

ORDINANCE NO. C-20-45

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 "M-3 – INTENSE MANUFACTURING AND INDUSTRIAL DISTRICT" OF THE BROWARD COUNTY ZONING CODE AND "B-3 – HEAVY COMMERCIAL/LIGHT INDUSTRIAL BUSINESS DISTRICT" TO "I – GENERAL INDUSTRIAL DISTRICT", A PORTION OF THE WEST ONE-HALF (W ½) OF SECTION 20, TOWNSHIP 50 SOUTH, RANGE 42 EAST ADJACENT TO INTERSTATE 595, BOUNDED ON THE WEST BY PARCEL "A", "LAUDERDALE PROPELLER", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 183, PAGE 162, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND ALSO THE SOUTH FORK OF THE NEW RIVER, BOUNDED ON THE EAST BY THE WEST LINE, "PORT 95 COMMERCE PARK", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 144, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BOUNDED ON THE SOUTH BY THE SOUTH LINE OF THE NORTH HALF (N ½) OF THE NORTH HALF (N ½) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 20, BOUNDED ON THE NORTH BY THE SOUTH RIGHT OF WAY LINE STATE ROAD 84, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

WHEREAS, the applicant, Pamela Kay Hayes, as trustee of the Robert L. Elmore July 2010 Revocable Trust, applied for the rezoning of certain property as described in Section 1 herein from "M-3 – Intense Manufacturing and Industrial District" of the Broward County Zoning Code and "B-3 – Heavy Commercial/Light Industrial Business District" to "I - General Industrial District"; and

WHEREAS, the Planning and Zoning Board, at its meeting of October 21, 2020 (PZ Case No. PLN-REZ-20050001), as the local planning agency, recommended to the City Commission of the City of Fort Lauderdale that the lands herein described should be rezoned from "M-3 – Intense Manufacturing and Industrial District" of the Broward County Zoning Code

and “B-3 – Heavy Commercial/Light Industrial Business District” to “I – General Industrial District”, 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 15, 2020, at 6:00 P.M., and Tuesday, January 5, 2021, at 6:00 P.M., in the City Commission Room, City Hall, Fort Lauderdale, Florida and through communication media technology accessible through the City’s website (www.fortlauderdale.gov), 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 February 19, 2020, a portion of those findings expressly listed as follows:

1. The proposed Industrial zoning district aligns with the Industrial land use designation.
2. The proposed rezoning will not adversely impact the character of development in or near the area under consideration.
3. The rezoning is suitable for the area and consistent with the intent and purposes of the City’s Industrial zoning district.

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 in the respects mentioned, the following lands, situate in the City of Fort Lauderdale, Broward County, Florida, to wit:

“M-3 – INTENSE MANUFACTURING AND INDUSTRIAL DISTRICT”
OF THE BROWARD COUNTY ZONING CODE AND “B-3 – HEAVY
COMMERCIAL/LIGHT INDUSTRIAL BUSINESS DISTRICT” TO “I –
GENERAL INDUSTRIAL DISTRICT”:

A PORTION OF THE WEST ONE-HALF (W ½) OF SECTION 20, TOWNSHIP 50 SOUTH, RANGE 42 EAST ADJACENT TO INTERSTATE 595, BOUNDED ON THE WEST BY PARCEL “A”, “LAUDERDALE PROPELLER”, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 183, PAGE 162, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND ALSO THE SOUTH FORK OF THE NEW RIVER, BOUNDED ON THE EAST BY THE WEST LINE, “PORT 95 COMMERCE PARK”, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 144, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BOUNDED ON THE SOUTH BY THE SOUTH LINE OF THE NORTH HALF (N ½) OF THE NORTH HALF (N ½) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 20, BOUNDED ON THE NORTH BY THE SOUTH RIGHT OF WAY LINE STATE ROAD 84

Location: West of Southwest 30th Avenue, east of State Road 7, south of State Road 84 and bisected by I-595.

being more particularly 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 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 15th day of December, 2020.

PASSED SECOND READING this ____ day of _____, 2021.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
JEFFREY A. MODARELLI



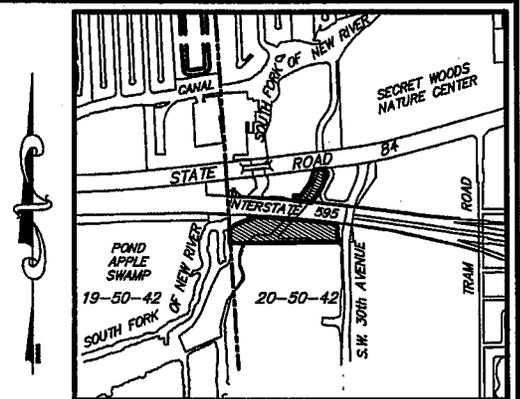
McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 763-7611 * FAX (954) 763-7615

Michael Donalds

Digitally signed
by Michael Donaldson
Date: 2020.10.13
14:27:38 -04'00'

