

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 INDUSTRIAL ("I") TO GENERAL BUSINESS ("B-2"), ALL OF LOTS 32, 33, 34, 35 AND 36, BLOCK 264, "PROGRESSO", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LOCATED WEST OF NORTHWEST 5TH AVENUE, NORTH OF NORTHWEST 8TH STREET, EAST OF NORTHWEST 6TH AVENUE AND SOUTH OF NORTHWEST 9TH STREET, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

WHEREAS, the applicant, Brody Family Investment, LLC, applied for the rezoning of certain property as more particularly described in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, on July 17, 2019, the Planning and Zoning Board (PZ Case No. Z19002), as the local planning agency, recommended to the City Commission of the City of Fort Lauderdale ("City Commission") that certain lands herein described should not 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 applicant appealed the decision of the Planning and Zoning Board and on November 5, 2019, the City Commission set a de novo hearing for November 5, 2019, at 6:00 p.m., to consider the applicant's appeal; and

WHEREAS, the City Clerk notified the public of a public hearing to be held on Tuesday, November 5, 2019, at 6:00 P.M., and Tuesday, November 19, 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. The City Commission finds that the application for rezoning meets the criteria of Section 47-24.4 of the Unified Land Development Regulations ("ULDR") as enunciated and memorialized in the minutes of its meetings of November 5, 2019 and November 19, 2019, a portion of those findings expressly listed as follows:

[SPACE RESERVED FOR FINDINGS OF FACT]

SECTION 2. That the City of Fort Lauderdale 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 Industrial ("I") to General Business ("B-2") the following lands, situated in the City of Fort Lauderdale, Broward County, Florida, to wit:

ALL OF LOTS 32, 33, 34, 35 AND 36, BLOCK 264,
"PROGRESSO", ACCORDING TO THE PLAT THEREOF,
RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC
RECORDS OF DADE COUNTY, FLORIDA

Location: West of Northwest 5th Avenue, north of Northwest 8th
Street, east of Northwest 6th Avenue and south of
Northwest 9th Street

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

SECTION 3. 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 4. 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 5. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

SECTION 6. 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

TELEPHONE NO. 561-314-0769

FAX NO. 561-314-0770



L.B. 7551

3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414

RECORDING AREA

SKETCH & LEGAL DESCRIPTION OF:
PROPOSED ZONING CHANGE FROM "I" TO "B-2"
LOTS 32, 33, 34, 35 AND 36, BLOCK 264
PROGRESSO
PLAT BOOK 2, PAGE 18, D.C.R.
816 N.W. 6th AVENUE, FORT LAUDERDALE, FL. 33311

LEGAL DESCRIPTION:

LOTS 32, 33, 34, 35 AND 36, BLOCK 264 OF PROGRESSO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 18 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

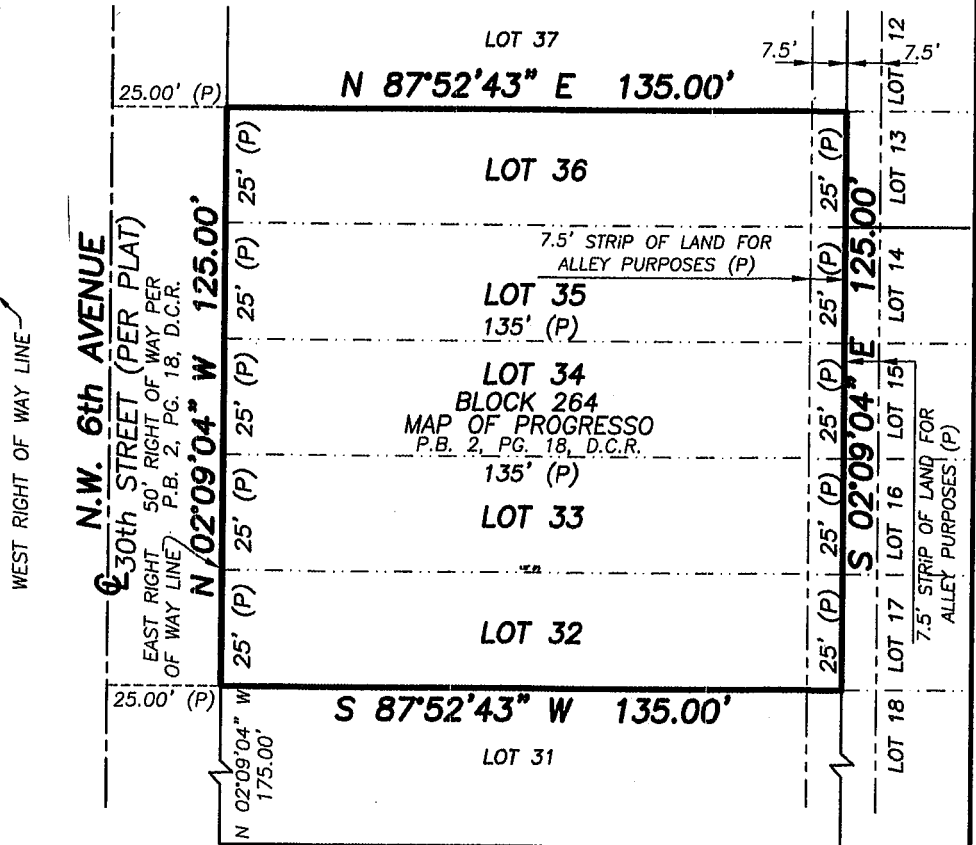
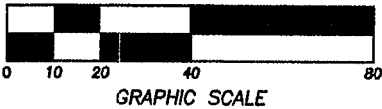
CONTAINING 0.39 ACRES (16,875 SQUARE FEET), MORE OR LESS.

LEGEND:

D.C.R. DADE COUNTY RECORDS
P.B. PLAT BOOK
PG. PAGE
(P) DENOTES DISTANCE BASED
ON PLAT OF RECORD
C. CENTERLINE



SCALE: 1" = 40'



NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY OR OTHER MATTERS OF RECORD BY EXACTA.
2. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
3. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORED BY ECS LAND SURVEYORS, INC., WITHOUT THE BENEFIT OF A TITLE SEARCH.
4. FOR MORE INFORMATION ABOUT POSSIBLE EASEMENTS AND RESTRICTIONS ON THIS PROPERTY REFER TO THE PUBLIC RECORDS OF THIS COUNTY AND THE PLAT OF RECORD (IF ANY).

N.W. 8th STREET

SKETCH No. **ECS1644**

REVISIONS		DATE	BY
DATE OF SKETCH:	DRAWN BY:	CHECKED BY:	FIELD BOOK
07/11/19	J.E.C.	J.D.L.R.	N/A

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080 - STATE OF FLORIDA

SEAL

NOT VALID UNLESS
SEALED HERE WITH
AN EMBOSSED
SURVEYOR'S SEAL

SHEET 1 OF 1