

ORDINANCE NO. C-19-

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 "RD-15 – RESIDENTIAL SINGLE FAMILY/DUPLEX/LOW MEDIUM DENSITY", TO "CB – COMMUNITY BUSINESS", THROUGH THE ALLOCATION OF COMMERCIAL FLEXIBILITY, LOTS 31 THROUGH 35, BLOCK 183, "PROGRESSO", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS THE NORTH 11 FEET OF SAID LOT 35, LOCATED WEST OF NORTHEAST 4TH AVENUE (SR 811), EAST OF NORTHEAST 3RD AVENUE, NORTH OF EAST SUNRISE BOULEVARD (SR 838) AND SOUTH OF NORTHEAST 11TH STREET, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

WHEREAS, the applicant, Town Development Co., applied for the rezoning of certain property as described in SECTION 1 herein; and

WHEREAS, the Planning and Zoning Board at its meeting of January 16, 2019 (PZ Case No. R17066) 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, April 2, 2019, and Tuesday, April 16, 2019, 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 in the respects mentioned, the following lands, situate in the City of Fort Lauderdale, Broward County, Florida, to wit:

REZONE FROM "RD 15 - RESIDENTIAL SINGLE FAMILY/DUPLEX/LOW MEDIUM DENSITY" TO "CB - COMMUNITY BUSINESS" THROUGH THE ALLOCATION OF COMMERCIAL FLEXIBILITY:

LOTS 31 THROUGH 35, BLOCK 183, "PROGRESSO", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS THE NORTH 11 FEET OF SAID LOT, BEING MORE PARTICULARLY DESCRIBED ON THE SKETCH AND LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Location: West of Northeast 4th Avenue (SR 811), east of Northeast 3rd Avenue, north of East Sunrise Boulevard (SR 838) and south of Northeast 11th 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 (10) days from the date of final passage.

PASSED FIRST READING this the ____ day of _____, 2019.

PASSED SECOND READING this the ____ day of _____, 2019.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
JEFFREY A. MODARELLI

M.D. O.K.



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

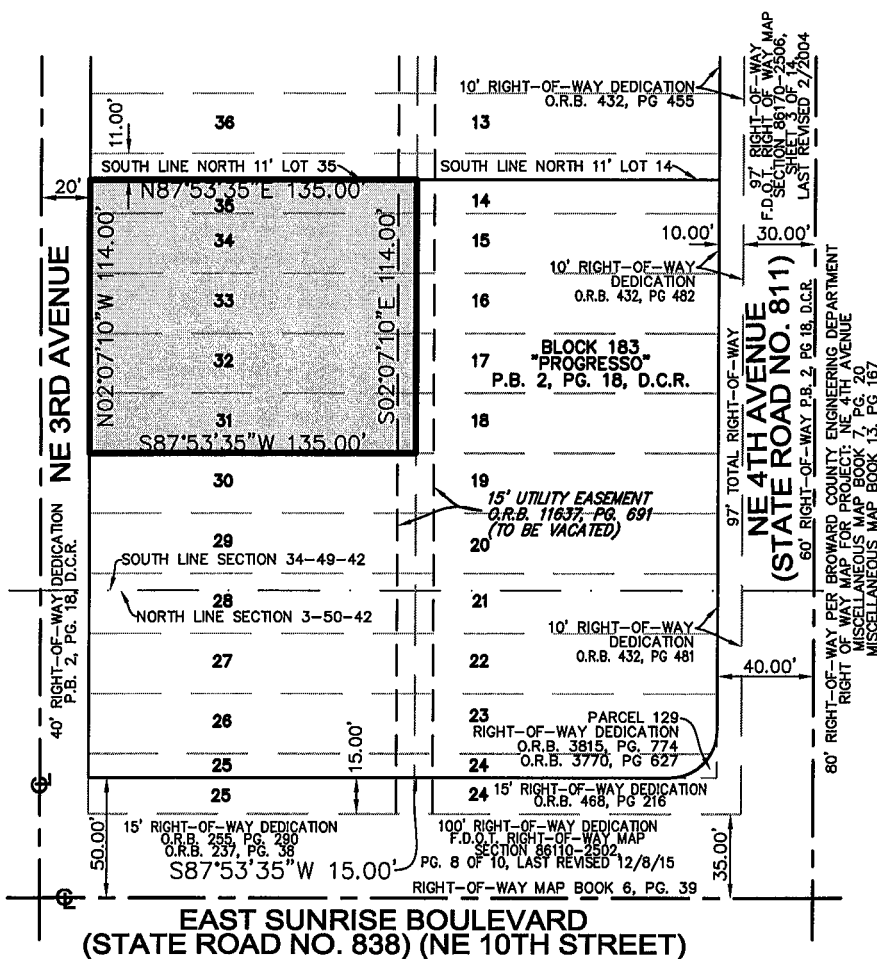
E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION:

LOTS 31 THROUGH 35, INCLUSIVE, IN BLOCK 183 OF "PROGRESSO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS THE NORTH 11.00 FEET OF SAID LOT 35.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 15,390 SQUARE FEET (0.3533 ACRES), MORE OR LESS.



NOTES:

- 1) BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF EAST SUNRISE BOULEVARD BEING S87°53'35"W.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) ALL RECORDED DOCUMENTS ARE PER THE PUBLIC RECORDS OF BROWARD COUNTY, UNLESS OTHERWISE NOTED.

LEGEND:

- ☉ CENTERLINE
- O.R.B. OFFICIAL RECORDS BOOK
- F.D.O.T. FLORIDA DEPT. OF TRANSPORTATION
- D.C.R. MIAMI-DADE COUNTY RECORDS

FILE: THOMAS ENGINEERING GROUP

SCALE: 1"=80' DRAWN BY: L.S.

ORDER NO.: 65538

DATE: 12/28/18

REZONING EXHIBIT

SUNRISE, BROWARD COUNTY, FLORIDA

FOR: CUMBERLAND FARMS SUNRISE

- ☒ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
 - ☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
 - ☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- STATE OF FLORIDA

EXHIBIT "A"