

ORDINANCE NO. C-19-06

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 RESIDENTIAL MULTI-FAMILY MID RISE/MEDIUM HIGH DENSITY DISTRICT ("RMM-25") TO NORTHWEST REGIONAL ACTIVITY CENTER-MIXED USE WEST DISTRICT ("NWRAC-MUW"), ALL OF LOTS 9 AND 10, "JUNE PARK", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 22, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THE EAST HALF OF THE VACATED ALLEY RECORDED IN OFFICIAL RECORDS BOOK 6461, PAGE 101, OF THE PUBLIC RECORDS OF BROWARD COUNTY, LOCATED WEST OF NORTHWEST 9<sup>TH</sup> AVENUE, NORTH OF NORTHWEST 6<sup>TH</sup> STREET (SISTRUNK BOULEVARD), EAST OF NORTHWEST 10<sup>TH</sup> AVENUE AND SOUTH OF NORTHWEST 7<sup>TH</sup> STREET, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

WHEREAS, the applicant, Mahyoub & Sons, Inc., applied for the rezoning of certain property as more particularly described in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, on November 13, 2018, the Planning and Zoning Board (PZ Case No. Z18004) 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, February 5, 2019, and Tuesday, February 19, 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

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 City of Fort Lauderdale 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 from Residential Multi-Family Mid Rise/Medium High Density District ("RMM-25") to Northwest Regional Activity Center-Mixed Use West District ("NWRAC-MUw"), the following lands, situated in the City of Fort Lauderdale, Broward County, Florida, to wit:

LOTS 9 AND 10, "JUNE PARK", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 22, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THE EAST HALF OF THE VACATED ALLEY RECORDED IN OFFICIAL RECORDS BOOK 6461, PAGE 101, OF THE PUBLIC RECORDS OF BROWARD COUNTY

Location: West of Northwest 9<sup>th</sup> Avenue, north of Northwest 6<sup>th</sup> Street (Sistrunk Boulevard), east of Northwest 10<sup>th</sup> Avenue and south of Northwest 7<sup>th</sup> Street

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.

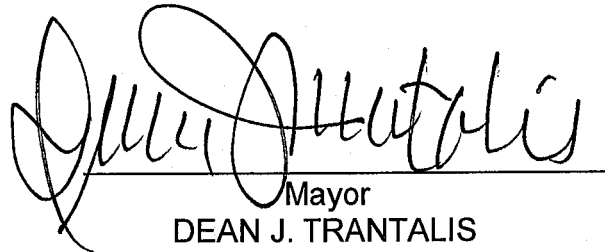
SECTION 3. That if any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

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 (10) days from the date of final passage.

PASSED FIRST READING this the 5th day of February, 2019.

PASSED SECOND READING this the 19th day of February, 2019.

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

ATTEST:



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

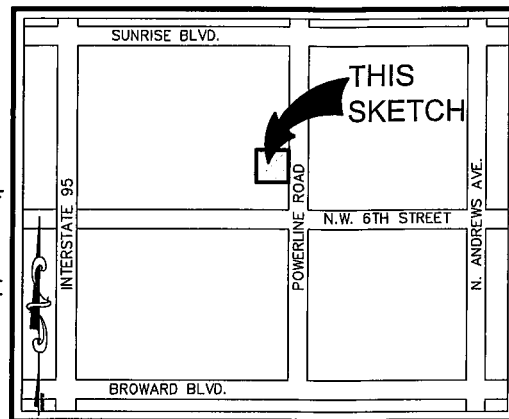
# PETITION TO REZONE FROM "RMM-25" TO "NWRAC-MUw"

## LEGAL DESCRIPTION:

LOTS 9 AND 10, TOGETHER WITH THE EAST ½ OF THE VACATED ALLEY LYING WEST OF AND ADJACENT TO SAID LOTS 9 & 10, JUNE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS THE EAST 11.00 FEET OF LOTS 9 AND 10 FOR RIGHT OF WAY FOR N.W. 9TH AVENUE (POWERLINE ROAD).

SAID LANDS LYING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 12,400 SQUARE FEET (0.285 ACRES) MORE OR LESS.



LOCATION MAP:  
NOT TO SCALE

H.D.O.K.

## SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 89°54'10" EAST ALONG THE NORTH LINE OF LOT 9, JUNE PARK, AS RECORDED IN PLAT BOOK 22, ON PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=100' OR SMALLER.

## CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON JULY 9, 2018 MEETS THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AS APPLICABLE TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.  
CONSULTING ENGINEERS

LEE POWERS  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION No. 6805  
STATE OF FLORIDA

## SKETCH & DESCRIPTION

A PORTION OF  
LOTS 9 & 10  
JUNE PARK  
P.B. 22, PG. 16, B.C.R.

