

ORDINANCE NO. C-22-28

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 RESIDENTIAL MULTIFAMILY MID RISE/MEDIUM HIGH DENSITY ("RMM-25") ZONING DISTRICT TO COMMUNITY BUSINESS ("CB") ZONING DISTRICT, THROUGH THE ALLOCATION OF NON-RESIDENTIAL FLEXIBILITY ACREAGE, A PORTION OF TRACT 23, "F. A. BARRETT'S SUBDIVISION OF THE WEST ½ OF SEC 21, T50 S, R42 E" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 46 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEGINNING AT THE SOUTHWEST CORNER OF FOLIO NUMBER 504221010311, ACCORDING TO THE BROWARD COUNTY PROPERTY APPRAISER; THENCE NORTH ALONG THE WEST LINE OF SAID FOLIO NUMBER, A DISTANCE OF 1.67 FEET TO THE SOUTH LINE OF ZONE "B-2" AS SHOWN ON CITY OF FORT LAUDERDALE ZONING MAP; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE, A DISTANCE OF 200.59 FEET TO THE EAST LINE OF SAID FOLIO NUMBER; THENCE SOUTH ALONG THE EAST LINE OF SAID FOLIO NUMBER, A DISTANCE OF 49.35 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE WEST ALONG THE SOUTH LINE OF SAID FOLIO NUMBER, A DISTANCE OF 193.20 FEET TO THE POINT OF BEGINNING, LOCATED WEST OF SOUTHWEST 15<sup>TH</sup> AVENUE, NORTH OF SOUTHWEST 29<sup>TH</sup> STREET, SOUTH OF STATE ROAD 84 AND EAST OF SOUTHWEST 18<sup>TH</sup> TERRACE, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

---

WHEREAS, the applicant, 1800 State Road, LLC, applied for the rezoning of certain property as more particularly described in Exhibit "A" attached hereto and incorporated herein ("subject property"); and

WHEREAS, the subject property is designated "Medium High Density", a residential land use designation on the City of Fort Lauderdale Future Land Use Map; and

WHEREAS, in accordance with the City of Fort Lauderdale, Florida Unified Land Development Regulations (“ULDR”), the City may permit commercial uses on residential land use designated parcels through the allocation of nonresidential flex acreage; and

WHEREAS, the site plan submitted as part of the rezoning application proposes to develop a new 114,264 square foot, 82-feet high, 6-floor U-Haul self-storage facility with a parking garage, to be located at 1800 West State Road 84 for the “B-2” zoning district; and

WHEREAS, on May 18, 2022, the Planning and Zoning Board (PZ Case No. UDP-P21007) recommended 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, August 16, 2022, at 6:00 P.M., and Tuesday, September 6, 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 meets the criteria of Section 47-24.4 of the ULDR as enunciated and memorialized in the minutes of its meetings of August 16, 2022, and September 6, 2022, a portion of those findings expressly listed as follows:

1. The proposed zoning district is consistent with the City’s Comprehensive Plan. The area to be rezoned has a Medium High Residential future land use designation on the City of Fort Lauderdale’s Future Land Use Plan map. Future Land Use Element of the City’s Comprehensive Plan, Policy FLU 1.2.3 states that the City may rearrange nonresidential intensities through the use of flexibility rules and Policy FLU 1.2.3a, which states that the City shall permit up to five percent of the area with a residential land use designation to be used for neighborhood commercial to allow both the public and private sectors to respond to changing conditions and permit the

appropriate location of neighborhood commercial uses within or adjacent to established residential neighborhoods.

2. The rezoning will not adversely impact the character of development in or near the property to be rezoned. The current pattern of development lends itself to the proposed rezoning, with a gas station and hotel across State Road 84 to the north, a warehouse and trucking facility to the east and an existing U-Haul truck and van rental facility to the west. To the south of the property is an 18-unit multifamily building. The site requires the rezoning of the RMM-25 portion of land to allow the entirety of the site to be used for a commercial use. Rezoning the rear of the site to CB will not adversely affect the existing character of the area and will help rectify an irregular zoning pattern, addressing open space and drainage requirements for the proposed facility.
3. The character of the area in which the rezoning is proposed is suitable for the uses permitted in the proposed zoning district and is compatible with the surrounding districts and uses. The purpose of the CB zoning district is intended to meet the shopping and service needs of the community. The size and scale of development and allowable uses within the district are intended to limit impacts on the surrounding residential neighborhoods to be served by the commercial business. A partial rezoning of the property from RMM-25 to CB will not have a negative effect on surrounding districts. Surrounding properties along SR 84 are zoned B-2, which permits self-storage facilities.

