

ORDINANCE NO. C-14-03

AN ORDINANCE CHANGING THE UNIFIED LAND DEVELOPMENT REGULATIONS OF THE CITY OF FORT LAUDERDALE, FLORIDA, SO AS TO REZONE FROM "B-3" TO "B-2", ALL OF PARCEL "A", BLOCK 24, "RESUBDIVISION IN BLOCKS 21, 24, 25, 28, LAUDERDALE, FIRST ADDITION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 56, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO KNOWN AS PARCEL 1, 2, 3 AND 4 OF SAID PARCEL "A", LOCATED WEST OF SOUTHEAST 10<sup>TH</sup> AVENUE, SOUTH OF SOUTHEAST 19<sup>TH</sup> STREET, EAST OF SOUTH MIAMI ROAD AND NORTH OF SOUTHEAST 20<sup>TH</sup> STREET, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND AMENDING THE OFFICIAL ZONING MAP AND SCHEDULE "A" ATTACHED THERETO TO INCLUDE SUCH LANDS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, Harbor Park Warehouse, LLC, applied for the rezoning of certain property as described in Section 1 herein, and

WHEREAS, the Planning and Zoning Board at its meeting of November 20, 2013 (PZ Case No. 5-Z-13) did recommend 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, January 7, 2014, and Wednesday, January 22, 2014, at 6:00 o'clock 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 Unified Land Development Regulations ("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 in the respects mentioned, the following lands, situate in the City of Fort Lauderdale, Broward County, Florida, to wit:

REZONE FROM B-3 TO B-2:

ALL OF PARCEL "A", BLOCK 24, "RESUBDIVISION IN BLOCKS 21, 24, 25, 28, LAUDERDALE, FIRST ADDITION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 56, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. ALSO KNOWN AS PARCEL 1, 2, 3 AND 4 OF SAID PARCEL "A".

Location: West of S.E. 10<sup>th</sup> Avenue, south of S.E. 19<sup>th</sup> Street, east of South Miami Road and north of S.E. 20<sup>th</sup> 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.

SECTION 4. This approval is conditioned upon the applicant obtaining all other applicable state or federal permits 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 immediately upon the date of final passage.

PASSED FIRST READING this the 7th day of January, 2014.

PASSED SECOND READING this the 22nd day of January, 2014.

  
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Mayor  
JOHN P. "JACK" SEILER

ATTEST:

  
\_\_\_\_\_  
City Clerk  
JONDA K. JOSEPH

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M.D.  
OK

# DESCRIPTION AREA TO BE REZONED

## PARCEL "A", BLOCK 24

RESUBDIVISION IN BLOCKS 21, 24, 25, 28  
LAUDERDALE FIRST ADDITION (PB 56, PG 40, BCR)  
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FL.

PARCEL "A", BLOCK 24, RESUBDIVISION IN BLOCKS 21, 24, 25, AND 28, LAUDERDALE FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 56, PAGE 40 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS:

PARCEL 1: PARCEL "A", LESS THE EAST 335 FEET THEREOF, BLOCK 24, RESUBDIVISION IN BLOCKS 21, 24, 25, AND 28, LAUDERDALE FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 56, PAGE 40 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2: THE WEST 110 FEET OF THE EAST 335 FEET OF PARCEL "A", BLOCK 24, RESUBDIVISION IN BLOCKS 21, 24, 25, AND 28, LAUDERDALE FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 56, PAGE 40 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 3: THE WEST 110 FEET OF THE EAST 225 FEET OF PARCEL "A", BLOCK 24, RESUBDIVISION IN BLOCKS 21, 24, 25, AND 28, LAUDERDALE FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 56, PAGE 40 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 4: THE EAST 115 FEET OF PARCEL "A", BLOCK 24, RESUBDIVISION IN BLOCKS 21, 24, 25, AND 28, LAUDERDALE FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 56, PAGE 40 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA CONTAINING 126,788 SQUARE FEET (2.91 ACRES), MORE OR LESS.

### SURVEY NOTES:

1. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY SHAH, DROTOS & ASSOCIATES FOR EASEMENTS, RIGHTS-OF-WAY, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83, 90 ADJUSTMENT.
3. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
4. THIS IS NOT A BOUNDARY SURVEY.

