

ORDINANCE NO. C-14-48

AN ORDINANCE CHANGING THE UNIFIED LAND DEVELOPMENT REGULATIONS OF THE CITY OF FORT LAUDERDALE, FLORIDA, SO AS TO REZONE FROM "RO - RESIDENTIAL OFFICE DISTRICT" TO "B-1 - BOULEVARD BUSINESS DISTRICT", ALL OF LOTS 8 AND 9; FROM "ROC - PLANNED RESIDENTIAL OFFICE DISTRICTS" TO "B-1 - BOULEVARD BUSINESS DISTRICT", ALL OF LOT 10; AND FROM "RMM-25 - RESIDENTIAL MULTIFAMILY MID RISE/MEDIUM HIGH DENSITY DISTRICT" TO "B-1 - BOULEVARD BUSINESS DISTRICT", ALL OF LOTS 18, 19, 20, AND 21, BLOCK 51-L, "CROISSANT PARK", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LOCATED EAST OF SOUTHEAST 4<sup>TH</sup> AVENUE, SOUTH OF SOUTHEAST 14<sup>TH</sup> COURT, WEST OF SOUTHEAST 6<sup>TH</sup> AVENUE (S. FEDERAL HIGHWAY) AND NORTH OF SOUTHEAST 15<sup>TH</sup> STREET, IN FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND AMENDING THE OFFICIAL ZONING MAP AND SCHEDULE "A" ATTACHED THERETO TO INCLUDE SUCH LANDS.

WHEREAS, the applicant, Holman Automotive, Inc., applied for the rezoning of certain property as described in Section 1 herein; and

WHEREAS, the Planning and Zoning Board at its meeting of October 15, 2014 (PZ Case No. Z14003) 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, December 2, 2014 and Wednesday, December 17, 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 RO, ROC AND RMM-25 TO B-1 (transcribed as "B1" on the attached Exhibit A):

See Composite Exhibit A attached hereto  
and made a part hereof

Location: East of S.E. 4<sup>th</sup> Avenue, south of S.E. 14<sup>th</sup> Court,  
West of S.E. 6<sup>th</sup> Avenue (South Federal Highway)  
and north of S.E. 15<sup>th</sup> Street.

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 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 4. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

SECTION 5. That this Ordinance shall be in full force and effect ten days from the date of final passage.

SECTION 6. 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 7. This approval is conditioned upon the applicant obtaining all other applicable state or federal permits before commencement of the development.

PASSED FIRST READING this the 2nd day of December, 2014.  
PASSED SECOND READING this the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

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Mayor  
JOHN P. "JACK" SEILER

ATTEST:

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City Clerk  
JONDA K. JOSEPH

M.D. O.K.

SKETCH AND DESCRIPTION TO ACCOMPANY REZONING PETITION FROM RO TO BI

LOT 8 LYING IN BLOCK 51-L ACCORDING TO THE PLAT OF CROISSANT PARK, AS RECORDED IN PLAT BOOK 4 PAGE 28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LANDS SITUATE IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

SE. 14TH COURT

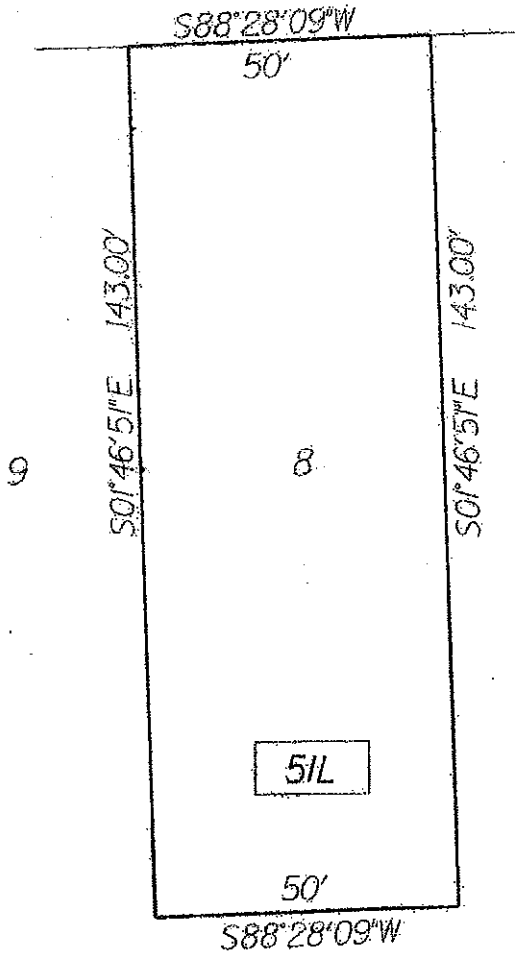
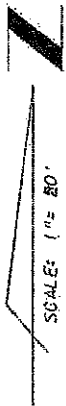