SECTION 2. That the City of Fort Lauderdale 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 from Residential Multifamily Mid Rise/Medium High Density District (RMM-25") to Community Business District ("CB"), through the allocation of commercial flexibility, the following lands, situated in the City of Fort Lauderdale, Broward County, Florida, to wit:

A PORTION OF TRACT 23, "F. A. BARRETT'S SUBDIVISION OF THE WEST ½ OF SEC 21, T50 S, R42 E" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 46 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEGINNING AT THE SOUTHWEST CORNER OF FOLIO NUMBER 504221010311, ACCORDING TO THE BROWARD

COUNTY PROPERTY APPRAISER; THENCE NORTH ALONG THE WEST LINE OF SAID FOLIO NUMBER, A DISTANCE OF 1.67 FEET TO THE SOUTH LINE OF ZONE "B-2" AS SHOWN ON CITY OF FORT LAUDERDALE ZONING MAP; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE, A DISTANCE OF 200.59 FEET TO THE EAST LINE OF SAID FOLIO NUMBER; THENCE SOUTH ALONG THE EAST LINE OF SAID FOLIO NUMBER, A DISTANCE OF 49.35 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE WEST ALONG THE SOUTH LINE OF SAID FOLIO NUMBER, A DISTANCE OF 193.20 FEET TO THE POINT OF BEGINNING

Location: West of Southwest 15<sup>th</sup> Avenue, north of Southwest 29<sup>th</sup> Street, south of State Road 84 and east of Southwest 18<sup>th</sup> Terrace

More specifically described in Exhibit "A" attached hereto and made a part hereof.

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 in accordance with Section 47-28.1.G. – Allocation of commercial use on residential land use designated parcels of the ULDR, the site plan included as part of Exhibit 2 to Commission Agenda Memorandum No. 22-0723 is hereby approved.

SECTION 5. That if the applicant or its successors wishes to amend the site plan approved by this ordinance, such amendment shall be done in accordance with the provisions for amending a Site Plan Level IV permit as provided in Section 47-24.2.A.5, Development Permits and Procedures.

SECTION 6. 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 7. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

SECTION 8. That this Ordinance shall be in full force and effect ten (10) days from the date of final passage.

PASSED FIRST READING this 16<sup>th</sup> day of August, 2022.

PASSED SECOND READING this \_\_\_\_ day of \_\_\_\_\_, 2022.

---

Mayor  
DEAN J. TRANTALIS

ATTEST:

---

City Clerk  
DAVID R. SOLOMAN

**SKETCH OF DESCRIPTION**

THAT PORTION OF

**FOLIO: 504221010311 ZONED "RM-25"**  
**PROPOSED TO CHANGE TO "CB"**  
**1800 WEST STATE ROAD 84**  
**FORT LAUDERDALE, FL 33315**  
SECTION 21, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA  
**"THIS IS NOT A BOUNDARY SURVEY"**


**LAND DESCRIPTION:** (THAT PORTION OF FOLIO: 504221010311 ZONED RM-25) (PREPARED BY THIS FIRM) A PARCEL OF LAND LOCATED IN SECTION 21, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 84 (200 FOOT WIDE RIGHT-OF-WAY) AND THE WEST LINE OF TRACT 23, OF F.A. BARRETT'S SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 46 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 74°22'30" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 175.33 FEET TO A 5/8" REBAR & CAP (LB 3300) MARKING THE NORTHWEST CORNER OF FOLIO: 504221010311 AS RECORDED IN INSTRUMENT NUMBER 116272599 OF THE PUBLIC RECORDS OF BROWARD COUNTY; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 01°15'31" EAST, ALONG THE WEST LINE OF SAID FOLIO, A DISTANCE OF 172.93 FEET, MORE OR LESS TO THE APPROXIMATE ZONE RM-25 LINE LOCATION AND THE POINT OF BEGINNING; THENCE NORTH 73°08'51" EAST, ALONG SAID ZONE RM-25 LINE, A DISTANCE OF 200.59 FEET, MORE OR LESS TO THE EAST LINE OF SAID FOLIO, THENCE SOUTH 01°10'12" EAST, ALONG SAID EAST LINE, A DISTANCE OF 49.35 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF SAID FOLIO; THENCE SOUTH 86°51'21" WEST, ALONG THE SOUTH LINE OF SAID FOLIO, A DISTANCE OF 193.20 FEET TO A 5/8" REBAR & CAP (LB 3300) MARKING THE SOUTHWEST CORNER OF SAID FOLIO; THENCE NORTH 01°15'31" EAST, ALONG THE WEST LINE OF SAID FOLIO, A DISTANCE OF 1.67 FEET, MORE OR LESS TO THE POINT OF BEGINNING, CONTAINING 4,925.20 SQUARE FEET (0.11 ACRES), MORE OR LESS.