PROJECT NO: 13-1013

SHEET 1 OF 3 SHEETS

FILE NAME: X:\GAD\SURVEY\1013A00 LAUDERDALE FIRST ADD\SKETCH-DESCRIPTION WEST PARCEL\SKETCH OF DESCRIPTION.DWG

**SDA SHAH  
DROTOS**

ENGINEERING  
SURVEYING  
PLANNING

& ASSOCIATES  
CERTIFICATE OF AUTHORIZATION NO. LB 0456  
3410 N. Andrews Avenue Ext. • Pompano Beach, FL 33064  
PH: 954-945-9435 • FAX: 954-783-4754

REVISED	MDR	DATE	FB/PG	CHKD
		12/02/13		MDR
SKETCH OF DESCRIPTION	MDR	06/24/13		MDR
REVISIONS	DWN	DATE	FB/PG	CHKD

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M.D.  
OK

# SKETCH OF DESCRIPTION AREA TO BE REZONED

NORTH



PARCEL "A", BLOCK 24  
RESUBDIVISION IN BLOCKS 21, 24, 25, 28  
LAUDERDALE FIRST ADDITION (PB 56, PG 40, BCR)  
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FL

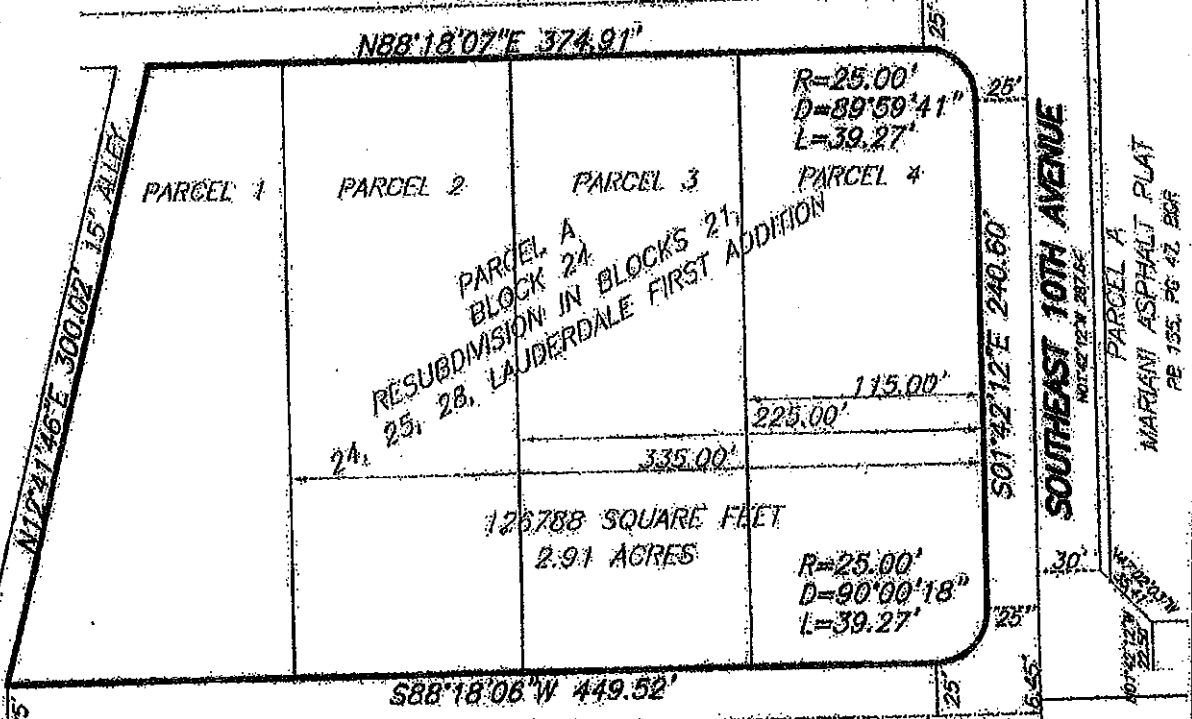
SCALE: 1"=80'



GRAPHIC SCALE IN FEET

PARCEL A  
BLOCK 21  
RESUBDIVISION IN BLOCKS 21,  
24, 25, 28, LAUDERDALE FIRST ADDITION

## SOUTHEAST 19TH STREET



## SOUTHEAST 20TH STREET

PARCEL A  
BLOCK 25  
RESUBDIVISION IN BLOCKS 21,  
24, 25, 28, LAUDERDALE FIRST ADDITION

FOR THE FIRM, BY:

*Michael D. Rose*

MICHAEL D. ROSE  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 3998

SEE SHEET 1 OF 3 SHEETS  
FOR SURVEY NOTES.

