

ORDINANCE NO. C-18-41

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 "MHP – MOBILE HOME PARK DISTRICT" TO "RMM-25 – RESIDENTIAL MID RISE MULTIFAMILY/MEDIUM, HIGH DENSITY DISTRICT", A PARCEL OF LAND LYING WITHIN THE WEST ONE-HALF OF THE WEST ONE-HALF OF THE NORTHEAST ONE QUARTER OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST, LOCATED WEST OF SOUTHWEST 25TH TERRACE, NORTH OF SOUTHWEST 5TH STREET, EAST OF SOUTHWEST 27TH AVENUE (RIVERLAND ROAD) AND SOUTH OF WEST BROWARD BOULEVARD, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FORT LAUDERDALE AND SCHEDULE "A" ATTACHED THERETO TO INCLUDE SUCH LANDS.

WHEREAS, the applicant, Clarkson-Bergman Family Partnership, LTD applied for the rezoning of certain property as described in SECTION 1 herein from "MHP – Mobile Home Park" zoning district to "RMM-25 – Residential Multifamily High Rose/Medium High Density" zoning district; and

WHEREAS, the Planning and Zoning Board at its meeting of September 17, 2018 (PZ Case No. Z18007) did recommend to the City Commission that the lands herein described should be rezoned from "MHP" to "RMM-25" 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, November 20, 2018, and Tuesday, December 4, 2018, 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

CODING: Words, symbols, and letters ~~stricken~~ are deletions; words, symbols, and letters underlined are additions; words, symbols, and letters double underlined are additions added after first reading; words, symbols, and letters ~~double-stricken~~ are deletions from the version presented at first reading.

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 adequate mobile home parks or other suitable facilities exist for the relocation of the mobile home owners and 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 City of Fort Lauderdale, Florida Unified Land Development Regulations ("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:

REZONE FROM "MHP" TO "RMM-25":

A PARCEL OF LAND LYING WITHIN THE WEST ONE-HALF OF THE WEST ONE-HALF OF THE NORTHEAST ONE QUARTER OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST

Location: West of Southwest 25th Terrace, north of Southwest 5th Street, east of Southwest 27th Avenue (Riverland Road) and south of West Broward Boulevard

Also depicted in Exhibit "A" attached hereto and made a part hereof.

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.

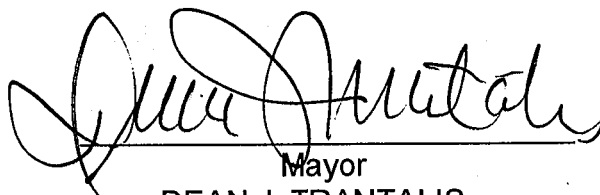
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SECTION 4. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

SECTION 5. That this Ordinance shall be in full force and effect ten days from the date of final passage.

PASSED FIRST READING this the 20th day of November, 2018.

PASSED SECOND READING this the 4th day of December, 2018.



Mayor
DEAN J. TRANTALIS

ATTEST:



City Clerk
JEFFREY A. MODARELLI

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M.D. O.K.

SKETCH & DESCRIPTION FOR:
A PORTION OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
PETITION TO REZONE FROM MHP TO RMM-25

LAND DESCRIPTION:

