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ORDINANCE NO. C-21-20

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 "RML-25 - RESIDENTIAL LOW RISE MULTIFAMILY/MEDIUM HIGH DENSITY DISTRICT" TO "CB - COMMUNITY BUSINESS DISTRICT", THROUGH THE ALLOCATION OF COMMERCIAL FLEXIBILITY, LOT 4, BLOCK 1 AND A PORTION OF THE WEST HALF OF SOUTHWEST 15<sup>TH</sup> TERRACE ADJACENT TO SAID LOT 4, "RIVER HIGHLANDS", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 69, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND APPROVING AN ASSOCIATED SITE PLAN, LOCATED SOUTH OF BROWARD BOULEVARD, NORTH OF SOUTHWEST 1<sup>ST</sup> STREET, WEST OF SOUTHWEST 14<sup>TH</sup> AVENUE AND EAST OF THE NORTH FORK NEW RIVER, ALL SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

WHEREAS, the applicants, Len Renne, Melody Renne, and Christian Garay, applied for the rezoning of certain property as more particularly described in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, in accordance with the City of Fort Lauderdale, Florida Unified Land Development Regulations ("ULDR"), rezoning to a Community Business ("CB") District requires the allocation of commercial flexibility and approval of a site plan which meets the criteria provided in the ULDR; and

WHEREAS, the site plan submitted as part of the rezoning application includes adjacent parcels as part of the development site that are not subject to the rezoning, proposes the renovation of a building located at 1490 West Broward Boulevard, the demolition of an existing building located at 1500 West Broward Boulevard, use of the remainder of the site for outdoor display of marine vessels in association with marina and sales; and

WHEREAS, on March 27, 2021, the Planning and Zoning Board (PZ Case No. PLN-SITE-20060001) 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, May 18, 2021, at 6:00 P.M., and Tuesday, June 1, 2021, 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 May 18, 2021, and June 1, 2021, a portion of those findings expressly listed as follows:

1. The CB zoning designation is consistent with Future Land Use Element Goal 1, Objective 1.19, providing an appropriate transition between the more intense commercial use along the major corridor and existing residential uses. The CB zoning designation allows for marina uses under the Conditional Use permit application.
2. The rezoning will not adversely impact the character of development in or near the area under consideration. By rezoning the southern lot to CB, the applicant will be able to improve the site and reduce adverse impacts created by the automotive repair use.
3. The CB zoning district is compatible with surrounding uses and zoning districts. The properties to the north and east are zoned B-1 and consist of auto repair and sales and marine sales and service. There are residential properties to the south and east of the subject property.

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 "RML-25 - Residential Low Rise Multifamily/Medium High Density District" to "CB - Community Business District", through the allocation of commercial flexibility, the following lands, situated in the City of Fort Lauderdale, Broward County, Florida, to wit:

LOT 4, BLOCK 1 AND A PORTION OF THE WEST HALF OF SOUTHWEST 15<sup>TH</sup> TERRACE ADJACENT TO SAID LOT 4, "RIVER HIGHLANDS", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 69, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

Location: South of Broward Boulevard, north of Southwest 1<sup>st</sup> Street, west of Southwest 14<sup>th</sup> Avenue and east of the North Fork New River

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 3 to Commission Agenda Memorandum No. 21-0547 is hereby approved.

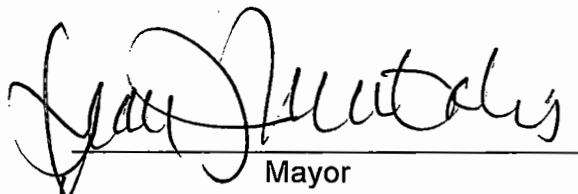
SECTION 5. That if any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

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 ten (10) days from the date of final passage.

PASSED FIRST READING this 18th day of May, 2021.

PASSED SECOND READING this 1st day of June, 2021.