**SKETCH AND DESCRIPTION
TO ACCOMPANY VACATION PETITION
FROM "M3" and "B3" TO "1"
A PORTION OF SECTIONS 19
AND 20-50-42
SHEET 1 OF 3 SHEETS**



**SITE LAYOUT
NOT TO SCALE**

LEGAL DESCRIPTION:

A portion of the West one-half (W 1/2) of Section 20,
Township 50 South, Range 42 East, more fully described as follows:

Commencing (1) at the West quarter corner of said Section 20; thence North 03°32'20" West, on the West line of the Northwest one-quarter (NW 1/4) of said Section 20, a distance of 44.58 feet; thence North 82°29'59" East, on the South right-of-way line of State Road 84, a distance of 1018.19 feet to the Point of Beginning (1); thence continuing North 82°29'59" East, on said South right-of-way line, a distance of 126.71 feet to the Northwest corner of PORT 95 COMMERCE PARK, according to the plat thereof, as recorded in Plat Book 144, Page 2, of the public records of Broward County, Florida and to a point on a curve; thence Southerly on the West line of said PORT 95 COMMERCE PARK and on said curve to the right, whose radius point bears South 88°08'38" West, with a radius of 520.50 feet, a central angle of 44°41'22", an arc distance of 405.98 feet to a point of tangency; thence South 42°50'00" West, on said West line, a distance of 32.36 feet to a point on the North right-of-way line of Interstate 95 and a point on a curve; thence Westerly on said North right-of-way line and on said curve to the right, whose radius point bears South 05°52'15" West, with a radius of 11567.66 feet, a central angle of 00°59'29", an arc distance of 200.15 feet; thence North 03°32'30" West, a distance of 55.11 feet; thence North 82°30'40" East, a distance of 26.62 feet; thence South 85°01'25" East, a distance of 59.55 feet; thence North 32°25'38" East, a distance of 182.20 feet; thence North 19°34'25" East, a distance of 161.66 feet to the Point of Beginning (1).

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 15th day of May, 2020.

Revised Title this 29th day of September, 2020.

McLAUGHLIN ENGINEERING COMPANY

JAMES M. McLAUGHLIN JR.
Registered Land Surveyor No. 4497
State of Florida.

LEGAL DESCRIPTION CONTINUED ON SHEET 2

NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an appropriate surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the West line of said Section 20, as North 03°32'20" West.

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-5250

CHECKED BY: _____

REF. DWG.: 20-3-

C: \JMMjr\2020\V5181 (2980 PLAT)\V5250

EXHIBIT "A"

CAM # 21-0059

Exhibit 5

Page 5 of 7



McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
 1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
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SKETCH AND DESCRIPTION
TO ACCOMPANY VACATION PETITION
FROM "M3" and "B3" TO "1"
A PORTION OF SECTIONS 19 AND 20-50-42
SHEET 2 OF 3 SHEETS

LEGAL DESCRIPTION CONTINUED:

TOGETHER WITH:

A portion of the Southeast one-quarter (SE 1/4) of Section 19, Township 50 South, Range 42 East, Broward County, Florida AND a portion of the Southwest one-quarter (SW 1/4) of Section 20, Township 50 South, Range 42 East, Broward County, Florida, Broward County, Florida, all more fully described as follows:

Commencing (2) at the Southeast corner of said Section 19, being the Southwest corner of said Section 20; thence North 03°32'20" West, on the East line of said Section 19, being the West line of said Section 20, a distance of 2035.62 feet to the Point of Beginning (2); thence South 89°20'00" West, on the Westerly extension of the South line of the North one-half (N 1/2) of the North one-half (N 1/2) of the Southwest one-quarter (SW 1/4) of said Section 20, a distance of 5.00 feet; thence North 03°32'20" West, on a line 5.00 feet West of and parallel with the said East line of Section 19, a distance of 4.75 feet; thence North 03°32'20" West, on the said East line of Section 19, being the West line of said Section 20, a distance of 151.04 feet to a point on the Southerly Mean High Water Line of the South Fork of New River; thence meandering Northeasterly along said Mean High Water Line a distance of 290 feet more or less; thence North 45°32'20" West, on a boundary of said South Fork of New River, a distance of 47.35 feet; thence Easterly on the South Limited Access Right-of-Way line of Interstate 595 (217 feet Right-of-Way), as shown in Right-of-Way Map Book 12, Page 31, of the public records of Broward County, Florida, being a curve to right, whose radius point bears South 02°21'13" West, with a radius of 11350.66 feet, a central angle of 00°38'42", an arc distance of 127.75 feet; thence Southerly and Easterly on the South Right-of-Way line of Interstate 595, per Instrument Number 114486609, of the public records of Broward County, Florida, the following four (4) courses and distances; 1) South 11°51'58" West, a distance of 0.88 feet; 2) thence South 86°10'06" East, a distance of 308.47 feet; 3) thence South 84°37'21" East, a distance of 254.21 feet; 4) thence South 83°09'26" East, a distance of 327.56 feet to the end of said four (4) courses and distances; thence South 02°43'28" East, on a West line of PORT 95 COMMERCE PARK, according to the plat thereof, as recorded in Plat Book 144, Page 2, of the public records of Broward County, Florida, a distance of 206.57 feet; thence South 89°20'00" West, on the South line of the North one-half (N 1/2) of the North one-half (N 1/2) of the Southwest one-quarter (SW 1/4) of said Section 20, a distance of 1233.72 feet to the Point of Beginning.