Exhibit A.1

BY: *Mark D. Sturgis* (SEAL)  
MARK D. STURGIS  
PROFESSIONAL SURVEYOR AND MAPPER NO. 4829  
STATE OF FLORIDA

NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS IS NOT A SKETCH OF SURVEY. IT IS ONLY THE GRAPHIC REPRESENTATION OF THE DESCRIPTION DEPICTED HEREON.

<b>CROISSANT PARK</b>		SKETCH AND DESCRIPTION		
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA		LOT 8 BLOCK 51L		
<b>WINNINGHAM &amp; FRADLEY, INC.</b> ENGINEERS - PLANNERS - SURVEYORS 1111 N.E. 44th STREET, OAKLAND PARK, FL 33334 • 954-271-7440, FAX: 954-771-8286 www.winfrad.com	ED: 0002895	DRAWN: CEG	DATE: 11-4-14	PROJECT NUMBER
	CB: 0002895	CHECKED:	DATE:	W13006
				SHEET 1 OF 1

M. D. O.K.

SKETCH AND DESCRIPTION TO ACCOMPANY REZONING PETITION FROM RO TO BI  
LOT 9 LYING IN BLOCK 51L ACCORDING TO THE PLAT OF CROISSANT PARK,  
AS RECORDED IN PLAT BOOK 4 PAGE 28, OF THE PUBLIC RECORDS OF  
BROWARD COUNTY, FLORIDA,  
SAID LANDS SITUATE IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA,

SE. 14TH COURT

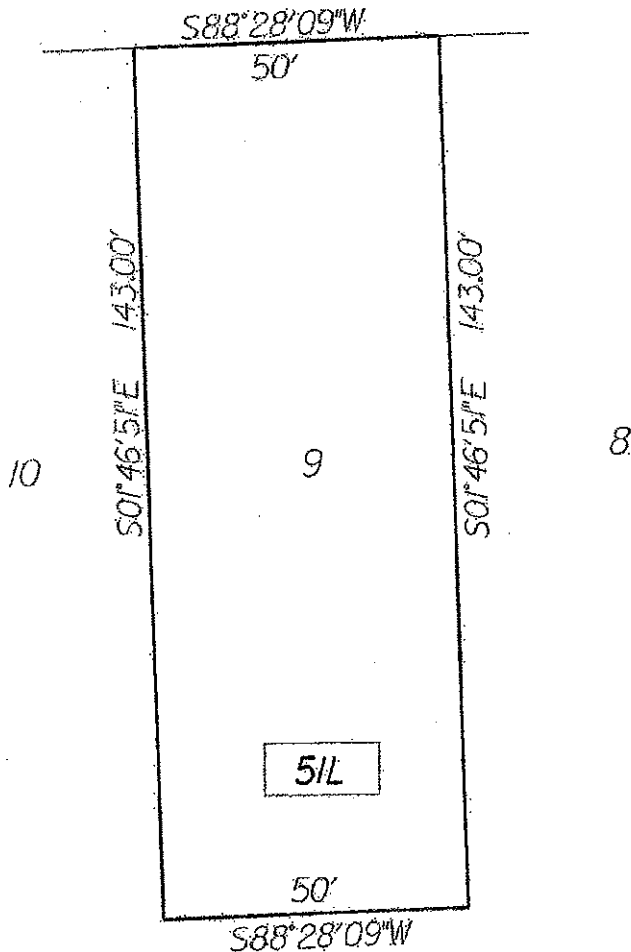
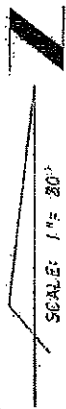


Exhibit A.2

BY: *Mark D. Sturgis*  
MARK D. STURGIS \*  
PROFESSIONAL SURVEYOR AND MAPPER NO. 4829  
STATE OF FLORIDA  
License Number: 54000-14 (SEAL)

NOTE: NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND THE ORIGINAL  
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
THIS IS NOT A SKETCH OF SURVEY. IT IS ONLY THE GRAPHIC  
REPRESENTATION OF THE DESCRIPTION DEPICTED HEREON.

