



July 26, 2023

2217 NW 19 ST,  
FORT LAUDERDALE, FL 33311

RE: Folio #: 494229040300

We have reviewed our records with respect to the current zoning of the above referenced property folio and can confirm that it is zoned as **B-3 (County Intense Commercial Business District)**. The Future Land-Use is **COMMERCIAL**.

Attached is a copy of the permitted uses allowed in the **B-3 (County)** zoning district and a map of the abutting zoning districts. Although this property has been annexed by the City, it still retains the county zoning.

Any permitted or conditional uses indicated herein, are subject to all requirements of the Unified Land Development Regulations (ULDR) including Section 47-24, Development Permits and Procedures. The issuance of this letter by the City does not exempt the subject site from the approval process as required by the ULDR.

The subject property is located in the **Executive Airport buffer zone** and may be subject to Federal Aviation review.

Please feel free to contact me at [Mmalik@fortlauderdale.gov](mailto:Mmalik@fortlauderdale.gov) you require additional assistance in this regard.

Sincerely,

*Mohammed Malik*

Mohammed Malik  
Zoning Administrator

MM/je  
Enclosures



## PROPERTY DETAILS

Folio	494229040300
Parcel ID	9229040300
Address	2217 NW 19 ST, FORT LAUDERDALE, FL 33311
Owner(s)	LES IMMEUBLES S S LEVESQUE INC
Property Description	NORTH WEST LAUDERDALE 25-25 B LOT 39 E 25, 40, 41, 42 BLK 1
BCPA GIS SQFT	32374
City GIS SQFT	32374
Millage Code	0312
Detailed Use	28 - Commercial - Parking lots (commercial or patron), mobile home parks
Year Built of Property	2016
Number of Buildings	0
Bed Count	0
Bath Count	0
Number of Units	0
Building Adjusted SQFT	0
Building Total SQFT	0

## PLANNING AND COMMUNITY DEVELOPMENT

Zoning Designation	B-3
Zoning Description	B-3 - County
Designating Agency	County
Future Land-Use Designation	COMMERCIAL
Flex Zone	n/a
FAA Height Restriction FT.	175
FAA Facility	exec-airport
FEMA Flood Zone	0.2 PCT Annual Chance Flood Hazard;AH
Base Flood Elevation	8;N/A
FEMA Panel	12011C0368H
CDGB Eligible	Yes
CDGB Census Tract	050800
Pct. Low-Mod Income	50.0 - 60.0

## SERVICE DELIVERY

Assigned Fire Station	46
Trash Pick-Up Provider	Republic Services
Trash Pick-Up District	n/a
Trash Pick-Up Schedule	Weekly
Trash Pick-Up Day	Wednesday & Saturday
Recycling Provider	Coastal Waste & Recycling
Recycling Schedule	Weekly
Recycling Day	Wednesday
Bulk Trash Provider	WM
Bulk Trash Schedule	Monthly
Bulk Trash Day	3rd Thursday
Yard waste Pick-Up Provider	Republic Services
Yard waste Pick-Up District	n/a
Yard waste Pick-Up Schedule	Weekly
Yard waste Pick-Up Day	Saturday
Area Crew	61-54
Sewer Crew	82-57