  
\_\_\_\_\_  
Mayor  
DEAN J. TRANTALIS

ATTEST:



\_\_\_\_\_  
City Clerk  
JEFFREY A. MODARELLI

M.D.O.K.

# "EXHIBIT A" SKETCH & DESCRIPTION REZONING FROM "RML-25 TO "CB"

## LEGAL DESCRIPTION:

LOT 4, BLOCK 1 AND A PORTION OF SOUTHWEST 15TH TERRACE, AMENDED PLAT OF RIVER HIGHLANDS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 69, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4, BLOCK 1; THENCE NORTH 85°02'59" WEST ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 150.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 11°03'42" EAST ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 47.97 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE NORTH 87°57'01" EAST ALONG THE NORTH LINE AND THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 163.00 FEET TO A POINT LYING AND BEING ON THE CENTERLINE OF THE AFORESAID SOUTHWEST 15TH TERRACE; THENCE SOUTH 02°02'59" EAST ALONG SAID CENTERLINE, A DISTANCE OF 65.00 FEET; THENCE SOUTH 87°57'01" WEST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE LYING AND BEING IN BROWARD COUNTY, FLORIDA. CONTAINING 9,687 SQUARE FEET MORE OR LESS.

## NOTES:

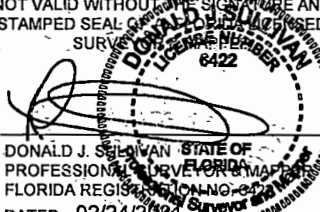
1. THIS IS NOT A MAP OF BOUNDARY SURVEY, BUT IS A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
2. NO MONUMENTATION WAS SET DURING THE PREPARATION OF THIS INSTRUMENT.
3. THE UNDERSIGNED & DJS SURVEYORS, INC., MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY AND/OR EASEMENTS RECORD.
4. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF SOUTHWEST 15TH TERRACE HAVING AN ASSUMED BEARING OF S 02°02'59" E.
5. THIS SKETCH AND DESCRIPTION CONSISTS OF TWO (2) SHEETS AND IS NOT COMPLETE WITHOUT ALL SHEETS.
6. THIS SKETCH AND DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND SEAL OF THE CERTIFYING SURVEYOR. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DONALD J. SULLIVAN ON 2/24/2021.

REVISIONS	DATE	BY	CHKD	F.B./PG.



**DJS SURVEYORS, INC.**  
 PROFESSIONAL SURVEYORS AND MAPPERS  
 20283 STATE ROAD 7, SUITE 200  
 BOCA RATON, FL 33498  
 PH. 561.883.0470, FX. 561.883.0480  
 CERTIFICATE OF AUTHORIZATION NO. LB 7870  
 www.djssurveyors.com

