

ORDINANCE NO. C-15-30

AN ORDINANCE CHANGING THE UNIFIED LAND DEVELOPMENT REGULATIONS OF THE CITY OF FORT LAUDERDALE, FLORIDA, SO AS TO REZONE FROM "RMM-25 - RESIDENTIAL MULTIFAMILY MID RISE/MEDIUM HIGH DENSITY DISTRICT" TO "B-1 - BOULEVARD BUSINESS DISTRICT", LOTS 13 THROUGH 17 AND REZONE FROM "ROC - PLANNED RESIDENTIAL OFFICE DISTRICT" TO "B-1 - BOULEVARD BUSINESS DISTRICT", LOT 11 AND 12, BLOCK 51L, "CROISSANT PARK", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, FLORIDA, LOCATED WEST OF SOUTH FEDERAL HIGHWAY, SOUTH OF SOUTHEAST 14<sup>TH</sup> COURT, EAST OF SOUTHEAST 4<sup>TH</sup> AVENUE AND NORTH OF SOUTHEAST 15<sup>TH</sup> STREET, IN FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND AMENDING THE OFFICIAL ZONING MAP AND SCHEDULE "A" ATTACHED THERETO TO INCLUDE SUCH LANDS.

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WHEREAS, the applicant, Holman Automotive, Inc., applied for the rezoning of certain property as described in Section 1 herein; and

WHEREAS, the Planning and Zoning Board at its meeting of May 20, 2015 (PZ Case No. Z15002) did recommend 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, August 18, 2015 and Tuesday, September 1, 2015 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. That the Unified Land Development Regulations ("ULDR") of the City of Fort Lauderdale 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:

REZONE FROM "ROC - PLANNED RESIDENTIAL OFFICE DISTRICT" TO "B-1 - BOULEVARD BUSINESS DISTRICT":

LOTS 11 AND 12, BLOCK 51L, "CROISSANT PARK",  
ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT  
BOOK 4, PAGE 28, OF THE PUBLIC RECORDS OF  
BROWARD COUNTY, FLORIDA, SUCH LAND BEING  
LOCATED IN THE CITY OF FORT LAUDERDALE, BROWARD  
COUNTY, FLORIDA,

and

REZONE FROM "RMM-25 - RESIDENTIAL MULTIFAMILY  
MID RISE/MEDIUM HIGH DENSITY DISTRICT" TO "B-1 -  
BOULEVARD BUSINESS DISTRICT":

LOTS 13 THROUGH 17, BLOCK 51L, "CROISSANT PARK",  
ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT  
BOOK 4, PAGE 28, OF THE PUBLIC RECORDS OF  
BROWARD COUNTY, FLORIDA, SUCH LAND BEING  
LOCATED IN THE CITY OF FORT LAUDERDALE, BROWARD  
COUNTY, FLORIDA.

Location: West of South Federal Highway, south of S.E. 14<sup>th</sup> Court,  
east of S.E. 4<sup>th</sup> Avenue and north of S.E. 15<sup>th</sup> Street.

SECTION 2. 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 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 and effect ten days from the date of final passage.

SECTION 6. Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

SECTION 7. This approval is conditioned upon the applicant obtaining all other applicable state or federal permits before commencement of the development.

PASSED FIRST READING this the 18th day of August, 2015.

PASSED SECOND READING this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

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Mayor  
JOHN P. "JACK" SEILER

ATTEST:

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Senior Assistant City Clerk  
JEFFREY A. MODARELLI

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