FT. LAUDERDALE, BROWARD COUNTY, FLORIDA

**KEITH**  
& ASSOCIATES, INC.  
consulting engineers  
301 EAST ATLANTIC BOULEVARD  
POMPAHO BEACH, FLORIDA 33060-6643  
(954) 788-3400 FAX (954) 788-3500  
EMAIL: mail@keith-associates.com LB NO. 6860

SHEET 1 OF 2  
DRAWING NO. 10370.00-SKETCH & DESCRIPTION.DWG

DATE 7/9/18

SCALE 1"=100'

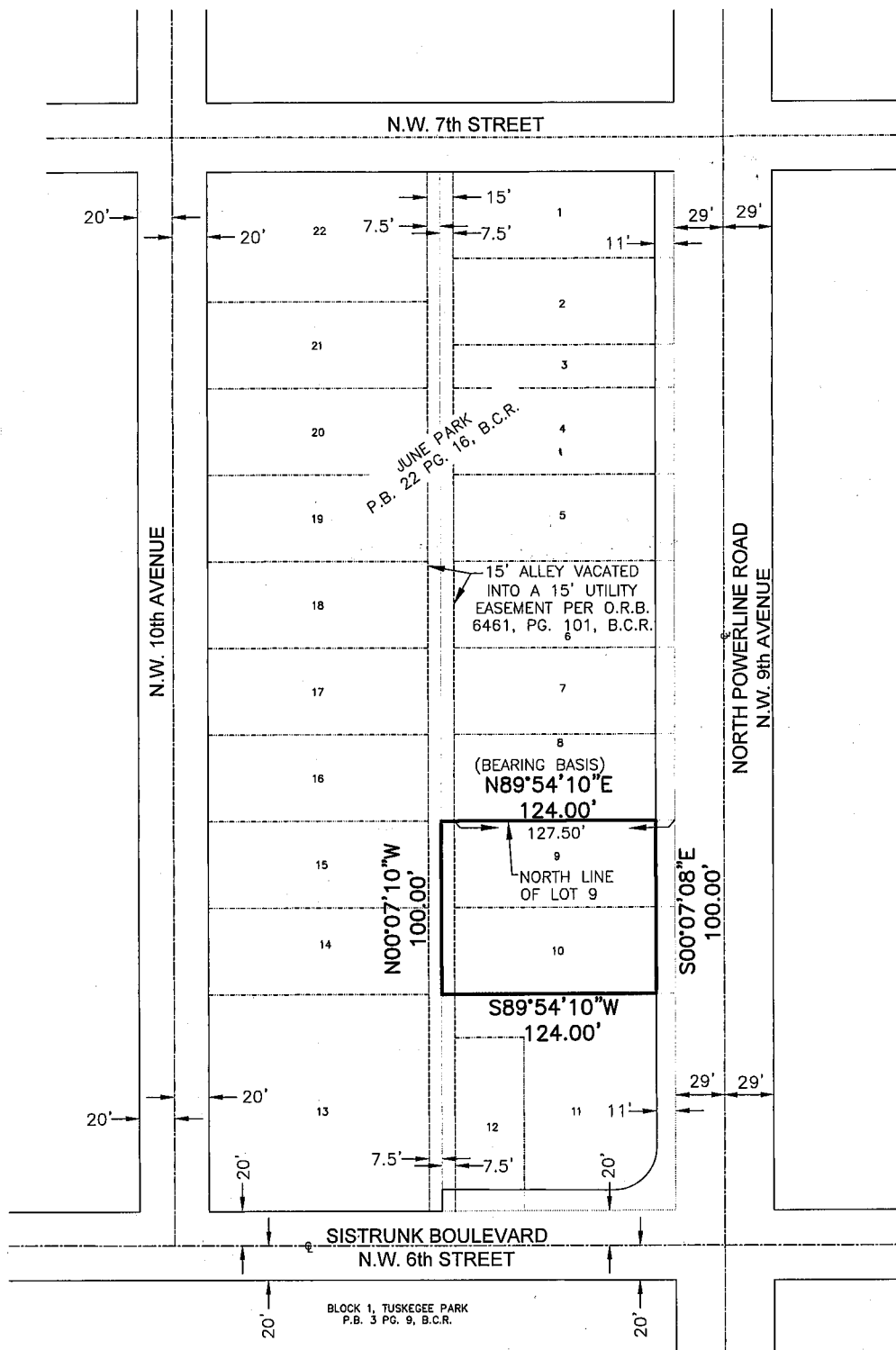
FIELD BK. N/A

DWNG. BY DDB

CHK. BY LP

DATE	REVISIONS
9/26/18	15' EASEMENT

M.P. O.K.



**LEGEND:**

B.C.R.	BROWARD COUNTY RECORDS	PG.	PAGE	R	RADIUS
O.R.B.	OFFICIAL RECORDS BOOK	R/W	RIGHT-OF-WAY	Δ	CENTRAL ANGLE
P.B.	PLAT BOOK	CL	CENTERLINE	L	ARC LENGTH

**SCALE:**  
1"=100'

**SKETCH & DESCRIPTION**

A PORTION OF  
LOTS 9 & 10  
JUNE PARK

P.B. 22, PG. 16, B.C.R.

FT. LAUDERDALE, BROWARD COUNTY, FLORIDA

**KEITH**  
& ASSOCIATES, INC.

consulting engineers  
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POMPAHO BEACH, FLORIDA 33060-6643  
(954) 788-3400 FAX (954) 788-3500  
EMAIL: mail@keith-associates.com LB NO. 6860

SHEET 2 OF 2  
DRAWING NO. 10370.00-SKETCH & DESCRIPTION.DWG

DATE 7/9/18

SCALE 1"=100'

FIELD BK. N/A

DWG. BY DDB

CHK. BY LP

DATE REVISIONS

9/26/18 15' EASEMENT