A PARCEL OF LAND LYING WITHIN THE WEST ONE-HALF (W 1/2) OF THE WEST ONE-HALF (W 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST; THENCE S01°15'07"E, ALONG THE WEST LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 8, A DISTANCE OF 1529.88 FEET TO THE SOUTH LINE OF THE NORTH 283.33 FEET OF THE SOUTH 363.33 (AS MEASURED ALONG THE EAST AND WEST LINES THEREOF) OF THE NORTH 1,610 FEET OF THE WEST ONE-HALF (W 1/2) OF THE WEST ONE-HALF (W 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 8; THENCE N87°47'53"E, ALONG SAID SOUTH LINE, 30.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF "HENDERSON MENTAL HEALTH CENTER", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 173, PAGES 5 AND 6 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE CONTINUE N87°47'53"E, ALONG SAID SOUTH LINE AND ALONG THE SOUTH LINE OF SAID PLAT "HENDERSON MENTAL HEALTH CENTER", 270.00 FEET TO THE SOUTHEAST CORNER OF SAID PLAT; THENCE N01°15'07"W, ALONG THE EAST LINE OF SAID PLAT AND ALONG A LINE BEING 300 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 8, A DISTANCE OF 283.33 FEET TO THE NORTH LINE OF THE SOUTH 363.33 (AS MEASURED ALONG THE EAST AND WEST LINES THEREOF) OF THE NORTH 1,610 FEET OF THE WEST ONE-HALF (W 1/2) OF THE WEST ONE-HALF (W 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 8, SAID NORTH LINE ALSO BEING THE SOUTH LINE OF TRACT "A", RIVERBEND MARKETPLACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 181, PAGES 111 THROUGH 118 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE N87°47'47"E, ALONG SAID NORTH LINE AND ALONG THE SOUTH LINE OF SAID TRACT "A", 355.12 FEET TO A SOUTHEAST CORNER OF SAID TRACT "A"; THENCE S01°15'07"E, ALONG A WEST LINE OF SAID TRACT "A", 92.27 FEET TO THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID TRACT "A"; THENCE N88°02'57"E, ALONG THE SOUTH LINE OF SAID TRACT "A", 15.71 FEET TO THE EAST LINE OF THE WEST ONE-HALF (W 1/2) OF THE WEST ONE-HALF (W 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 8, SAID LINE ALSO BEING THE WEST LINE OF THE "AMENDED PLAT OF WOODLAND PARK", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 29, PAGE 78 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE S01°12'24"E, ALONG SAID EAST LINE OF THE WEST ONE-HALF (W 1/2) OF THE WEST ONE-HALF (W 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 8 AND ALONG THE WEST LINE OF SAID PLAT, 791.09 FEET TO THE SOUTH LINE OF THE NORTH 2,130 FEET OF THE WEST ONE-HALF (W 1/2) OF THE WEST ONE-HALF (W 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 8; THENCE S87°47'53"W, ALONG SAID SOUTH LINE, 640.20 FEET TO THE EAST RIGHT-OF-WAY LINE OF S.W. 27TH AVENUE AS LAID OUT AND CURRENTLY IN USE; THENCE N01°15'07"W, ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG A LINE 30 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 8, A DISTANCE OF 600.08 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 487,853 SQUARE FEET (11.1996 ACRES) MORE OR LESS.

REVISIONS

REVISED HEADING 10/17/2018 M.M.K.



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING

50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com

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JOB #: 10672B

SCALE: N/A

DATE: 07/05/2018

BY: M.M.K.

CHECKED: M.D.A.

F.B. N/A PG. N/A

SHEET: 1 OF 4

Exhibit "A"

M.D. O.K.

SKETCH & DESCRIPTION FOR:
A PORTION OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
PETITION TO REZONE FROM MHP TO RMM-25

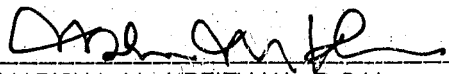
SURVEYOR'S NOTES:


1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are assumed based on the West line of N.E. 1/4 of Section 8-50-42 having a bearing of S01°15'07"E.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; L.B. = Licensed Business; N/A = Not Applicable; P.B. = Plat Book; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; P.S.M. = Professional Surveyor & Mapper; R/W = Right-of-Way.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