## ADMINISTRATIVE/REGULATORY

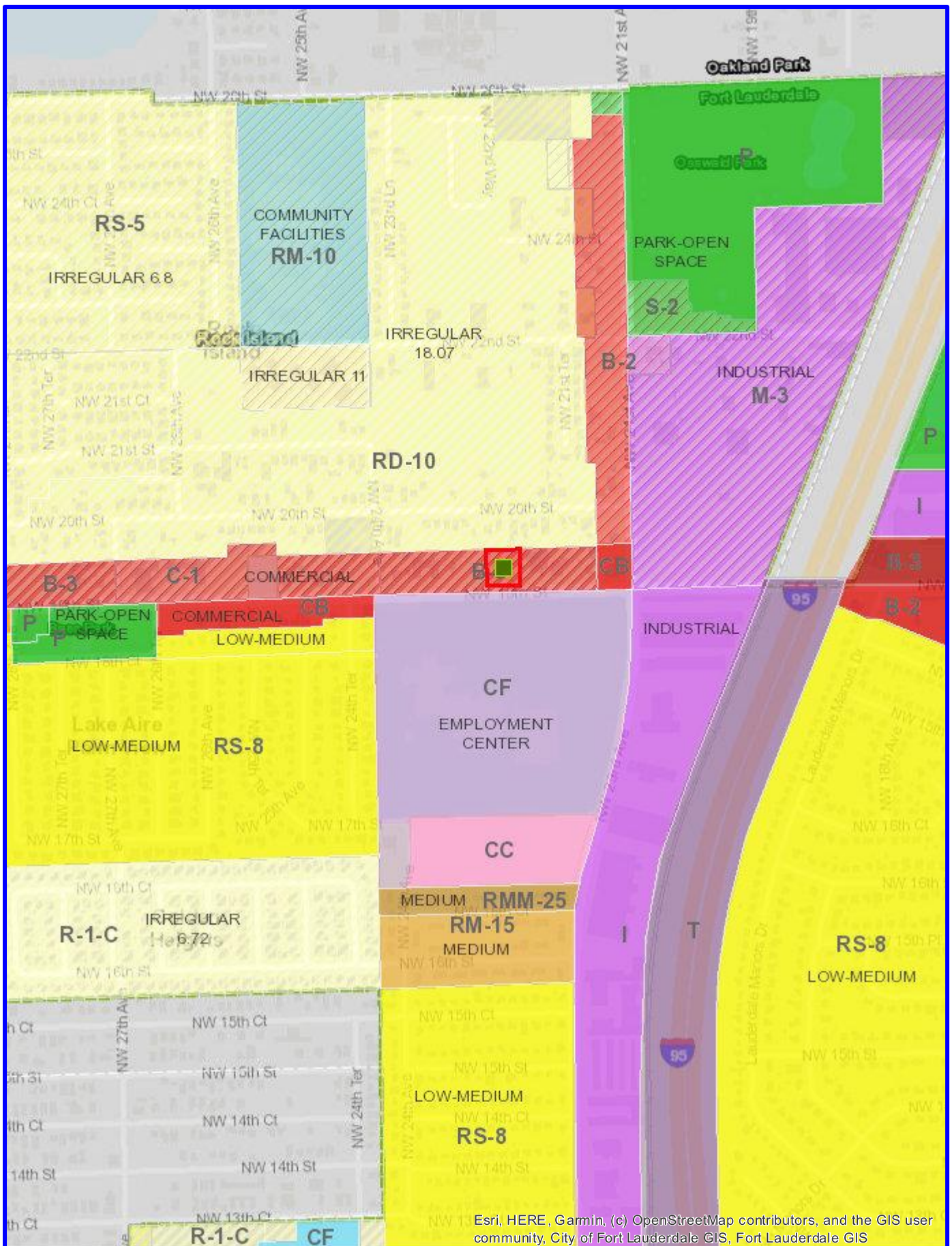
Neighborhood	Rock Island Community Dev., Inc.
Code Compliance Area	33
Code Compliance Area Name	Rock Island Community Dev., Inc.
Code Compliance Officer	Karen Proto #318
Vacation Rental Area Code Officer	Evan Oaks #309
Code Compliance Senior Officer	Patrice Jolly #140
City Commission District	3
City Commissioner	Pamela Beasley-Pittman
County Commission District	8
County Commissioner	Robert McKinzie
School Board District	5
School Board Rep	Dr. Jeff Holness
Assigned Elem. School	Rock Island Elementary
School Website	<a href="https://rockisland.browardschools.com/">https://rockisland.browardschools.com/</a>
Assigned Middle School	Dandy, William E. Middle
School Website	<a href="https://williamdandy.browardschools.com/">https://williamdandy.browardschools.com/</a>
Assigned High School	Anderson, Boyd High
School Website	<a href="https://www.boydandersonhigh.net/">https://www.boydandersonhigh.net/</a>
Police District	2
Evacuation Zone	C
Evacuation Zone Description	Typically not a mandatory evacuation

## ASSESSMENTS

Just Land Value	\$388,490.00
Just Building Value	\$23,700.00
Just Other Value	\$0.00
Current Assessed Value	\$412,190.00
Last Year's Assessed Value	\$331,250.00
Assessed Value Year Over Year Change	\$80,940.00
Assessed Value % Change	19.64%
Save Our Home Value	\$364,370.00
Last Years Save Our Home	\$331,250.00
Current Taxable Value	\$364,370.00
Last Years Taxable Value	\$331,250.00
Taxable Value Year Over Year Change	\$33,120.00
Taxable Value % Change	9.09%
City Taxable Value	\$364,370.00
County Taxable Value	\$364,370.00
School Taxable Value	\$412,190.00
1st Homestead Amount	\$0.00
Widows Veterans Disability	\$0.00
Indendent Mixed Exemption	\$0.00

