORTHEAST 29 COURT, WEST OF MIDDLE RIVER DRIVE, EAST OF NORTH FEDERAL HIGHWAY (S.R. 5) AND SOUTH OF EAST OAKLAND PARK BOULEVARD, IN FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FORT LAUDERDALE AND SCHEDULE "A" ATTACHED THERETO TO INCLUDE SUCH LANDS; AND APPROVE AN ASSOCIATED SITE PLAN INCLUDING A PARKING REDUCTION.

WHEREAS, the applicant, 2980 Investments LLC, applied for the rezoning of certain property as described in SECTION 1 herein from "RMM-25 – Residential Mid Rise Multifamily/Medium High Density District" to "X-P – Exclusive Use Parking Lot"; and

WHEREAS, in accordance with the 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 retail use building on the business property, a parking lot on the property to be rezoned, and a parking reduction as described in this ordinance; and

WHEREAS, the Planning and Zoning Board at its meeting of July 19, 2017 (PZ Case No. ZR17003) did recommend to the City Commission that the site plan reviewed in connection with the rezoning application be approved and that the lands herein described should be rezoned from "RMM-25" to "X-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, September 19, 2017 and Tuesday, October 3, 2017 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 ULDR of the City of Fort Lauderdale 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 through the allocation of commercial flexibility in the respects mentioned, the following lands, situate in the City of Fort Lauderdale, Broward County, Florida, to wit:

**REZONE FROM "RMM-25" TO "X-P":**

LOTS 4 AND 5, BLOCK 66, TOGETHER WITH THE 15- FOOT WIDE ALLEY ADJACENT TO THE WESTERLY LINES OF SAID LOTS 4 AND 5, "CORAL RIDGE GALT ADDITION NO. 1", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 31, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LOCATED NORTH OF NORTHEAST 29 COURT, WEST OF MIDDLE RIVER DRIVE, EAST OF NORTH FEDERAL HIGHWAY (S.R. 5) AND SOUTH

OF EAST OAKLAND PARK BOULEVARD, IN FORT  
LAUDERDALE, BROWARD COUNTY, FLORIDA

Location: 2980 North Federal Highway

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. That the site plan submitted for review as part of this rezoning request consists of 7,565 square feet of commercial retail building and associated parking and parking reduction, as depicted in Exhibit 2 to Commission Agenda Memo No. 17-1173, and is hereby approved subject to the conditions imposed by the Development Review Committee, the Planning and Zoning Board and the City Commission. The site plan approval includes a parking reduction order as approved by the Planning and Zoning Board at its meeting of July 19, 2017.

SECTION 4. 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 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 days from the date of final passage.

PASSED FIRST READING this the 19th day of September, 2017.

PASSED SECOND READING this the 3rd day of October, 2017.



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Mayor  
JOHN P. "JACK" SEILER

ATTEST:



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City Clerk  
JEFFREY A. MODARELLI

M.D. O.K.



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:**

LOTS 4 AND 5, BLOCK 66, "CORAL RIDGE GALT ADDITION NO. 1", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

THAT PORTION OF THE 15 FOOT WIDE ALLEY LYING ADJACENT TO THE WESTERLY LINES OF SAID LOTS 4 AND 5, BOUNDED ON THE NORTH BY THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 4, BOUNDED ON THE SOUTH BY THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 5, BOUNDED ON THE EAST BY THE EASTERLY LINE OF SAID ALLEY, AND BOUNDED ON THE WEST BY THE WESTERLY LINE OF SAID ALLEY.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 22,424 SQUARE FEET (0.5148 ACRES), MORE OR LESS.

**NOTES:**

- 1) BEARINGS ARE BASED ON THE NORTHERLY LINE OF LOT 4, BEING N74°14'44"E.
- 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 PLATS SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- 5) CURRENT ZONING: RMM-25; PROPOSED ZONING: X-P

<b>FILE: DIVERSIFIED COMPANIES</b>	
<b>SCALE: N/A</b>	<b>DRAWN: L.S./B.B.</b>
<b>ORDER NO.: 63288B</b>	
<b>DATE: 3/10/17; 5/30/17; 6/8/17</b>	
<b>REZONING AREA TO X-P</b>	
<b>FORT LAUDERDALE, BROWARD COUNTY, FLORIDA</b>	
<b>FOR: CORAL RIDGE LZB</b>	

**SHEET 1 OF 3**

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 3, INCLUSIVE

*Beth Burns*

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274 STATE OF FLORIDA

M.D. O.K.