CROISSANT PARK CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA		SKETCH AND DESCRIPTION LOT 9 BLOCK 51L			
 WINNINGHAM & FRADLEY, INC. ENGINEERS - PLANNERS - SURVEYORS 111 N.W. 4th STREET, OAKLAND PARK, FL 33304 954-771-7440 FAX: 954-771-0280 www.winnfrad.com	EB-0002895 SD-0002995	DRAWN: CEC CHECKED:	DATE: 11-4-14 DATE:	PROJECT NUMBER W13006	SHEET 1 OF 1

m. D. O.K.

SKETCH AND DESCRIPTION TO ACCOMPANY REZONING PETITION FROM ROC TO BI  
LOT 10 LYING IN BLOCK 51L ACCORDING TO THE PLAT OF CROISSANT PARK,  
AS RECORDED IN PLAT BOOK 4 PAGE 28; OF THE PUBLIC RECORDS OF  
BROWARD COUNTY, FLORIDA.  
SAID LANDS SITUATE IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

SE. 14TH COURT

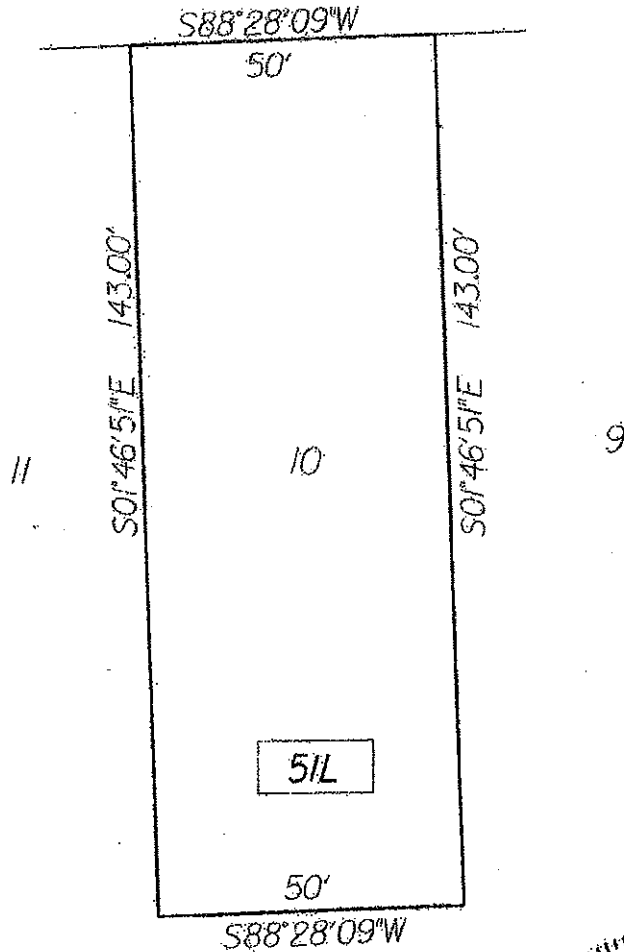
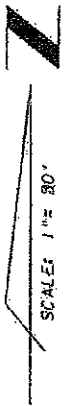


Exhibit A.3

BY: *Mark D. Sturgis* (SEAL)  
MARK D. STURGIS  
LICENSE NUMBER LS4829  
STATE OF FLORIDA  
PROFESSIONAL SURVEYOR AND MAPPER NO. 4829

NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL  
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
THIS IS NOT A SKETCH OF SURVEY. IT IS ONLY THE GRAPHIC  
REPRESENTATION OF THE DESCRIPTION DEPICTED HEREON.

