

ORDINANCE NO. C-17-27

AN ORDINANCE OF THE CITY OF FORT LAUDERDALE, FLORIDA ADOPTING AN AMENDMENT TO THE FUTURE LAND USE ELEMENT MAP (SERIES) OF THE CITY OF FORT LAUDERDALE COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE DESIGNATION FROM "COMMUNITY FACILITIES" TO "INDUSTRIAL USE" FOR PARCEL "A", "SCHOOL SITE 0410" ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 147, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING WEST OF SOUTHWEST 12 AVENUE, EAST OF SOUTHWEST 15 AVENUE, NORTH OF SOUTHWEST 34 STREET (PERIMETER ROAD) AND SOUTH OF SOUTHWEST 32 STREET, AND AUTHORIZING THE PROPER CITY OFFICIALS TO TRANSMIT THE PROPOSED AMENDMENTS, SUPPORTING DATA AND ANALYSES TO REVIEWING AGENCIES.

WHEREAS, pursuant to Ordinance No. C-08-18, as amended, adopted by the City Commission of the City of Fort Lauderdale on May 6, 2008, the City Commission adopted the 2008 Fort Lauderdale Comprehensive Plan for the City of Fort Lauderdale ("Plan"); and

WHEREAS, the Planning and Zoning Board, as the local planning agency, held a public hearing in accordance with Section 163.3174 of the Florida Statutes (2017), at its meeting of June 21, 2017, and reviewed the amendment to the Future Land Use Plan Map to change the future land use designation from "Community Facilities" to "Industrial Use" for a parcel of property legally described as Parcel "A", "School Site 0410" according to the plat thereof, recorded in Plat Book 147, Page 39, of the Public Records of Broward County, Florida, lying west of Southwest 12<sup>th</sup> Avenue, east of Southwest 15<sup>th</sup> Avenue, north of Southwest 34<sup>th</sup> Street (Perimeter Road) and south of Southwest 32<sup>nd</sup> Street, in the City of Fort Lauderdale, Florida, and recommended that the City Commission of the City of Fort Lauderdale approve the proposed comprehensive plan amendment as provided and recommended the amendment be transmitted to the reviewing agencies as identified in Section 163.3184(1)(c) of the Florida Statutes (2017); and

WHEREAS, the City of Fort Lauderdale wishes to adopt the proposed amendment to the City of Fort Lauderdale Comprehensive Plan as provided herein and transmit the proposed amendment to the appropriate reviewing agencies identified in Section 163.3184(1)(c) of the Florida Statutes (2017); and

WHEREAS, the City Commission of the City of Fort Lauderdale held a public hearing on September 6, 2017, which hearing was advertised in accordance with the provisions of Section 163.3184(11) of the Florida Statutes (2017); and

WHEREAS, the City Commission approved this ordinance on first reading at their meeting of September 6, 2017, and the proposed ordinance was sent to the Broward County Planning Council ("BCPC") for review and approval; and

WHEREAS, on November 7, 2017, the Broward County Board of County Commissioners approved the amendment; and

WHEREAS, the City Commission held a public hearing for second reading of this Ordinance on January 23, 2018, which hearing was advertised in accordance with the provisions of Section 163.3184(11) of the Florida Statutes (2017);

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That the City of Fort Lauderdale 2008 Comprehensive Plan, as amended, shall be further amended as to change the Future Land Use Designation from "Community Facilities" to "Industrial Use" for a parcel of property legally described as Parcel "A", "School Site 0410" according to the plat thereof, recorded in Plat Book 147, Page 39, of the Public Records of Broward County, Florida, lying west of Southwest 12<sup>th</sup> Avenue, east of Southwest 15<sup>th</sup> Avenue, north of Southwest 34<sup>th</sup> Street (Perimeter Road) and south of Southwest 32<sup>nd</sup> Street, in the City of Fort Lauderdale, Florida, as provided in Exhibit "A" attached hereto and made a part hereof.

SECTION 2. That the proper City officials are hereby authorized to transmit the proposed amendment to the appropriate reviewing agencies as identified in Section 163.3184(1)(c) of the Florida Statutes (2017) and to the Broward County Planning Council.

