

ORDINANCE NO. C-22-32

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 "C-1 – COMMERCIAL WAREHOUSE DISTRICT" OF THE BROWARD COUNTY ZONING CODE TO "CB – COMMUNITY BUSINESS", LOTS 40, 41, 42 AND THE EAST 5.80 FEET OF LOT 39, LESS THE SOUTH 5.00 FEET THEREOF, TOGETHER WITH THE SOUTH 65 FEET OF LOTS 11, 12, 13 AND THE SOUTH 65 FEET OF THE EAST 5.80 FEET OF LOT 14, ALL OF BLOCK 2, "NORTH WEST LAUDERDALE", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LOCATED WEST OF NORTHWEST 24TH AVENUE, NORTH OF NORTHWEST 19TH STREET, EAST OF NORTHWEST 27TH AVENUE AND SOUTH OF NORTHWEST 20TH STREET, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

WHEREAS, the applicant, SCC Property Holdings and Management, LLC, applied for the rezoning of certain property as described in SECTION 2 herein; and

WHEREAS, the Planning and Zoning Board at its meeting of July 20, 2022 (PZ Case No. UDP-Z22002) 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, September 6, 2022, and Thursday, September 22, 2022, 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. The City Commission finds that the application for rezoning of lands described in Section 2 of this ordinance meets the criteria of Section 47-24.4 of the Unified Land Development Regulations (“ULDR”), subject to the conditions imposed by the Development Review Committee and the Planning and Zoning Board, as enunciated and memorialized in the minutes of its meetings of September 6, 2022 and September 22, 2022, a portion of those findings expressly listed as follows:

1. The property’s future land use designation is Commercial. The proposed rezoning from C-1 to CB is consistent with the City’s Comprehensive Plan Goals, Objectives and Policies, including the Future Land Use Element, Policy FLU 1.1.5 which states that the City shall employ its comprehensive plan, zoning ordinances and land development codes to establish differing intensities of commerce development compatible with adjacent and surrounding land uses, including but not limited to lands designated Commercial, Employment Center, Office Park and Industrial.
2. This rezoning will not adversely impact the character of development in or near the area. The pattern of development in this area is classified by low-intensity commercial uses and medium-intensity industrial uses. The current C-1 zoning district is intended for repair and maintenance services, wholesale, storage and warehouse uses, and sales or rental of large or heavy machinery and equipment. Rezoning the Property to CB will lessen the intensity of development on the property and will be more consistent with the pattern of development in the area and the existing residential uses to the north of the property. In addition, proposed non-residential development on the site will be subject to the requirements of ULDR Section 47-25.3, Neighborhood Compatibility criteria to ensure adequate buffering of nonresidential uses adjacent to residential uses.
3. The property is located immediately to the south of a residential area, which is zoned Broward County Duplex and Attached One-family Dwelling District (RD-10). The RD-10 district allows for residential uses including single family, duplex and attached one-family dwellings. By rezoning the property to CB, the

property will be more compatible and consistent with surrounding districts and uses.

SECTION 2. That the City of Fort Lauderdale Unified Land Development Regulations (“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 in the respects mentioned, the following lands, situate in the City of Fort Lauderdale, Broward County, Florida, to wit:

REZONE FROM “C-1 – COMMERCIAL WAREHOUSE DISTRICT” OF THE BROWARD COUNTY ZONING CODE TO “CB – COMMUNITY BUSINESS”:

LOTS 40, 41, 42 AND THE EAST 5.80 FEET OF LOT 39, LESS THE SOUTH 5.00 FEET THEREOF, TOGETHER WITH THE SOUTH 65 FEET OF LOTS 11, 12, 13 AND THE SOUTH 65 FEET OF THE EAST 5.80 FEET OF LOT 14, ALL OF BLOCK 2, "NORTH WEST LAUDERDALE", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

Location: West of Northwest 24th Avenue, north of Northwest 19th Street, east of Northwest 27th Avenue and south of Northwest 20th Street

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

SECTION 6. That this Ordinance shall be in full force and effect ten (10) days from the date of final passage.

PASSED FIRST READING this 6th day of September, 2022.

