

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 10TH AVENUE, SOUTH OF SOUTHEAST 19TH STREET, EAST OF SOUTH MIAMI ROAD AND NORTH OF SOUTHEAST 20TH 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. 10th Avenue, south of S.E. 19th Street,
east of South Miami Road and north of S.E. 20th
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 _____ day of _____ 2014.

Mayor
JOHN P. "JACK" SEILER

ATTEST:

City Clerk
JONDA K. JOSEPH

MD
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:\CAD\SURVEY\1013A00 LAUDERDALE FIRST ADD\SKETCH-DESCRIPTION WEST PARCEL\SKETCH OF DESCRIPTION.DWG

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

SDA SHAH DROTOS & ASSOCIATES

ENGINEERING
SURVEYING
PLANNING

CERTIFICATE OF AUTHORIZATION NO. LB 6456
3410 N. Andrews Avenue Ext. • Pompano Beach, FL 33064
PH: 954-943-9433 • FAX: 954-783-4754

X:\Cad\Survey\1013A00 LAUDERDALE FIRST ADD\SKETCH-DESCRIPTION WEST PARCEL\SKETCH OF DESCRIPTION.DWG

SKETCH OF 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



SCALE: 1"=80'



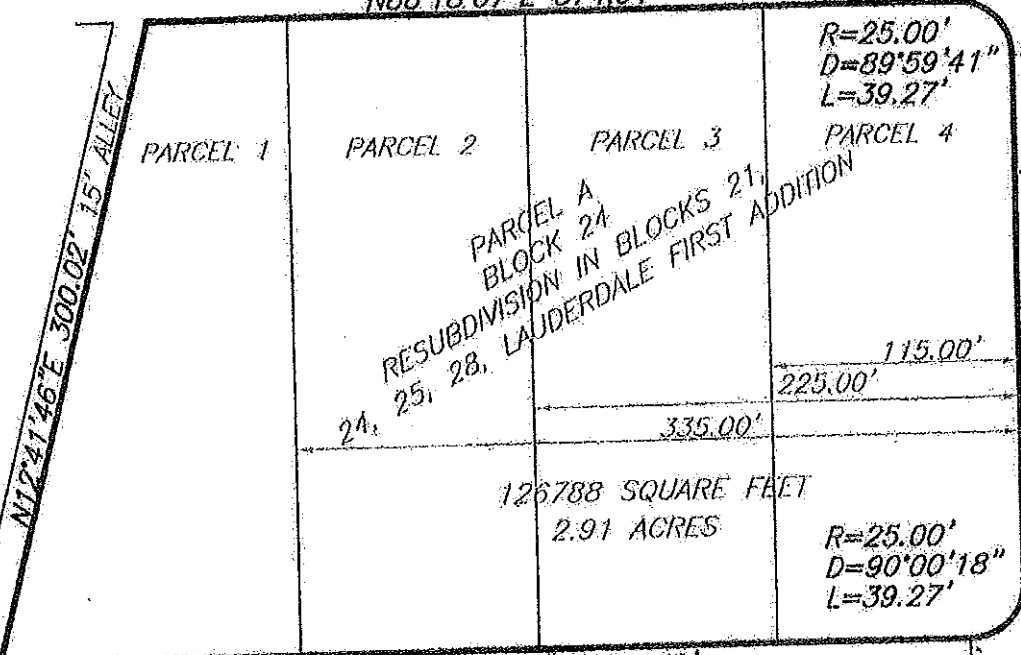
GRAPHIC SCALE IN FEET

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

PAR
LARD
FD 11

SOUTHEAST 19TH STREET

N88°18'07"E 374.91'



126788 SQUARE FEET
2.91 ACRES

R=25.00'
D=89°59'41"
L=39.27'

R=25.00'
D=90°00'18"
L=39.27'

SOUTHEAST 10TH AVENUE

PARCEL A
MARIAMI ASPHALT PLAT
PE 155, PG 47, BCR

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 SHEET 2 OF 3 SHEETS
FILE NAME: X:\CAD\SURVEY\1013A00 LAUDERDALE FIRST ADD\SKETCH-DESCRIPTION WEST PARCEL\SKETCH OF DESCRIPTION.DWG