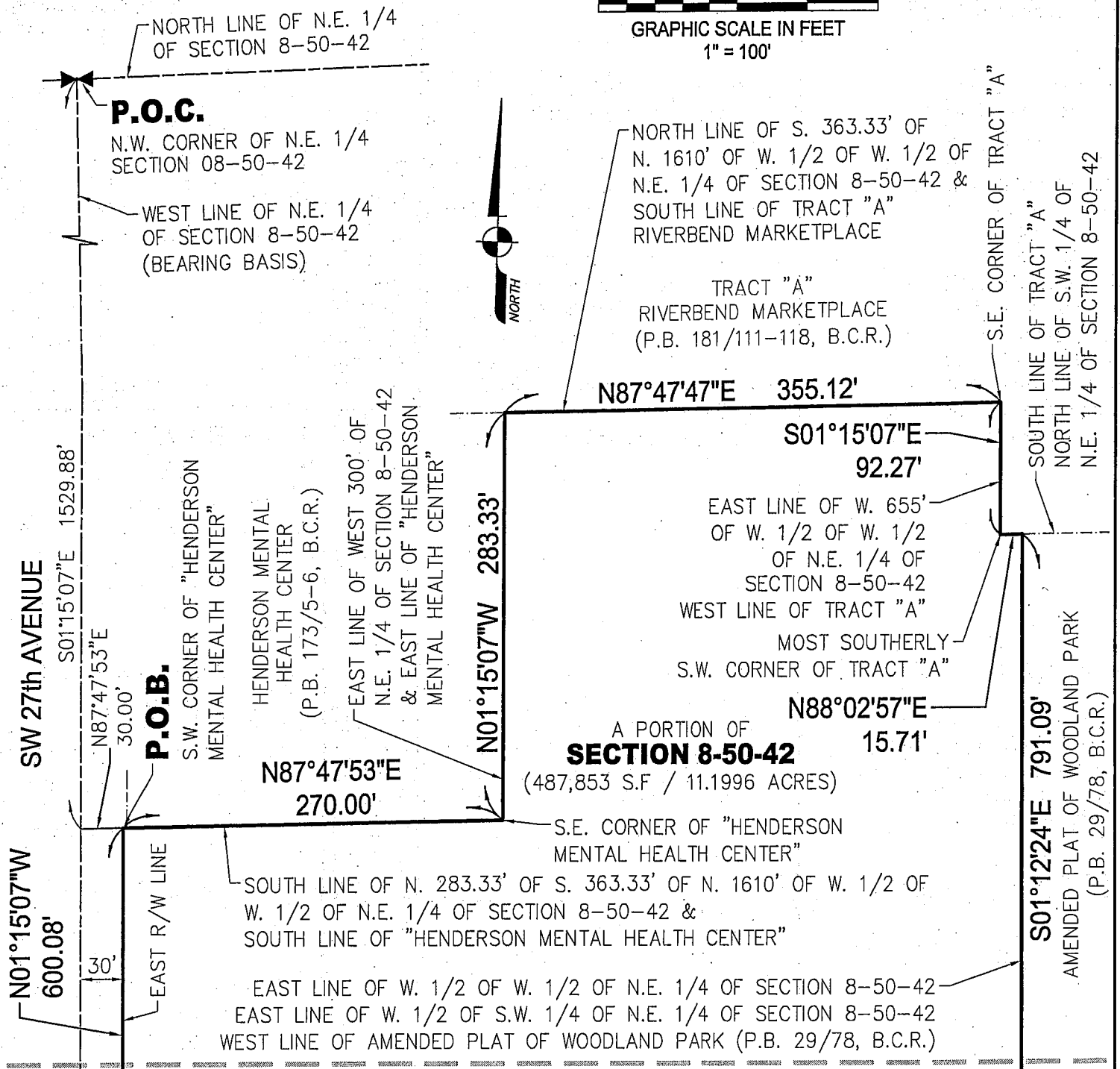
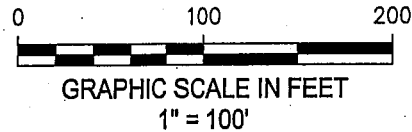
Date: 10/17/18


MARISHA M. KREITMAN, P.S.M.
Florida Registration No. 6555
AVIROM & ASSOCIATES, INC.
L.B. 3300
EMAIL: marisha@aviromsurvey.com

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| REVISED HEADING 10/17/2018 M.M.K. | | SCALE: N/A |
| | | DATE: 07/05/2018 |
| | | BY: M.M.K. |
| | | CHECKED: M.D.A. |
| | | F.B. N/A PG. N/A |
| | | SHEET: 2 OF 4 |

M.D.O.K.

SKETCH & DESCRIPTION FOR:
A PORTION OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST
 CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
PETITION TO REZONE FROM MHP TO RMM-25



SEE SHEET 4 OF 4

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JOB #: 10672B

SCALE: 1" = 100'

DATE: 07/05/2018

BY: M.M.K.

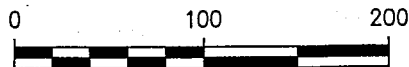
CHECKED: M.D.A.

F.B. N/A PG. N/A

SHEET: 3 OF 4

M.D. O.K.

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A PORTION OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST
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PETITION TO REZONE FROM MHP TO RMM-25



GRAPHIC SCALE IN FEET
 1" = 100'

SEE SHEET 3 OF 4

SW 27th AVENUE

N01°15'07"W 600.08'

EAST R/W LINE

WEST LINE OF N.E. 1/4 OF SECTION 8-50-42
 (BEARING BASIS)

30'

SOUTH LINE OF N. 2,130' OF W. 1/2 OF
 W. 1/2 OF N.E. 1/4 OF SECTION 8-50-42

S87°47'53"W 640.20'

U N P L A T T E D
 A PORTION OF SECTION 8-50-42

A PORTION OF
SECTION 8-50-42

(487,853 S.F / 11.1996 ACRES)

S01°12'24"E 791.09'

AMENDED PLAT OF WOODLAND PARK
 (P.B. 29/78, B.C.R.)

REVISIONS

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F.B. N/A PG. N/A

SHEET: **4 OF 4**