CROISSANT PARK CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA		SKETCH AND DESCRIPTION LOT 10 BLOCK 51L	
WINNINGHAM & FRADLEY, INC. ENGINEERS • PLANNERS • SURVEYORS 111 N.E. 24th STREET, OAKLAND PARK, FL 33324 954-771-7940 FAX: 954-771-0288 www.winfram.com		DRAWN: CEG CHECKED:	DATE: 11-4-14 DATE:
		PROJECT NUMBER W13006	SHEET 1 OF 1

W.D. O.K.

SKETCH AND DESCRIPTION TO ACCOMPANY REZONING PETITION FROM RMM-25 TO TO B1  
LOT 18 LYING IN BLOCK 51-L ACCORDING TO THE PLAT OF CROISSANT PARK,  
AS RECORDED IN PLAT BOOK 4 PAGE 28, OF THE PUBLIC RECORDS OF  
BROWARD COUNTY, FLORIDA.  
SAID LANDS SITUATE IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

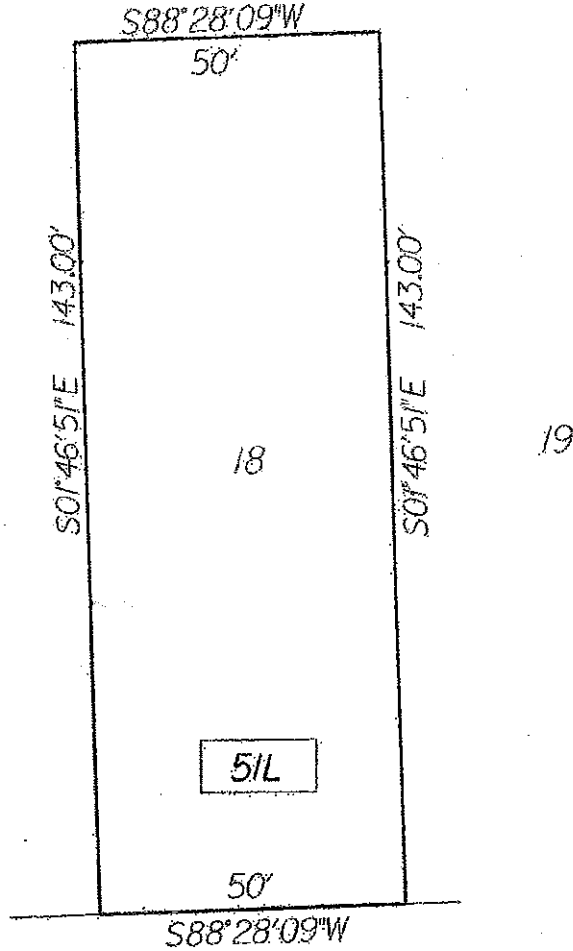
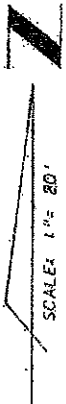


Exhibit A.4

SE. 15TH STREET

BY: *Mark D. Sturgis* (SEAL)  
MARK D. STURGIS  
PROFESSIONAL SURVEYOR AND MAPPER NO. 4829  
STATE OF FLORIDA

NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL  
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
THIS IS NOT A SKETCH OF SURVEY, IT IS ONLY THE GRAPHIC  
REPRESENTATION OF THE DESCRIPTION DEPICTED HEREON.

CROISSANT PARK CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA		SKETCH AND DESCRIPTION LOT 18 BLOCK 51L	
WINNINGHAM & FRADLEY, INC. ENGINEERS - PLANNERS - SURVEYORS 171 N.E. 11th Street, Oakland Park, FL 33304 954-771-7410 FAX: 954-771-0889 www.winfrad.com	CE-0002995 CB-0002995	DRAWN: CEG CHECKED: _____ DATE: _____	DATE: 11-4-14 PROJECT NUMBER: W13006 SHEET: 1 OF 1

M.D. O.K.