## SALES HISTORY

1st Sale Date	07/26/2019
1st Sale Amount	\$382,000.00
1st Deed Type	WD
2nd Sale Date	02/03/2016
2nd Sale Amount	\$170,000.00
2nd Deed Type	SWD
3rd Sale Date	08/06/2015
3rd Sale Amount	\$100.00
3rd Deed Type	QCD
4th Sale Date	06/25/2015
4th Sale Amount	\$100.00
4th Deed Type	CET
5th Sale Date	07/03/2008
5th Sale Amount	\$100.00
5th Deed Type	DR*



CITY OF FORT LAUDERDALE

FOLIO 494229040300



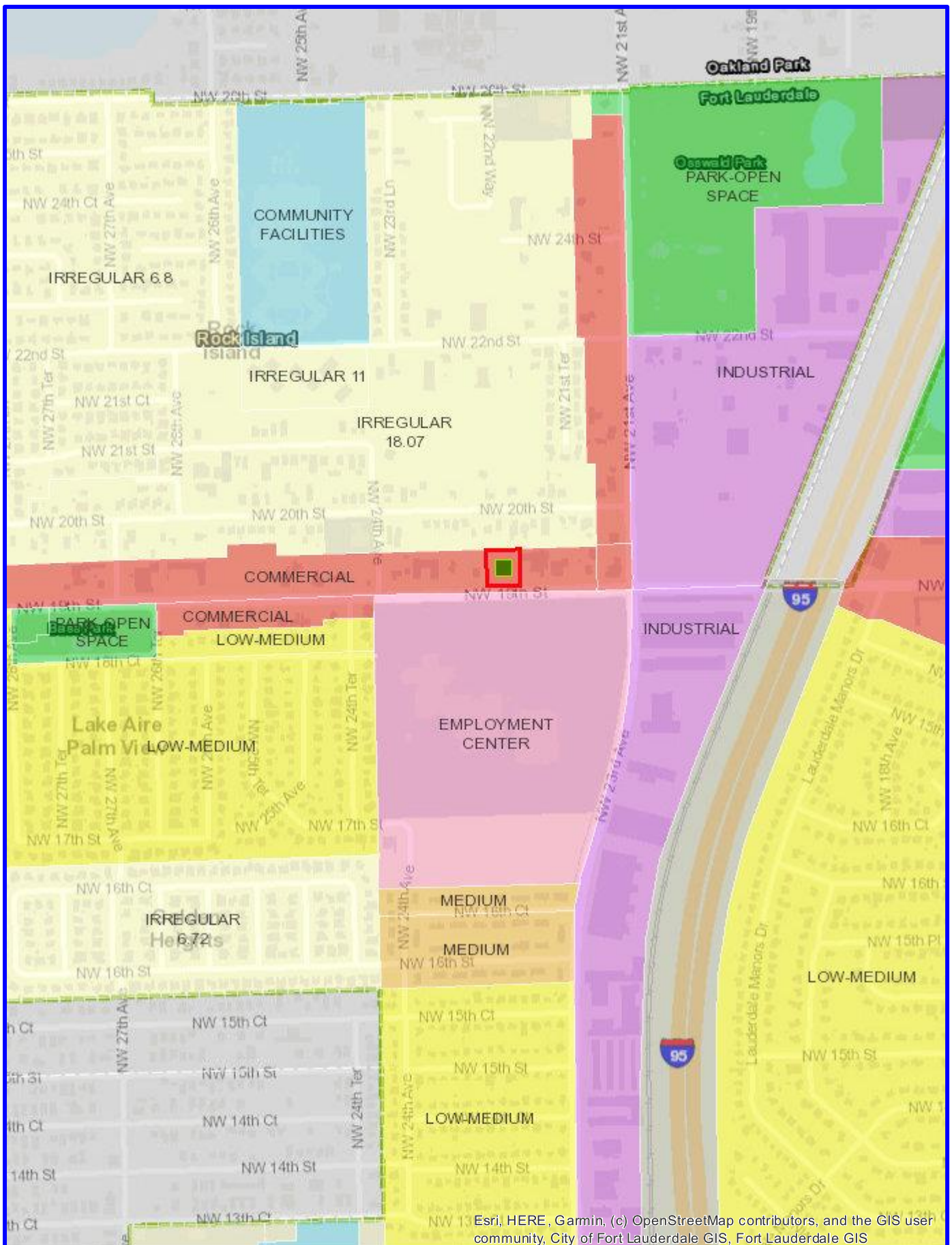
0 380 760 Feet

**GIS**  
Fort Lauderdale









CITY OF FORT LAUDERDALE

## FOLIO 494229040300 FUTURE LAND USE



0 380 760 Feet

**GIS**  
Fort Lauderdale

(m) *Miscellaneous provisions.* In addition to general provisions herein, commercial business districts shall also be subject to Article IX, "General Provisions," of this Chapter.  
(Ord. No. 1999-23, § 3, 5-11-99; Ord. No. 2000-36, § 36, 8-22-00)