**SURVEYOR'S NOTES:**

1. SKETCH BASED ON PREVIOUS SURVEY BY THIS FIRM, JOB NUMBER 19468, DATED 11-25-2019 AND OFF OF THE ZONING MAP PROVIDED BY THE CLIENT ON AND EMAIL ON 6-24-21.
2. BEARINGS AND HORIZONTAL DATUM ARE BASED ON NAD83, FLORIDA STATE PLANE, EAST ZONE, U.S. FOOT AS ESTABLISHED BY FLORIDA DEPARTMENT OF TRANSPORTATION CONTROL MONUMENT C3 (PID: 2282431) LOCATED AT NORTHING: 639181.910, EASTING: 930201.313
3. THE DIGITAL SIGNATURE AND SEAL AS SHOWN ON THIS SKETCH ARE ONLY VALID FOR THIS ELECTRONIC PDF SURVEY FILE.
4. THE PRINTED SKETCH AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
5. NORTH ARROW IS BASED ON BEARING STRUCTURE.
6. CERTIFICATION IS NOT TRANSFERABLE.
7. THE PURPOSE OF THIS SKETCH IS TO DESCRIBE THAT PORTION OF FOLIO 504221010311 THAT IS LOCATED WITHIN THE RM-25 ZONING DISTRICT.
8. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
9. COPIES AND ELECTRONIC FILES OF THIS SKETCH ARE ONLY AVAILABLE TO THE CLIENT FOR 90 DAYS FROM THE DATE OF SIGNATURE. AFTER 90 DAYS, A MINIMUM FEE OF 50% OF THE ORIGINAL SKETCH COST WILL BE ASSESSED.
10. THIS SKETCH COMPLIES WITH THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER SJ-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

SCALE: 1" = 40'	PAGE 1 OF 2
BAR IS ONE INCH ON ORIGINAL DRAWING	DATE: 07-21-2021
0 1" FIELD BOOK: N/A	DRAWN BY: GUY
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	COPYRIGHT © DEREN LAND SURVEYING, LLC, LB NO. 7995

	<b>David Deren</b>	Digitally signed by David Deren
	PROFESSIONAL SURVEYOR & MAPPER PLACENT. 6946	Date: 2021.09.27 1:51:39 -04'00'
JOB NO. 19468	FILED NO. 19468-Z	

DAVID M. DEREN, P.S.M.  
4605 N.W. 6TH STREET, SUITE H  
GAINESVILLE, FLORIDA 32609  
PHONE: (352) 391-0010  
PHONE: (352) 396-3963  
FAX: (352) 396-1094  
DERENLANDSURVEYING.COM