SKETCH AND DESCRIPTION TO ACCOMPANY REZONING PETITION FROM RMM-25 TO B1  
LOT 19 LYING IN BLOCK 51L ACCORDING TO THE PLAT OF CROISSANT PARK,  
AS RECORDED IN PLAT BOOK 4 PAGE 28, OF THE PUBLIC RECORDS OF  
BROWARD COUNTY, FLORIDA.  
SAID LANDS SITUATE IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

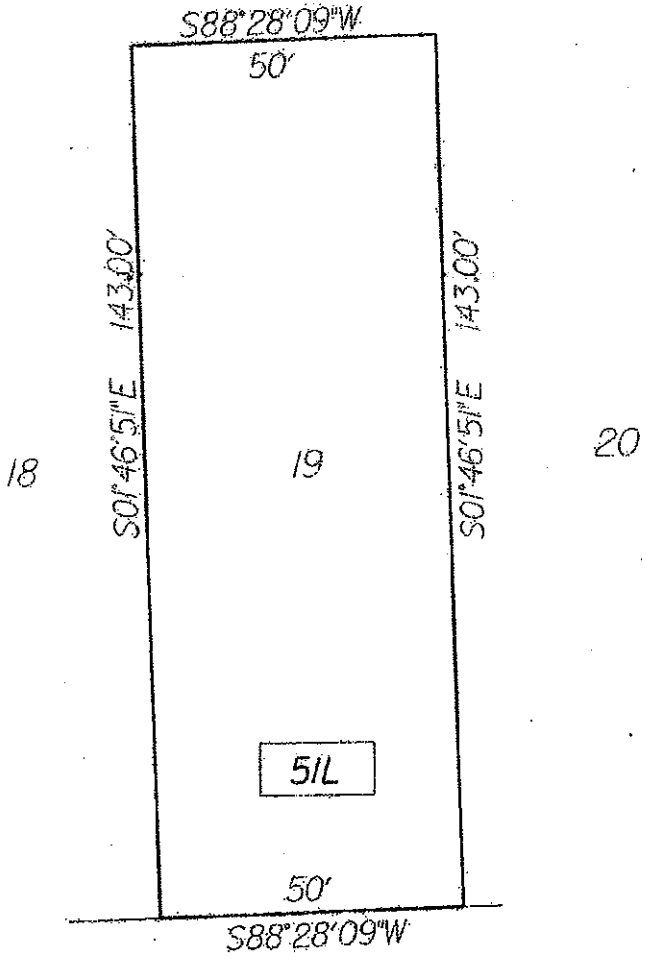
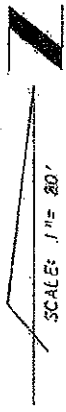


Exhibit A.5

SE. 15TH STREET

BY: *Mark D. Sturgis*  
MARK D. STURGIS \*  
PROFESSIONAL SURVEYOR AND MAPPER NO. 4829  
STATE OF FLORIDA

NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS IS NOT A SKETCH OF SURVEY, IT IS ONLY THE GRAPHIC REPRESENTATION OF THE DESCRIPTION DEPICTED HEREON.

CROISSANT PARK CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA		SKETCH AND DESCRIPTION LOT 19 BLOCK 51L	
WINNINGHAM & FRADLEY, INC. ENGINEERS - PLANNERS - SURVEYORS 111 NW 4th STREET, OAKLAND PARK, FL 33327, 304-771-7140, FAX: 304-771-0288 www.winfrad.com		DRAWN: GEG DATE: 11-4-14 CHECKED: DATE:	PROJECT NUMBER: W13006 SHEET: 1 OF 1



M.D. O.K.

SKETCH AND DESCRIPTION TO ACCOMPANY REZONING PETITION FROM RMM-25 TO E1

LOT 20 LYING IN BLOCK 51L ACCORDING TO THE PLAT OF CROISSANT PARK, AS RECORDED IN PLAT BOOK 4 PAGE 28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LANDS SITUATE IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