All of said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 714,558 square feet or 16.4040 acres, more or less.

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-5250

CHECKED BY: _____

REF. DWG.: 20-3-

C: \JMMjr\2020\V5181 (2980 PLAT)\V5250

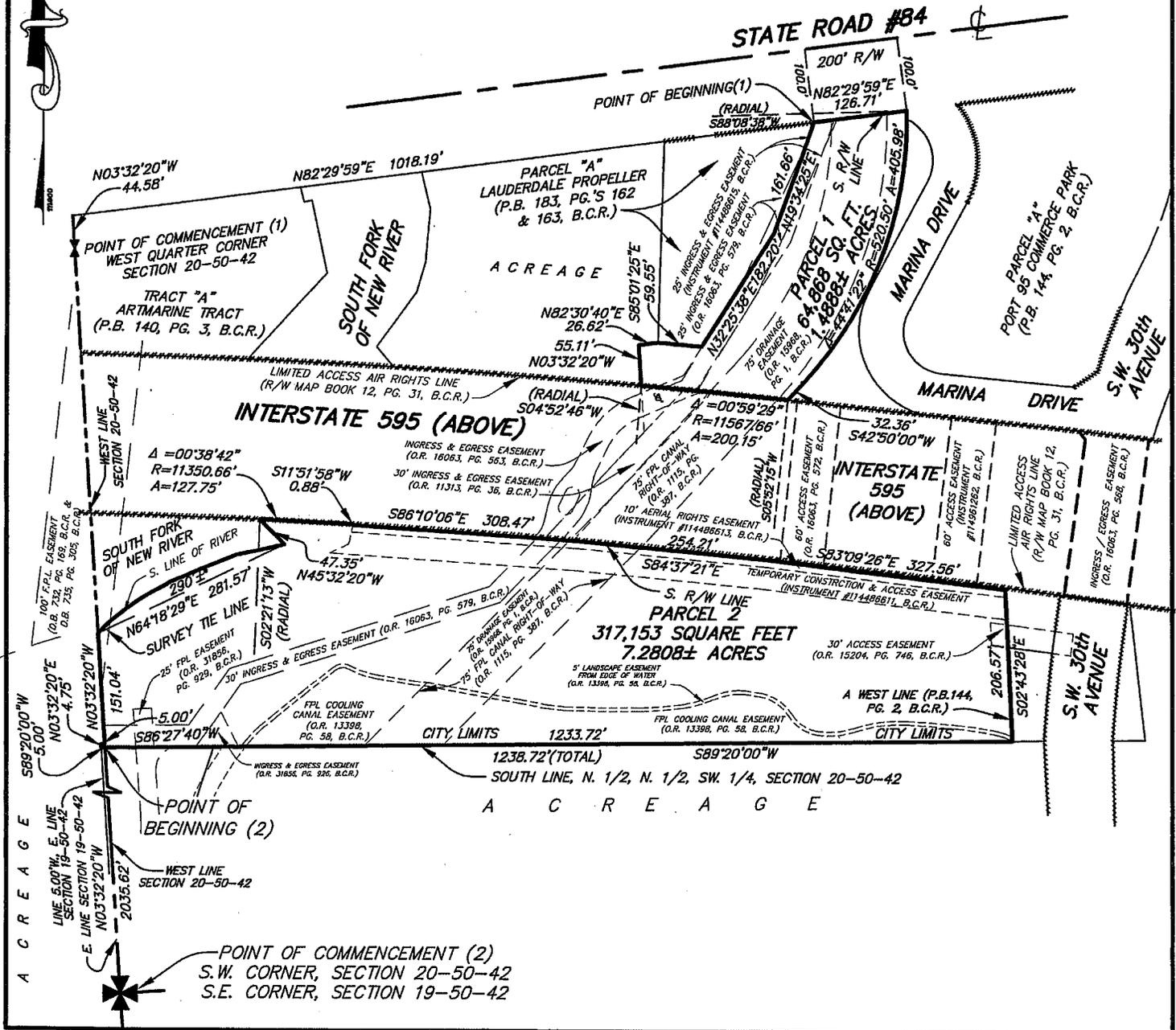


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SCALE 1" = 200'

SKETCH AND DESCRIPTION
TO ACCOMPANY VACATION PETITION
FROM "M3" and "B3" TO "1"
A PORTION OF SECTIONS 19 AND 20-50-42
SHEET 3 OF 3 SHEETS



FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-5250

CHECKED BY: _____

REF. DWG.: 20-3-

C: \JMMjr\2020\V5181 (2980 PLAT)\V5250