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

SDA SHAH DROTOS & ASSOCIATES
ENGINEERING SURVEYING PLANNING
CERTIFICATE OF AUTHORIZATION NO. LB 6458
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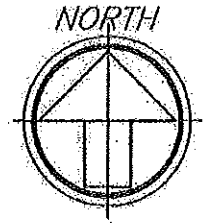
X:\Cad\Survey\1013A00 LAUDERDALE FIRST ADD\SKETCH-DESCRIPTION WEST PARCEL\SKETCH OF DESCRIPTION.DWG

M.D.
OK

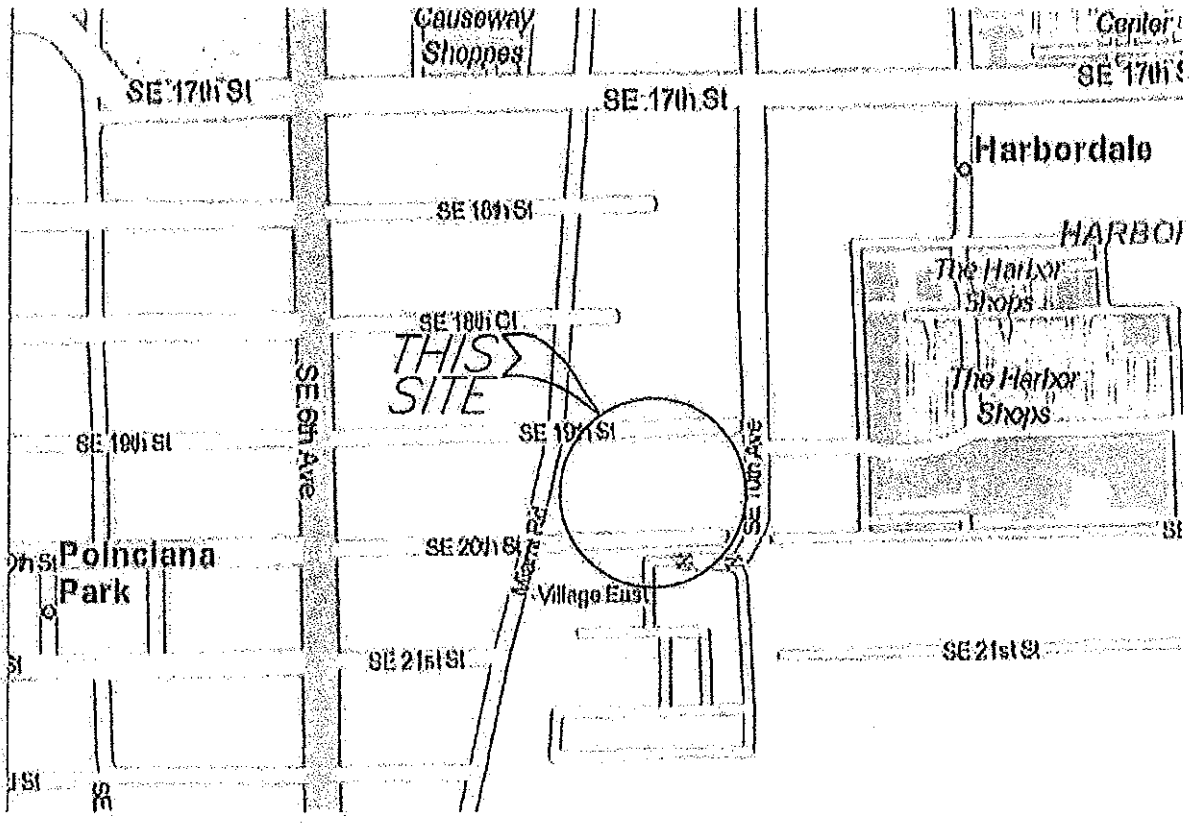
MD.
OK

LOCATION MAP 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



NOT TO SCALE



X:\Cad\Survey\1013\100 LAUDERDALE FIRST ADD\SKETCH-DESCRIPTION WEST PARCEL\SKETCH-DESCRIPTION.DWG

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

REVISIONS	BY	DATE	FB/PG	CHKD
REVISD	MDR	12/02/13		MDR
SKETCH OF DESCRIPTION	MDR	08/24/13		MDR
REVISIONS	DIYN	DATE	FB/PG	CHKD

SDA SHAH DROTOS
& ASSOCIATES
ENGINEERING
SURVEYING
PLANNING
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