NOT VALID WITHOUT SIGNATURE AND STAMPED SEAL OF SURVEYOR

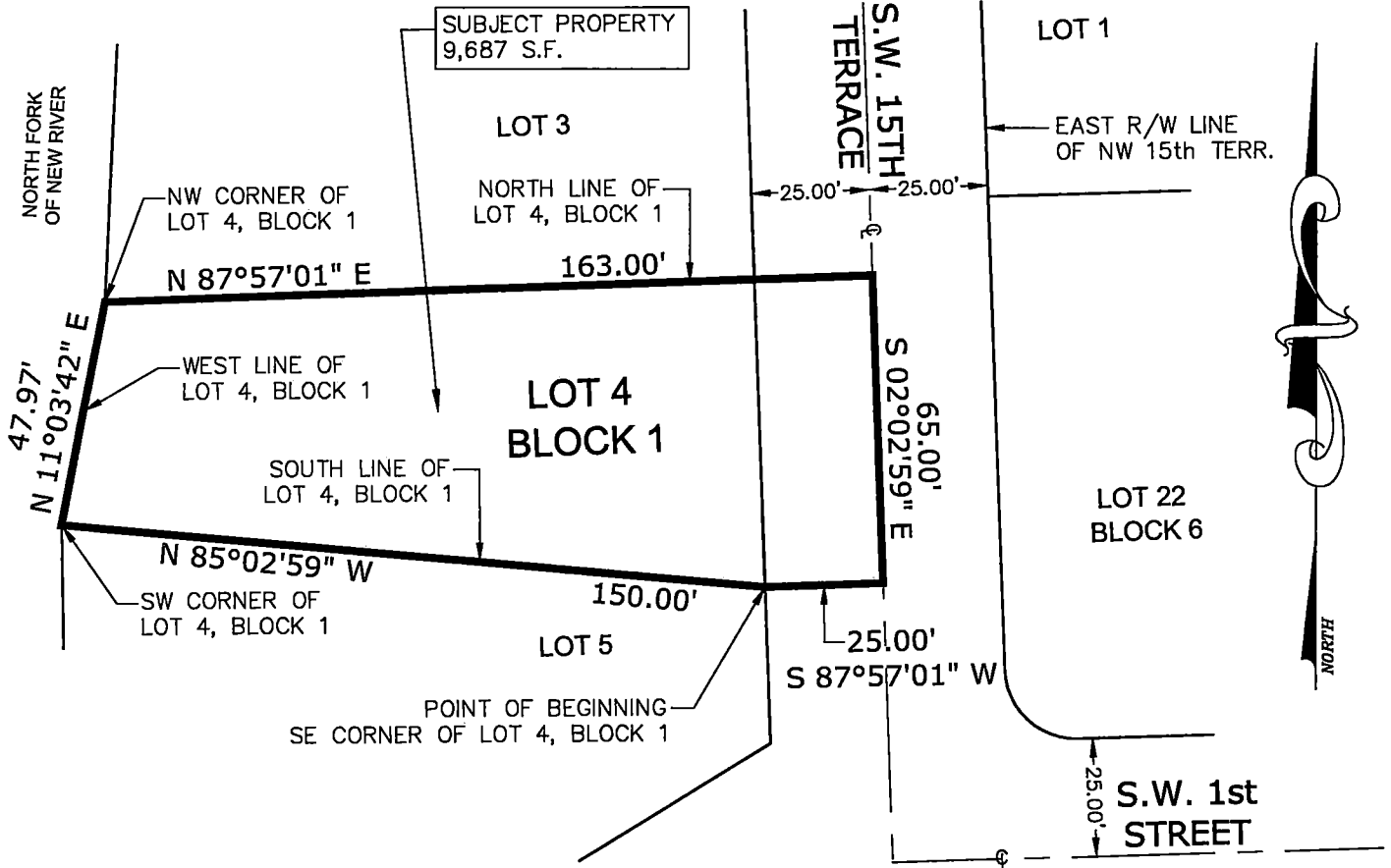


DONALD J. SULLIVAN  
 PROFESSIONAL SURVEYOR  
 FLORIDA REGISTERED PROFESSIONAL SURVEYOR  
 LICENSE NO. 6422  
 DATED: 02/24/2021

<b>JOB No:</b> 21-187	
FB/PG: 00/00	SHEET No: <b>1/2</b>
DRAWN BY: R.M.	
CKD. BY: D.J.S.	
SCALE: N/A	

M. D. J. K.

# "EXHIBIT A" SKETCH & DESCRIPTION REZONING FROM "RML-25" TO "CB"



**LEGEND:**

- B. C. R. BROWARD COUNTY RECORDS
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
- P. O. B. POINT OF BEGINNING
- P. B. PLAT BOOK
- PG. PAGE
- ⊕ CENTERLINE
- R/W RIGHT-OF-WAY



SCALE: 1"=40'

REVISIONS	DATE	BY	CHKD	F.B./PG.



**DJS SURVEYORS, INC.**  
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 www.djssurveyors.com

**JOB No:** 21-187

**FB/PG:** 00/00

**DRAWN BY:** R.M.

**CKD. BY:** D.J.S.

**SCALE:** 1" = 40'

**SHEET No:**  
**2/2**