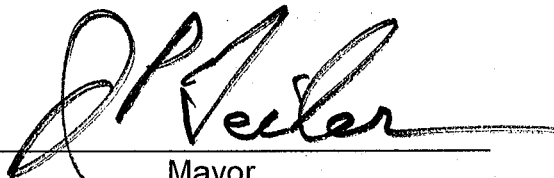
SECTION 3. That if any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

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 immediately upon its adoption, but the amendment shall not become effective until the completion of the state review process for the adoption of comprehensive plan amendments as provided in Chapter 163, Florida Statutes, and recertification by the Broward County Planning Council.

PASSED FIRST READING this the 6th day of September, 2017.

PASSED SECOND READING this the 23rd day of January, 2018.

A handwritten signature in black ink, appearing to read "J. P. Seiler", written over a horizontal line.

Mayor  
JOHN P. "JACK" SEILER

ATTEST:

A handwritten signature in black ink, appearing to read "J. Modarelli", written over a horizontal line.

City Clerk  
JEFFREY A. MODARELLI

m. D. O.K.



SKETCH AND LEGAL DESCRIPTION  
BY  
**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

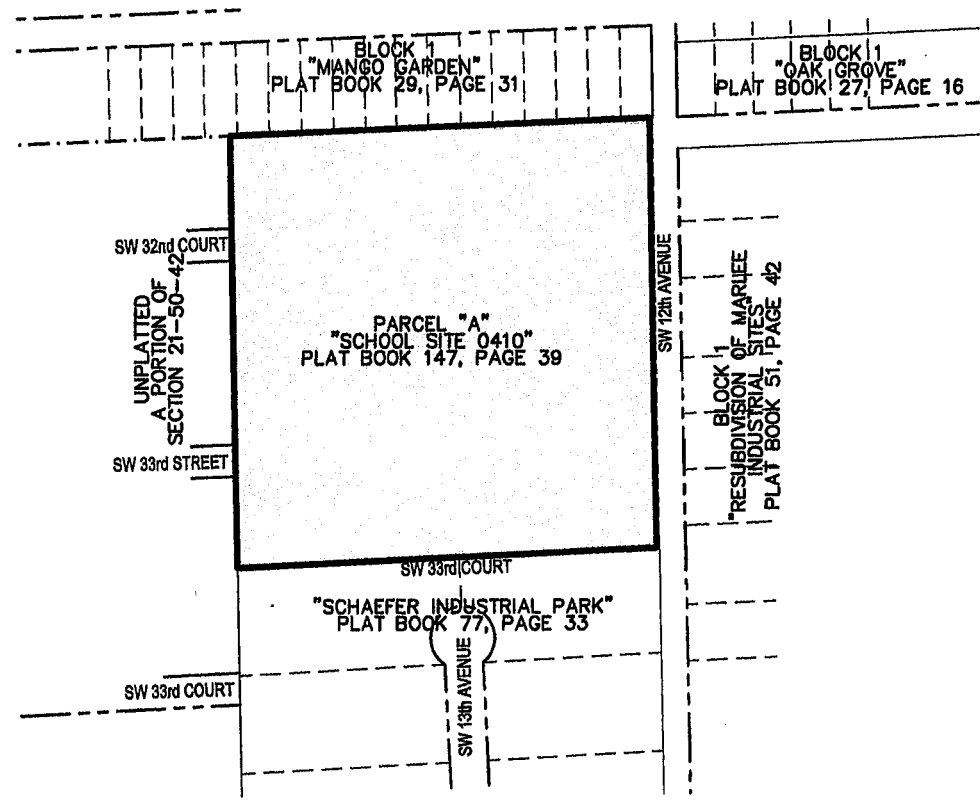
E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



**LEGAL DESCRIPTION:**

(PETITION FOR FUTURE LAND USE AMENDMENT FROM COMMUNITY FACILITIES TO INDUSTRIAL)  
PARCEL "A", "SCHOOL SITE 0410", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 147, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 443,600 SQUARE FEET (10.1837 ACRES) MORE OR LESS.



**VICINITY MAP**  
NOT TO SCALE

FILE: BRIDGE DEVELOPMENT PARTNERS LLC	
SCALE: N/A	DRAWN: L.S.
ORDER NO.: 63276	
DATE: 6/5/17	
LAND USE DESCRIPTION	
FT. LAUDERDALE, BROWARD COUNTY, FLORIDA	
FOR: BRIDGE FLL-1300 SW 32nd CT	

**SHEET 1 OF 2**

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

- ☒ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
  - ☒ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
  - ☒ VICTOR B. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- STATE OF FLORIDA

M.D. O.K.