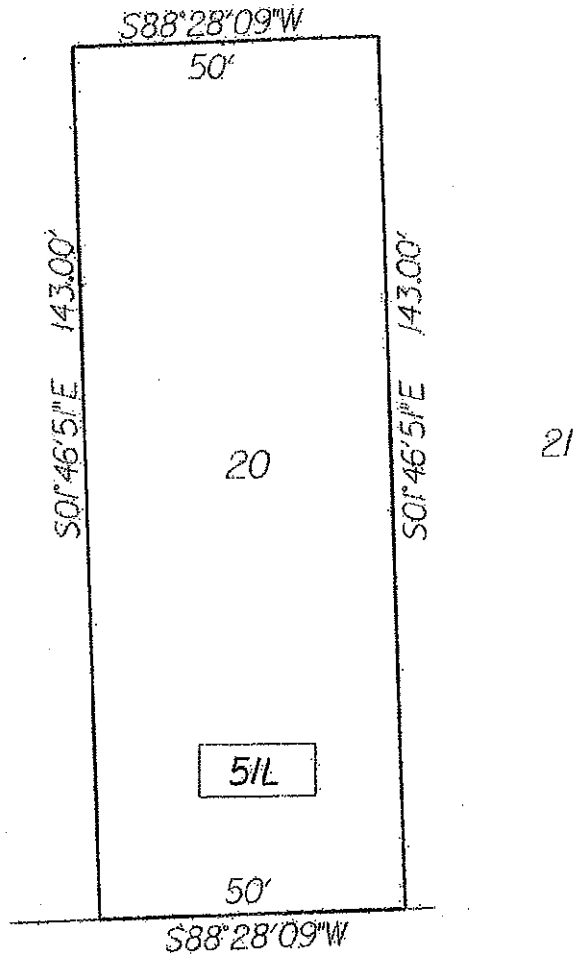
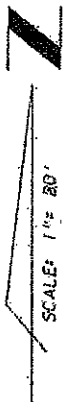


Exhibit A.6

SE. 15TH STREET

BY: *Mark D. Sturgis*  
MARK D. STURGIS  
PROFESSIONAL SURVEYOR AND MAPPER NO. 4829  
STATE OF FLORIDA  
(SEAL)

NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS IS NOT A SKETCH OF SURVEY. IT IS ONLY THE GRAPHIC REPRESENTATION OF THE DESCRIPTION DEPICTED HEREON.

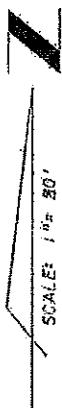
CROISSANT PARK CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA	SKETCH AND DESCRIPTION LOT 20 BLOCK 51L
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	DRAWN: CEG DATE: 11-6-15 CHECKED: DATE:	PROJECT NUMBER: W13006	SHEET: 1 OF 1
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m. D. O.K.

SKETCH AND DESCRIPTION TO ACCOMPANY REZONING PETITION FROM RMM-25 TO B1

LOT 21, LYING IN BLOCK 51-L ACCORDING TO THE PLAT OF CROISSANT PARK, AS RECORDED IN PLAT BOOK 4 PAGE 28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. TOGETHER WITH THE WEST ONE-HALF OF THAT CERTAIN ALLEY AS VACATED IN OFFICIAL RECORDS BOOK 10277 PAGE 786 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LANDS SITUATE IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.



20

S01°46'51"E 143.00'

588°28'09"W  
57.50'

21

7.5'

RESUBDIVISION OF BLOCK 51-L  
PLAT BOOK 10 PAGE 50 BCR

WEST ONE-HALF VACATED ALLEY (7.50') PER ORS 10277-786 BCR

N01°46'51"W 143.00'

51L

Exhibit A.7

57.50'

588°28'09"W

SE. 15TH STREET

BY: *Mark D. Sturgis*  
MARK D. STURGIS  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA  
License Number: LS 4829  
MAPPER NO. 4829  
(SEAL)

NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS IS NOT A SKETCH OF SURVEY. IT IS ONLY THE GRAPHIC REPRESENTATION OF THE DESCRIPTION DEPICTED HEREON.

CROISSANT PARK

CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

SKETCH AND DESCRIPTION

LOT 21 BLOCK 51L

**WINNINGHAM & FRADLEY, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
111 N.E. 14th STREET, OAKLAND PARK, FL 33334 954-771-7440 FAX: 954-771-0288 www.wfinc.com

EG-0062995  
20-0002995

DRAWN: CEG  
CHECKED: DATE:

DATE: 11-4-14

PROJECT NUMBER  
W13006

SHEET  
1 OF 1