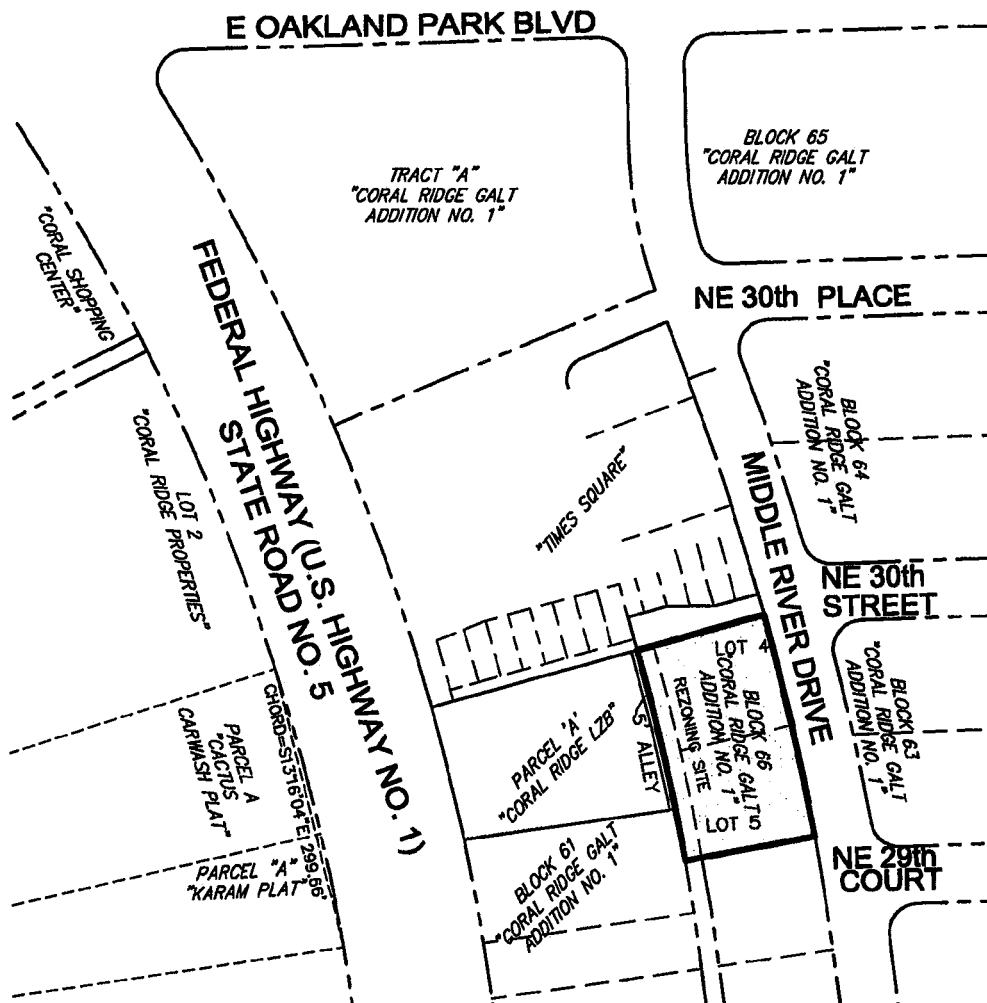


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**LOCATION MAP**

NOT TO SCALE

**FILE: DIVERSIFIED COMPANIES**

**SCALE: N/A**

**DRAWN: L.S./B.B.**

**ORDER NO.: 63288B**

**DATE: 3/10/17; 5/30/17; 6/8/17**

**REZONING AREA TO X-P**

**FORT LAUDERDALE, BROWARD COUNTY, FLORIDA**

**FOR: CORAL RIDGE LZB**

**SHEET 2 OF 3**

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 3, INCLUSIVE

M.D. O.K.