### Sec. 39-295. Permitted uses.

Permitted principal uses in all business districts shall be limited to those uses specified in the Master Business List. Any use not specifically listed herein, but which is commercial in nature, shall be determined by the zoning official to be permitted in the zoning district specifying the most similar use thereto. All permitted uses shall be subject to section 39-300, "Limitations of uses." Specific subsection references are included in the following Master Business List.

#### Master Business List

*P = Permitted*

*C = Conditional*

*A = Accessory use only*

Use	B-1	B-2	B-3	B-4	C-1	CR	OP
Accessory dwellings [see section 39-300(a)]	A	A	A	A	A		
Adult entertainment establishments [see Article XI]			P		P		
Adult video store			P		P		
Amusement center (video arcade, games) [see section 39-300(c)]		P	P			A	
Amusement park [see section 39-300(b)]						P	
Appliance store (major)		P	P	P	P		
Auction house			P		P		
Auditorium						P	
Automobile, truck and recreational vehicle accessories; sales and installation [see section 39-300(d)]		P	P	P	P		
Automobile detailing or cleaning (other than automated car washes)			P		P		
Automobile repair garage (mechanical) [see section 39-300(e)]			P		P		
Automobile paint and/or body shop [see section 39-300(e)]					P		
Awning and canvas shop					P		
Bank or financial institution	P	P	P	P			P
Bar, lounge, tavern or pub		P	P		P	A	A
Barber shop, beauty salon, nail salon	P	P	P	P			A
Bakery, retail	P	P	P	P			A
Billiard center or pool hall [see section 39-300(c)]		P	P			A	
Bingo hall		P	P		P		
Blood bank			P		P		
Boarding or breeding kennel [see section 39-300(f)]			P		P		
Boat building, repair and dry storage [see section 39-300(g)]					P		
Boat sales			P		P		

<i>Use</i>	<i>B-1</i>	<i>B-2</i>	<i>B-3</i>	<i>B-4</i>	<i>C-1</i>	<i>CR</i>	<i>OP</i>
Bookstore, newsstand	P	P	P	P			A
Bottled gas storage, filling or distribution					P		
Bowling center		P	P	P	P	P	
Bus terminal [see section 39-300(h)]		P	P	P	P		
Cabinet or carpenter shop [see section 39-300(i)]					P		
Car wash, self-service or automated		P	P	P	P		
Catering or food delivery service	P	P	P	P	P		
Child care center, pre-school or adult day care [see section 39-300(j)]	P	P	P	P			A
Clothing store	P	P	P	P			
Club, private bottle			P		P		
Club, private fraternal or lodge			P		P		
Coin laundry	P	P	P				
Commercial vehicle storage yard (nonaccessory) [see section 39-300(k)]					P		
Contractor's shops [see section 39-300(l)]					P		
Convenience store [see section 39-300(p)]	P	P	P	P	P		
Courier service		P	P	P	P		A
Dance club			P				
Delicatessen	P	P	P	P			A
Department store		P	P	P			
Dinner theater		P	P	P			
Dry cleaning or laundry drop-off and pick-up	P	P	P	P	P		A
Electronics sales or repair	P	P	P	P	P		
Employment agency, business and professional		P	P	P			
Employment agency, day labor [see section 39-300(m)]			P		P		
Equipment sales and rental (construction, industrial, agricultural) [see section 39-300(n)]					P		
Escort or dating service			P				
Essential services and utilities	P	P	P	P	P	P	P
Fairground						P	
Flea market, indoor			P	P			
Flooring store (carpet, tile, etc.)		P	P	P	P		
Florist	P	P	P	P			A
Funeral home, mortuary [see section 39-300(o)]		P	P		P		
Furniture store		P	P	P			
Gasoline station [see section 39-300(p)]		P	P	P	P		
Glass and mirror shop			P		P		
Golf course						P	
Golf driving range [see section 39-300(b)]			P			P	
Golf, miniature			P			P	
Gym or fitness center		P	P	P		P	A



