



Property Information

PID # 4942-17-00-0010
Property Type: Roads/ROW
Property Address:
 W COMMERCIAL BLVD
 FORT LAUDERDALE, FL 33309
Current Owner:
 DARSHAN PATIL

Tax Mailing Address:
 871 NE 207TH LN APT 201
 NORTH MIAMI BEACH, FL 33179-1952

Property Use:
Use Code: 94 / RIGHT-OF-WAY
Land Use:
 Right-Of-Way (94)
Zoning: P
Lot Size: 0.2111 acres / 9,197 sf
Waterfront: No
Subdivision:

Census Tract/Block: 050208 / 3043
Twn: 49E / **Rng:** 42S / **Sec:** 17
Block: / **Lot:**
Latitude: 26.186904
Longitude: -80.18345

Legal Description:
 17-49-42 ALL THAT POR OF SW1/4 OF SAID SEC, BEING BOUNDED ON THE E BY E/L OF NW1/4 OF SW1/4 OF SEC 17 ON S BY A LINE 20 FT N & PARA WITH NLY R/W/L OF COMMERCIAL BLVD, ON W BY A LINE 60 FT W & PARA WITH E/L [more...]



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| | | | |
|-------------|--------------|------------|-------|
| Residential | Agricultural | Government | Water |
| Commercial | Industrial | Other | Condo |

Active Sold Pending Withdrawn Expired

Foreclosures

Value Information

| | | | | | |
|------------------------|---------|---------------------------|---------|--------------------------|----------------|
| Building Value: | \$0 | Just Market Value: | \$2,760 | Assessment Year: | 2023 * |
| Ag Value: | | Assessed Value: | \$2,760 | Taxable Value: | \$2,760 |
| Land Value: | \$2,760 | Homestead: | NO | Total Tax Amount: | \$51.11 (2022) |
| | | Total Exemptions: | \$0 | | |

Taxing District(s): 0312 - FORT LAUDERDALE

*Preliminary Values Collected From Florida DOR Preliminary NAL files, Aug 2023

Sales Information

Deed Type: Correction Deed **Price:** \$0 **Qualifiers:** U¹
Sale Date: 06/05/2023 **Recorded Date:** 06/06/2023 **Document #:** 118899697
Grantor: CLERK OF CIRCUIT COURT OR COUNTY COMPTRO **Grantee:** PATIL DARSHAN

Qualifier Flags: Q=Qualified, U=Unqualified, O=Other (see note), M=Multiple, P=Partial, V=Vacant, I=Improved
¹ UNQUALIFIED - OTHER

Building Information

No buildings on this property.

Covered Parking: No

Pool: No

Assigned Schools

| School Name | Grades | Enrollment | School Rating | Distance |
|--|--------|------------|---------------|-----------|
| Oriole Elementary School Larger Class Sizes Below Average Standardized Testing Scores On Low Performing List | PK-05 | 572 | C (2022/2023) | 2.9 miles |
| Lauderdale Lakes Middle School Below Average Teachers Larger Class Sizes Below Average Standardized Testing Scores | 06-08 | 828 | C (2022/2023) | 2.7 miles |
| Boyd H. Anderson High School Below Average Teachers Large Class Sizes Below Average Standardized Testing Scores | 09-12 | 1,982 | C (2022/2023) | 2.2 miles |

Source: National Center for Education Statistics, 2021-2022 ; Florida Dept of Education, 2022-2023

Sec. 47-6.20. - Table of dimensional requirements. (Note A)

| | | District | | | |
|--|---|-----------------|--------------------------------|------|---|
| Requirements | | CB | B-1 | B-2 | B-3 |
| Maximum height (ft.) Note B | | 150 | 150 | 150 | 150 |
| Minimum lot size Minimum lot width | | None | None | None | None |
| Maximum FAR | | None | None | None | None |
| Minimum front yard (ft.) | | 5* | 5* | 5* | 5* |
| Minimum corner yard (ft.) | | 5* | 5* | 5* | 5* |
| Minimum side yard (ft.): | | | | | |
| | When contiguous to residential property | 10 | 10 NO APPLICABLE | 15 | 20 |
| | All others | None | None | None | None, except when any portion of a structure is greater in height than 100 ft. that portion of the structure shall be set back an additional 1 ft. for each 1 ft. of building height over 100 ft. |
| Minimum rear yard (ft.): | | | | | |

| | | | | | |
|--|---|------|--|------|---|
| | When contiguous to residential property | 15 | 15 No Applicable No Applicable | 20 | 25 |
| | All others | None | None | None | None, except when any portion of a structure is greater in height than 100 ft. that portion of the structure shall be set back an additional 1 ft. for each 1 ft. of building height over 100 feet. |

Note A: Dimensional regulations may be subject to additional requirements, see Section 47-23, Specific Location Requirements, and Section 47-25, Development Review Criteria.