PROJECT NO: 13-1013  
FILE NAME: X:\CAD\SURVEY\1013A00.LAUDERDALE.FIRST.ADD\SKETCH-DESCRIPTION.WEST.PARCEL\SKETCH OF DESCRIPTION.DWG

SHEET 2 OF 3 SHEETS

REVISIONS	DWN	DATE	FB/PG	CHKD
REVISED	MDR	12/02/13		MDR
SKETCH OF DESCRIPTION	MDR	06/24/13		MDR

**SDA SHAH DROTOS**

ENGINEERING  
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& ASSOCIATES  
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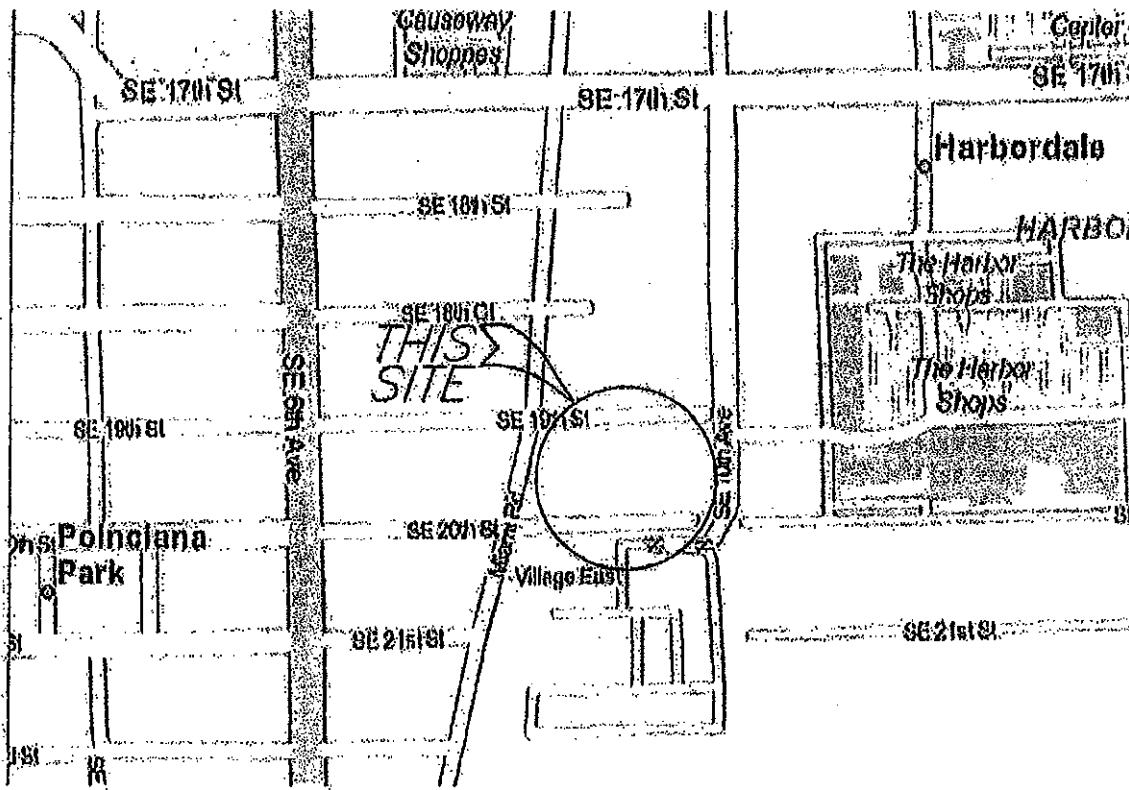
M.D.  
OK

# LOCATION MAP AREA TO BE REZONED

PARCEL "A", BLOCK 24  
RESUBDIVISION IN BLOCKS 21, 24, 25, 28  
LAUDERDALE FIRST ADDITION (FB 56, PG 40, BCR)  
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FL



NOT TO SCALE



PROJECT NO: 13-1013 SHEET 3 OF 3 SHEETS  
FILE NAME: X:\CAD\SURVEY\1013A00-LAUDERDALE FIRST ADD SKETCH-DESCRIPTION WEST PARCEL SKETCH OF DESCRIPTION.DWG

**SDA SHAH & ASSOCIATES**  
**SDA DROTOS**  
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REVISIONS	DATE	BY	CHKD
REVISED	12/02/13	MDR	MDR
SKETCH OF DESCRIPTION	08/21/13	MDR	MDR
REVISIONS	DATE	BY	CHKD

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