**DEREN**  
LAND SURVEYING

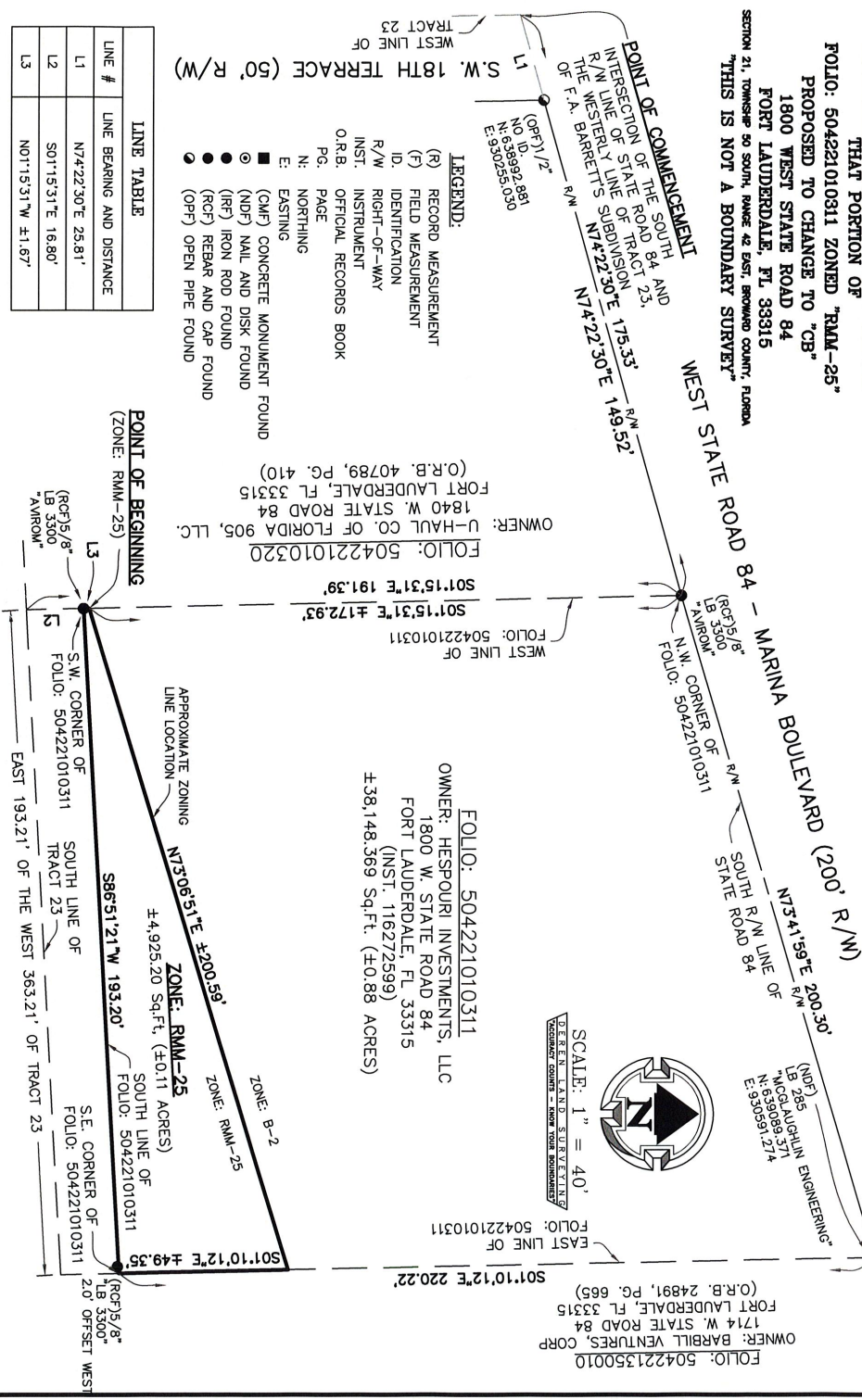


EXHIBIT "A"

ll-o.k.

**SKETCH OF DESCRIPTION**

THAT PORTION OF  
**FOLIO: 504221010311 ZONED "RMM-25"**  
 PROPOSED TO CHANGE TO "CB"  
 1800 WEST STATE ROAD 84  
 FORT LAUDERDALE, FL 33315  
 SECTION 21, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA  
 "THIS IS NOT A BOUNDARY SURVEY"



- LEGEND:**
- (R) RECORD MEASUREMENT
  - (F) FIELD MEASUREMENT
  - ID. IDENTIFICATION
  - R/W RIGHT-OF-WAY
  - INST. INSTRUMENT
  - O.R.B. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - N: NORTHING
  - E: EASTING
  - (CMF) CONCRETE MONUMENT FOUND
  - (NDF) NAIL AND DISK FOUND
  - (IRF) IRON ROD FOUND
  - (RCF) REBAR AND CAP FOUND
  - (OPF) OPEN PIPE FOUND

LINE #	LINE BEARING AND DISTANCE
L1	N74°22'30"E 25.81'
L2	S01°15'31"E 16.80'
L3	N01°15'31"W ±1.67'

SCALE: 1" = 40'  
 BAR IS ONE INCH ON ORIGINAL DRAWING  
 DATE: 07-21-2021  
 DRAWN BY: GUY  
 FIELD BOOK: N/A  
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY  
 COPYRIGHT © DEREN LAND SURVEYING, LLC, LB NO. 7995

David Deven  
 Digitally signed by David Deven  
 Date: 2021.09.27 14:51:55 -0400  
 PROFESSIONAL SURVEYOR & MAPPER FLA.CERT. 6846  
 19468  
 19468-Z

DAVID M. DEREN, P.S.M.  
 4605 N.W. 6TH STREET, SUITE 11  
 GAINESVILLE, FLORIDA 32609  
 PHONE: (352) 391-0010  
 PHONE: (352) 396-3863  
 FAX: (352) 396-1064  
 DERENLANDSURVEYING.COM

**DEREN**  
 LAND SURVEYING