Note B: East of the Intracoastal Waterway, height for all districts is limited to one hundred twenty (120) feet.

* Where the height of a building in a business zoning district exceeds nine feet measured from the ground floor elevation, that portion of the building may extend into the front yard area.

(Ord. No. C-97-19, § 1(47-6.4), 6-18-97; Ord. No. C-04-10, § 3, 4-7-04)

CHANGING ZONING Pre-APPROVED X

Sec. 47-6.11. - List of permitted and conditional uses, Boulevard Business (B-1) District.

District Categories—Automotive, Boats, Watercraft and Marinas, Commercial Recreation, Food and Beverage Sales and Service, Lodging, Mixed Use Developments, Public Purpose Facilities, Retail Sales, Services/Office Facilities, and Accessory Uses, Buildings and Structures.

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| A. PERMITTED USES | B. CONDITIONAL USES: See Section 47-24.3. |
|--|---|
| <p>1. Automotive</p> <p>a. Automotive Sales, Rental, New vehicles, see Section 47-18.3.</p> <p>b. Automotive Parts & Supplies Store.</p> <p>c. Automotive Repair Shop, including minor repair, see Section 47-18.4.</p> <p>d. Automotive Service Station, see Section 47-18.5.</p> <p>e. Car Wash, automatic, see Section 47-18.7.</p> <p>f. Motorcycle/moped sales.</p> <p>g. Tire Sales, including Retreading and Service.</p> | |
| <p>2. Boats, Watercraft and Marinas</p> <p>a. Marine Parts and Supplies Store.</p> <p>b. Sailmaking.</p> <p>c. Watercraft Repair, minor repair, see Section 47-18.37.</p> <p>d. Watercraft Sales and Rental, new or used, see Section 47-18.36.</p> | <p>a. Charter and Sightseeing Boat, see Section 47-23.8.</p> <p>b. Hotel Marina, see Section 47-23.8.</p> <p>c. Marina, see Section 47-23.8.</p> <p>d. Marine Service Station see Section 47-18.20.</p> <p>e. Watercraft Sales and Rental, new or used, on a waterway, see Section 47-23.8.</p> |
| <p>3. Commercial Recreation</p> <p>a. Billiard Parlor.</p> <p>b. Bingo Hall.</p> <p>c. Bowling Alley.</p> <p>d. Indoor Motion Picture Theater.</p> <p>e. Performing Arts Theater.</p> | <p>a. Golf Course, Golf Range.</p> <p>b. Indoor Firearms Range, Section 47-18.18.</p> <p>c. Miniature Golf.</p> |

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|------|---|----|---|
| * 4. | <u>Food and Beverage Service</u> | | |
| a. | Bakery Store. | | |
| b. | Bar, Cocktail Lounge, Nightclub. | | |
| c. | Cafeteria. | | |
| d. | Candy, Nuts Store. | | |
| e. | Convenience Kiosk. See <u>Sec. 47-18.43.</u> | | |
| f. | Convenience Store. See <u>Sec. 47-18.43.</u> | | |
| g. | Convenience Store, Multi-Purpose. See <u>Sec. 47-18.43.</u> | | |
| h. | Delicatessen. | | |
| i. | Food and Beverage Drive-Thru. | | |
| j. | Fruit and Produce Store. | | |
| k. | Grocery/Food Store. | | |
| l. | Ice Cream/Yogurt Store. | | |
| m. | Liquor Store. See <u>Sec. 47-18.43.</u> | | |
| n. | Meat and Poultry Store. | | |
| o. | Package Liquor Store. See <u>Sec. 47-18.43.</u> | | |
| p. | Restaurant. | | |
| q. | Seafood Store. | | |
| r. | Supermarket. | | |
| 5. | <u>Lodging</u> | | |
| a. | Bed and Breakfast Dwelling, see <u>Section 47-18.6.</u> | | |
| b. | Hotel, see <u>Section 47-18.16.</u> | | |
| * 6. | <u>Mixed Use Developments</u> | | |
| | NONE APPLICABLE | a. | Mixed Use Development, see <u>Section 47-18.21.</u> |
| * 7. | <u>Public Purpose Facilities</u> | | |

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- a. Civic and Private Club Facility.
- b. Government Administration.
- c. Hospital.
- d. House of Worship.
- e. Library.
- f. Museum.
- g. Active and Passive Park, see Section 47-18.44.
- h. Public/Private Recreation.
- i. Police and Fire Substation.
- j. Post Office Substation.
- k. School.