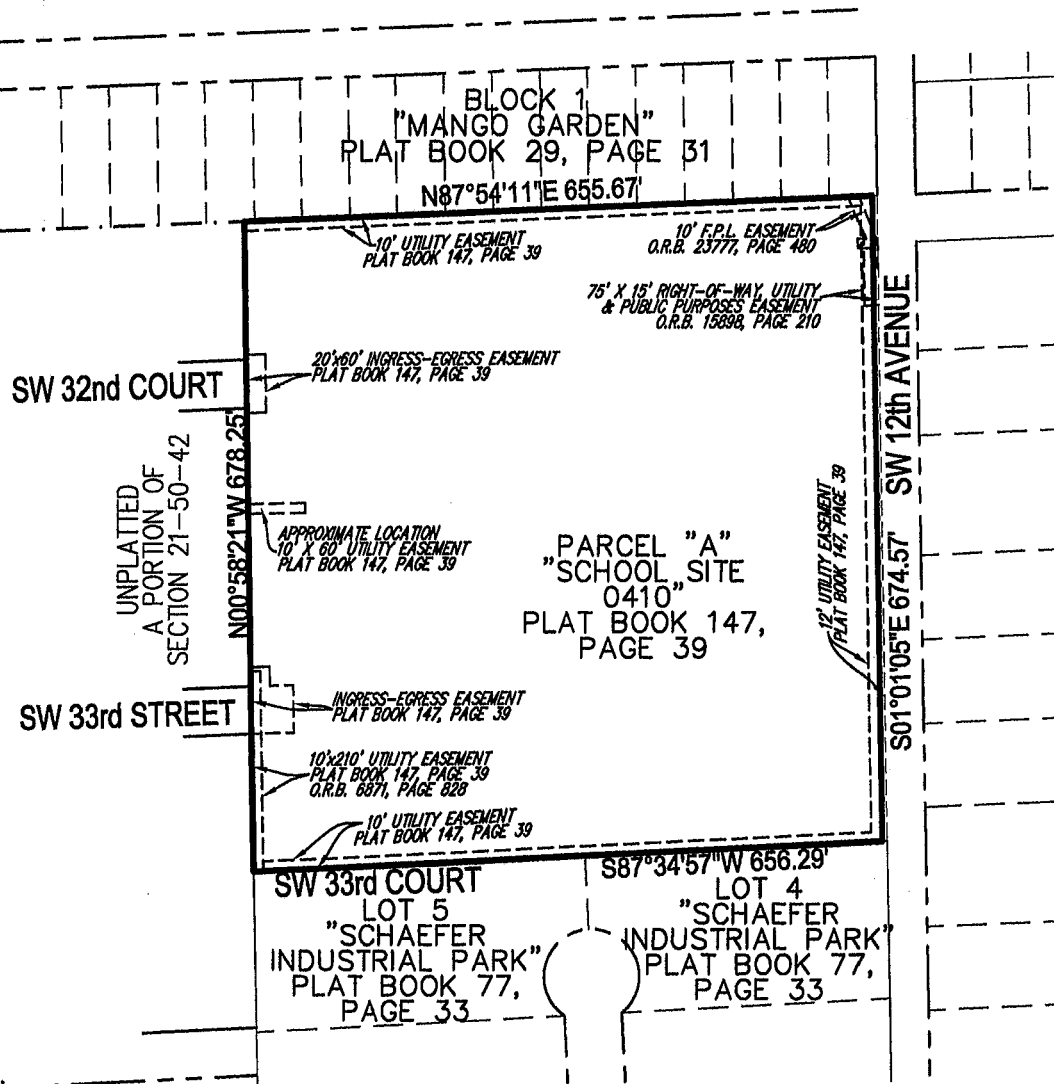


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E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



**NOTES:**

- 1) BEARINGS ARE BASED ON THE EAST LINE OF "SCHOOL SITE 0410" BEING S01°01'06"E.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FILE: BRIDGE DEVELOPMENT PARTNERS LLC

SCALE: 1"=200'

DRAWN: L.S.

ORDER NO.: 63276

DATE: 6/5/17

LAND USE DESCRIPTION

FT. LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: BRIDGE FLL-1300 SW 32nd CT

**SHEET 2 OF 2**

THIS DOCUMENT IS NEITHER FULL NOR  
COMPLETE WITHOUT SHEETS 1 AND 2

**LEGEND:**

O.R.B. OFFICIAL RECORDS BOOK