PASSED SECOND READING this _____ day of _____, 2022.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
DAVID R. SOLOMAN

SKETCH AND LEGAL DESCRIPTION OF A PORTION OF BLOCK 2, PLAT OF NORTH WEST LAUDERALE, PB 25, PG 25, FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

REZONING PETITION FROM COMMERCIAL WAREHOUSE DISTRICT (C-1) TO COMMUNITY BUSINESS (CB)

LEGAL DESCRIPTION:

LOTS 40, 41, 42, AND THE EAST 5.80 FEET OF LOT 39, LESS THE SOUTH 5 FEET THEREOF, TOGETHER WITH THE SOUTH 65 FEET OF LOTS 11, 12, 13, AND THE SOUTH 65 FEET OF THE EAST 5.80 FEET OF LOT 14, ALL OF BLOCK 2, PLAT OF NORTH WEST LAUDERDALE, PLAT BOOK 25, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 42, BLOCK 2, A 70' WIDE RIGHT OF WAY AS SHOWN ON SAID PLAT OF NORTH WEST LAUDERDALE,

THENCE RUN N01°26'39"W ALONG THE EAST LINE OF LOT 42 FOR A DISTANCE OF 5.00 FEET TO THE **POINT OF BEGINNING**;

THENCE RUN S87°59'43"W ALONG A LINE 5.00 FEET NORTH OF AND PARALLEL TO SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 155.80 FEET TO A POINT;

THENCE RUN N01°26'39"W ALONG A LINE 5.80 FEET WEST OF AND PARALLEL TO THE EAST LINE OF LOT 39 AND LOT 14 FOR A DISTANCE OF 245.00 FEET TO A POINT;

THENCE RUN N87°59'43"E ALONG A LINE 65.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF LOTS 14, 13, 12, AND 11, FOR A DISTANCE OF 155.80 FEET TO A POINT ON THE EAST LINE OF LOT 11;

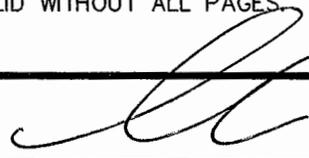
THENCE RUN S01°26'39"E ALONG THE EAST LINE OF LOT 11 AND LOT 42 FOR A DISTANCE OF 245.00 FEET TO THE **POINT OF BEGINNING**.

SURVEYOR'S NOTES:

1. THIS IS NOT A SURVEY. PHYSICAL FEATURES ARE NOT SHOWN HEREON.
2. BEARINGS SHOWN ARE ASSUMED, REFERENCED TO NORTH R/W LINE OF NW 19TH ST HAVING AN ASSUMED BEARING OF S87°59'43"W. ALL OTHER BEARINGS ARE RELATIVE THEREUNTO.
3. NO TITLE SEARCH WAS PERFORMED BY THIS FIRM
4. ALL COORDINATES AND DIMENSIONS ARE U.S. SURVEY FEET (12 METERS = 39.37 FEET)
5. THIS EXHIBIT CONSISTS OF 2 PAGES. SURVEY IS NOT VALID WITHOUT ALL PAGES.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS EXHIBIT OF THE HEREON DESCRIBED PROPERTY HAS BEEN MADE UNDER MY DIRECTION, AND COMPLIES WITH STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, AND THAT ALL INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



WILLIAM J WRIGHT, P.S.M.
LICENSE NO. 6868, STATE OF FLORIDA
ELECTRONIC VERSION SIGNED AND SEALED BY
WILLIAM J WRIGHT, P.S.M., ON DATE SHOWN, USING AN
SHA-1 AUTHENTICATION CODE. AUTHENTICATION CODE
MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