- a. Social Service Residential Facility, see Section 47-18.32.

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X 8. Retail Sales

- a. Antiques Store.
- b. Apparel/Accessories Store.
- c. Arts & Crafts Supplies Store.
- d. Art Galleries, Art Studio.
- e. Bait and Tackle Store.
- f. Bicycle Shop.
- g. Book Store.
- h. Camera, Photographic Supplies Store.
- i. Card & Stationery Store.
- j. Cigar, Tobacco Store.
- k. Computer/Software Store.
- l. Consignment, Thrift Store.
- m. Cosmetic, Sundries Store.
- n. Department Store.
- o. [Reserved.]
- p. Fabric, Needlework, Yarn Shop.
- q. Flooring Store.
- r. Florist Shop.
- s. Furniture Store.
- t. Gifts, Novelties, Souvenirs Store.

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|-------|---|
| u. | Glassware, China, Pottery Store. |
| v. | Hardware Store. |
| w. | Hobby Items, Toys, Games Store. |
| x. | Holiday-Related Merchandise, Outdoor Sales, see Section 47-18.15. |
| y. | Home Improvement Center. |
| z. | Household Appliances Store. |
| aa. | Jewelry Store. |
| bb. | Lawn & Garden Center, outdoor display permitted. |
| cc. | Linen, Bath, Bedding Store. |
| dd. | Luggage, Handbags, Leather Goods Store. |
| ee. | Medical Supplies Sales. |
| ff. | Music, Musical Instruments Store. |
| gg. | Newspapers, Magazines Store. |
| hh. | Office Supplies, Equipment Store. |
| ii. | Optical Store. |
| jj. | Paint, Wallpaper Store. |
| kk. | Party Supply Store. |
| ll. | Pet Store. |
| ll-1. | Pharmacy. |
| mm. | Shoe Store. |
| nn. | Sporting Goods Store. |
| oo. | Tapes, Videos, Music CD's Stores. |
| 9. | Services/Office Facilities |

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CONTINUES

- a. Auction House.
- b. Copy Center.
- c. Check Cashing Store.
- d. Dry Cleaner, see Section 47-18.12.
- e. Financial Institution, including Drive-Thru Banks.
- f. Film Processing Store.
- g. Formal Wear, Rental.
- h. Funeral Home.
- i. Hair Salon.
- j. Health and Fitness Center.
- k. Instruction: Fine Arts, Sports Recreation, Dance, Music, Theater.
- l. Interior Decorator.
- m. Laundromat, see Section 47-18.19.
- n. Mail, Postage, Fax Service.
- o. Massage Therapist.
- p. Medical Clinic.
- q. Medical/Dental Office.
- r. Nail Salon.
- s. Nursing Home.
- t. Parking Facility, see Section 47-20.
- u. Personnel Services.

- a. Adult Gaming Center, see Section 47-18.42.
- b. Child Day Care Facilities, see Section 47-18.8.
- c. Helistop, see Section 47-18.14.
- d. Medical Cannabis Dispensing Facilities, see Section 47-18.46.

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- v. Pet Boarding Domestic Animals only.
- w. Photographic Studio.
- x. Professional Office.
- y. Security Systems.
- z. Senior Citizen Center, see Section 47-18.30.
- aa. Shoe Repair, Shoe Shine.
- bb. Swimming Pool Supplies and Service.
- cc. Tailor, Dressmaking Store, Direct to the Customer.
- dd. Tanning Salon.
- ee. Tattoo Artist.
- ff. Trade/Business School.
- gg. Travel Agency.
- hh. Veterinary Clinic, see Section 47-18.35.
- ii. Watch and Jewelry Repair.

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| * | 10. <u>Accessory Uses, Buildings and Structures (See also Section 47-19.)</u> |
| | a. <u>Accessory Uses to Hotels, see Section 47-19.8.</u> |
| | b. <u>Automotive Sales, Used Vehicles, when accessory to a new automotive sales dealer.</u> |
| | c. <u>Catering Services.</u> |
| | d. <u>Child Day Care—Corporate/Employee Sponsors, when accessory to Professional Office, see Section 47-18.8.</u> |
| | e. <u>Electronic Installation, when accessory to electronic sales, only in wholly enclosed building.</u> |
| | f. <u>Film Processing, when accessory to a permitted use.</u> |