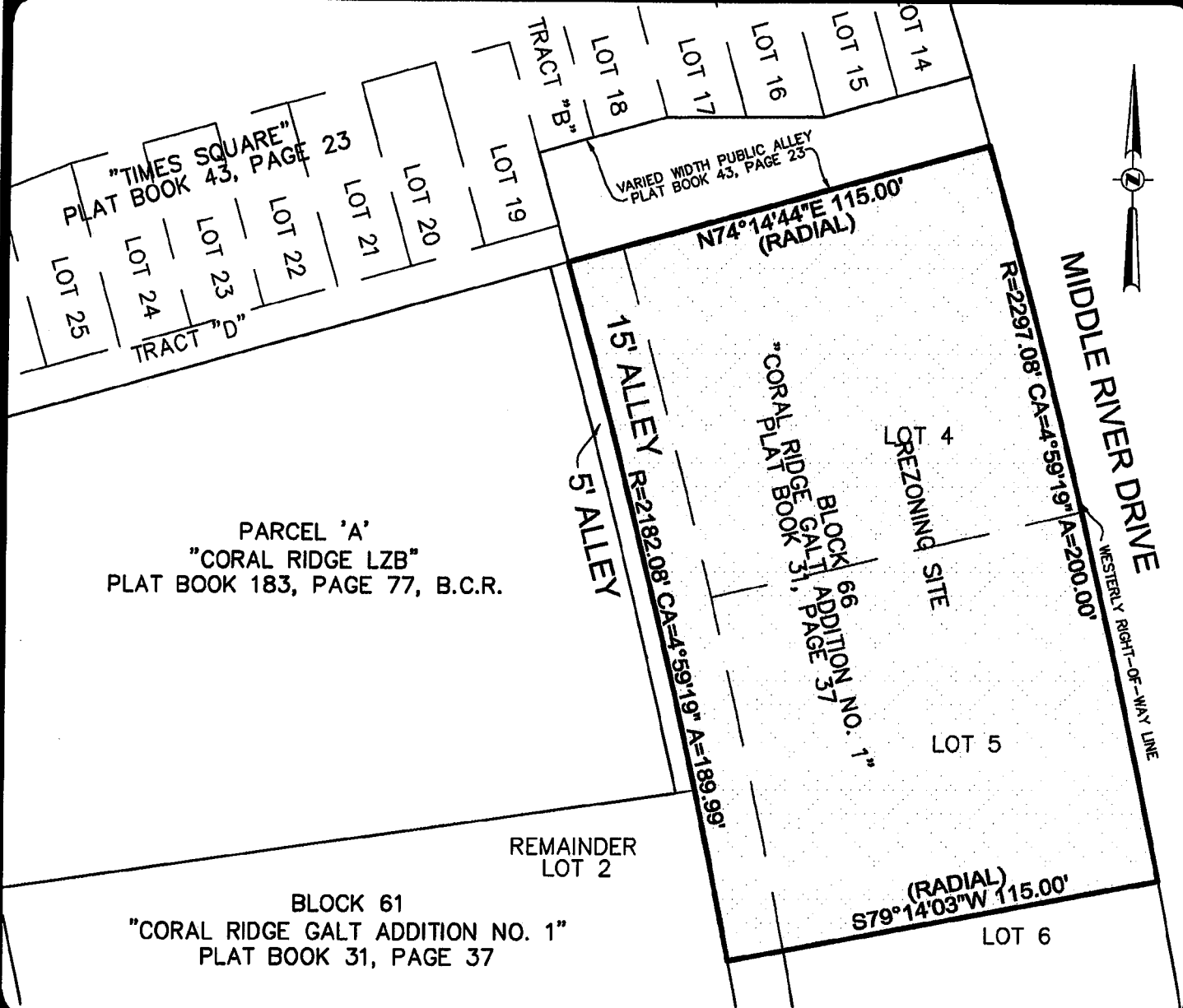
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**FILE: DIVERSIFIED COMPANIES**

**SCALE: 1"=40'** | **DRAWN: L.S.**

**ORDER NO.: 63288B**

**DATE: 3/10/17; 5/30/17; 6/8/17**

**REZONING AREA TO X-P**

**FORT LAUDERDALE, BROWARD COUNTY, FLORIDA**

**FOR: CORAL RIDGE LZB**

**SHEET 3 OF 3** THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 3, INCLUSIVE

**LEGEND:**  
 R RADIUS  
 CA CENTRAL ANGLE  
 A ARC LENGTH