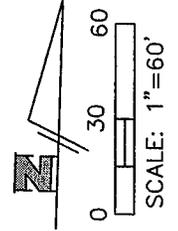
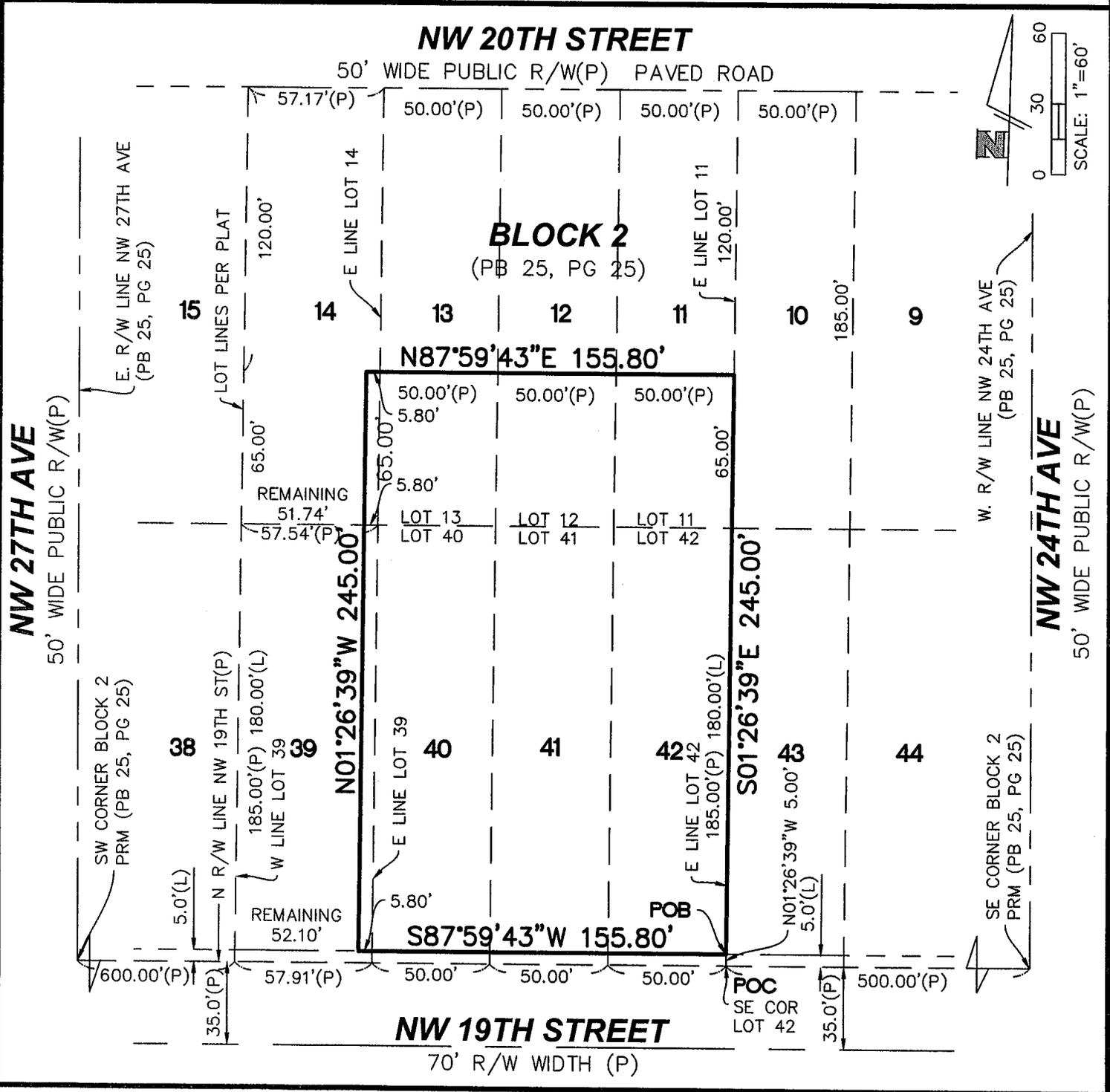
08/03/2022

PAPER COPIES NOT VALID WITHOUT ORIGINAL INK SIGNATURE AND RAISED SEAL.

<p><i>WrightPSM, LLC</i> PROFESSIONAL SURVEYING AND MAPPING 1248 SE 12TH AVE DEERFIELD BEACH, FL 33441 (772) 538-1858 www.wrightpsm.com CERTIFICATE OF AUTHORIZATION NO. L.B.8186</p>	SCALE: 1"=60'	DATE: 07/26/2022
	JOB NO. 21-0806	PAGECAM # 22-0850 Exhibit 5 Page 5 of 6

M.A.O.K.

SKETCH AND LEGAL DESCRIPTION OF A PORTION OF BLOCK 2, PLAT OF NORTH WEST LAUDERALE, PB 25, PG 25, FORT LAUDERDALE, BROWARD COUNTY, FLORIDA



ABBREVIATIONS LEGEND

PB =PLAT BOOK	(P) =PLAT DATA
OR =OFFICIAL RECORDS BOOK	(L)=LEGAL DATA
PG =PAGE	UE =UTILITY EASEMENT
LB =LICENSED BUSINESS	R/W =RIGHT OF WAY
PSM=PROFESSIONAL	C/L OR $\text{\textcircled{C}}$ =CENTERLINE
SURVEYOR & MAPPER	PL OR $\text{\textcircled{P}}$ =PROPERTY LINE

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