→ CONTINUES

| | | | |
|-------|--|-----------------|----------|
| g. | Outdoor Dining and Sidewalk Café, see Section 47-19.9. | 10-CONTINUATION | |
| h. | Video Games Arcade, when accessory to a shopping center. | | Page (7) |
| * 11. | Urban Agriculture See Section 47-18.41. | No Applicable | |

(Ord. No. C-97-19, § 1(47-6.3.2), 6-18-97; Ord. No. C-11-14, § 7, 6-21-11; Ord. No. C-12-24, § 4, 7-10-12; Ord. No. C-12-45, § 3, 12-4-12; Ord. No. C-13-29, § 1, 8-20-13; Ord. No. C-15-36, § 2, 10-20-15; Ord. No. C-17-09, § 1, 5-16-17)



Environmental Protection and Growth Management Department
BUILDING CODE SERVICES DIVISION

2307 West Broward Boulevard Suite 300 Fort Lauderdale, Florida 33312 • 954-765-4400 • Broward.org/building

| City Building Departments | Location | Phone |
|---------------------------------|---|-----------------------|
| Broward County (Unincorporated) | 2307 W. Broward Blvd., Ste. 300 Fort Lauderdale, FL 33312 | 954-765-4400 Option 1 |
| Coconut Creek | 4800 West Copans Road. Coconut Creek, FL 33063 | 954-973-6750 |
| Cooper City | 9090 SW 50th Place, Cooper City, FL 33328 | 954-434-4300 #230 |
| Coral Springs | 9500 W. Sample Road, Coral Springs, FL 33065 | 954-345-2132 |
| Dania Beach | 100 W. DANIA Beach Blvd, Dania Beach, FL 33004 | 954-924-6805 |
| Davie | 6591 Orange Dr., Davie, FL 33314 | 954-797-1111 |
| Deerfield Beach | 150 NE 2nd Ave., Deerfield Beach, FL 33441 | 954-480-4250 |
| Fort Lauderdale | 700 NW 19th Ave., Fort Lauderdale, FL 33311 | 954-828-6520 |
| Hallandale Beach | 400 S. Federal Hwy., Hallandale Beach, FL 33009 | 954-457-1382 |
| Hillsboro Beach | 1210 Hillsboro Mile, Hillsboro Beach, FL 33062 | 954-427-4011 |
| Hollywood | 2600 Hollywood Blvd. Room 320, Hollywood, FL 33020 | 954-921-3335 |
| Lauderdale-by-the-Sea | 4509 N. Ocean Dr., Lauderdale-by-the-Sea, FL 33308 | 954-640-4215 |
| Lauderhill | 5581 W. Oakland Park Blvd., Lauderhill, FL 33313 | 954-730-3060 |
| Lauderdale Lakes | 4300 NW 36th St., Lauderdale Lakes, FL 33319 | 954-535-2480 |
| Lighthouse Point | 3701 NE 22ND Ave., Lighthouse Point, FL 33064 | 954-943-6509 |
| Margate | 901 NW 66th Ave., B, Margate, FL 33063 | 954-970-3004 |
| Miramar | 2300 Civic Center Pl., Miramar, FL 33025 | 954-602-3200 |
| North Lauderdale | 701 SW 71st Ave., North Lauderdale, FL 33068 | 954-724-7069 |
| Oakland Park | 5399 N. Dixie Hwy., Ste. 3, Oakland Park, FL 33334 | 954-630-4350 |
| Parkland | 6600 N. University Dr., Parkland, FL 33067 | 954-753-5447 |
| Pembroke Park | 3150 SW 52nd Ave., Hollywood, FL 33023 | 954-966-4600 |
| Pembroke Pines | 601 SW City Center Blvd., Pembroke Pines, FL 33025 | 954-435-6502 |
| Plantation | 401 NW 70th Terrace, Plantation, FL 33317 | 954-797-2250 |
| Pompano Beach | 100 W. Atlantic Blvd., Pompano Beach, FL 33060 | 954-786-4670 |
| Southwest Ranches | 13400 Griffin Road, Fort Lauderdale, FL 33330 | 954-434-0008 |
| Sunrise | 3801 N. University Dr., Sunrise, FL 33351 | 954-572-2374 |
| Tamarac | 6011 Nob Hill Rd. #1, Tamarac, FL 33321 | 954-597-3420 |
| Weston | 17250 Royal Palm Blvd., Weston, FL 33326 | 954-385-0500 |
| West Park | 1965 South State Road 7, West Park, FL 33023 | 954-989-2688 |
| Wilton Manors | 2020 Wilton Drive., Wilton Manors, FL 33305 | 954-390-2180 |