<i>Use</i>	<i>B-1</i>	<i>B-2</i>	<i>B-3</i>	<i>B-4</i>	<i>C-1</i>	<i>CR</i>	<i>OP</i>
Hardware store	P	P	P	P	P		
Hobby or craft store	P	P	P	P			
Holiday wayside stand (see section 39-239)		C	C	C	C		
Home improvement center			P	P	P		
Hotel or motel			P			A	A
Laboratory (medical, dental, research and development)		P	P		P		P
Lawn and garden shop	P	P	P	P	P		
Library, museum, art gallery and other such exhibitions		P	P	P			
Lumberyard					P		
Marina [see section 39-300(q)]			P		P	P	
Mobile collection center [see section 39-300(r)]		P	P		P		
Mobile food unit [see section 39-300(s)]			C	C	C	C	C
Nightclub		P	P	P			
Offices (business, professional or governmental)	P	P	P	P	P		P
Offices (medical, dental, psychiatric or chiropractic)	P	P	P	P			P
Outdoor event (see section 39-238)	C	C	C	C	C		
Outdoor recreation club [see section 39-300(b)]						P	
Package delivery service			P		P		
Package liquor, beer or wine		P	P		P		
Parts store, vehicles or boats [see section 39-300(t)]		P	P	P	P		
Pawnshop [see section 39-300(u)]			P		P		
Personal service shops (other than those specified herein)			P		P		
Pest control service			P		P		
Pharmacy	P	P	P	P			
Places of worship [see section 39-300(v)]	P	P	P				
Plant or produce sales		P	P	P	P		
Post office	P	P	P	P			P
Photocopy or small job printing shop		P	P	P	P		A
Racetrack [see section 39-300(b)]						P	
Recording or broadcasting studio (music, radio, television, film)		P	P	P	P		P
Recreational vehicle park, campground [see section 39-300(w)]						P	
Repair shop, household and personal items	P	P	P	P	P		
Restaurant, fast food [see section 39-300(x)]		P	P	P	P	A	A
Restaurant, full service	P	P	P	P	P	A	A
Restaurant, take-out	P	P	P	P	P	A	A
Retail store (other than those specified herein)		P	P	P		A	

<i>Use</i>	<i>B-1</i>	<i>B-2</i>	<i>B-3</i>	<i>B-4</i>	<i>C-1</i>	<i>CR</i>	<i>OP</i>
School, commercial (art, music, theatrical, business, technical)		P	P	P			A
School, trade or vocational [see section 39-300(aa)]			P		P		
Shopping center		P	P	P			
Skateboard facility [see sections 39-300(b) and (y)]		P	P			P	
Skating rink [see sections 39-300(b) and (y)]		P	P			P	
Soft drink bottling					P		
Sports arena						P	
Sports courts (tennis, batting cages, etc.) [see section 39-300(b)]						P	
Stadium [see section 39-300(b)]						P	
Supermarket		P	P	P			
Swap meet or outdoor flea market			P		P		
Swimming pool supplies [see section 39-300(z)]		P	P	P	P		
Target range [see section 39-300(b)]					P		
Tattoo shop			P		P		
Theater		P	P	P		A	
Tool rental (small tools and equipment)		P	P	P	P		
Upholstery shop		P	P	P	P		
Union hall			P		P		
Vehicle sales, rental or leasing (autos, trucks, recreational)			P		P		
Veterinary clinic		P	P	P	P		
Veterinary hospital [see section 39-300(bb)]			P	P	P		
Video store	P	P	P	P			
Warehouse, self-storage [see section 39-300(cc)]			P		P		
Water parks, commercial (water slides, pools, etc.) [see section 39-300(b)]						P	
Wholesale distribution warehouses					P		
Wholesale stores			P	P	P		
Wireless communication facilities [see section 39-102]	P	P	P	P	P	P	P

(Ord. No. 1999-23, § 3, 5-11-99; Ord. No. 2000-14, § 3, 4-11-00; Ord. No. 2000-36, § 37, 8-22-00)

#### **Sec. 39-296. Prohibited uses.**

Any use which is not specifically listed, or which by inference is not listed, in section 39-295 shall be prohibited.

(Ord. No. 1999-23, § 3, 5-11-99)

#### **Sec. 39-297. Plot size.**

(a) There shall be no minimum plot size, except as specified in section 39-300, in B-1, B-2, B-3, B-4, and C-1 districts.