

ORDINANCE NO. C-20-

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 "RMM-25 – RESIDENTIAL MULTIFAMILY MID RISE/MEDIUM HIGH DENSITY DISTRICT" TO "B-3 – HEAVY COMMERCIAL/LIGHT INDUSTRIAL BUSINESS DISTRICT", ALL OF LOTS 21 THROUGH 24 INCLUSIVE, BLOCK 282, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LOCATED WEST OF NORTHWEST 4TH AVENUE, NORTH OF NORTHWEST 7TH STREET, EAST OF NORTHWEST 5TH AVENUE AND SOUTH OF NORTHWEST 8TH STREET, ALL SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

WHEREAS, the applicant, Thrive Development Group, LLC, applied for the rezoning of certain property as described in Section 1 herein from "RMM-25 – Residential Multifamily and Mid Rise/Medium High Density District" to "B-3 – Heavy Commercial/Light Industrial Business District"; and

WHEREAS, the Planning and Zoning Board, at its meeting of February 19, 2020 (PZ Case No. PLN-REZ-1912002), as the local planning agency, recommended to the City Commission of the City of Fort Lauderdale that the lands herein described should be rezoned from "RMM-25" to "B-3", 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, May 19, 2020, at 6:00 P.M., and Tuesday, June 2, 2020, at 6:00 P.M., in the City Commission Room, City Hall, Fort Lauderdale, Florida and through communication media technology accessible through the City's website (www.fortlauderdale.gov), 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 of lands described in Section 2 of this ordinance meets the criteria of Section 47-24.4 of the Unified Land Development Regulations ("ULDR"), subject to the conditions imposed by the Development Review Committee and the Planning and Zoning Board, as enunciated and memorialized in the minutes of its meeting of February 19, 2020, 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 in the respects mentioned, the following lands, situate in the City of Fort Lauderdale, Broward County, Florida, to wit:

REZONE FROM "RMM-25 – RESIDENTIAL MULTIFAMILY MID RISE/MEDIUM HIGH DENSITY DISTRICT" TO "B-3 – HEAVY COMMERCIAL/LIGHT INDUSTRIAL BUSINESS DISTRICT":

ALL OF LOTS 21 THROUGH 24 INCLUSIVE, BLOCK 282, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA

Location: West of Northwest 4th Avenue, north of Northwest 7th Street, east of Northwest 5th Avenue and south of Northwest 8th Street

being more particularly described 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 _____, 2020.

PASSED SECOND READING this the ____ day of _____, 2020.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
JEFFREY A. MODARELLI

M.D. O.K.

INSTRUMENT PREPARED BY:



PHONE: 305-822-6062 * FAX: 305-827-9669
6175 NW 153rd STREET SUITE 321
MIAMI LAKE FL. 33014
JOB NUMBER: RP19-1379

SKETCH AND LEGAL DESCRIPTION

ADDRESS:

401-405 NW 7 STREET, FORT LAUDERDALE, FLORIDA 33311 (FOLIO #4942-34-07-0100 & 0110)

ZONING:

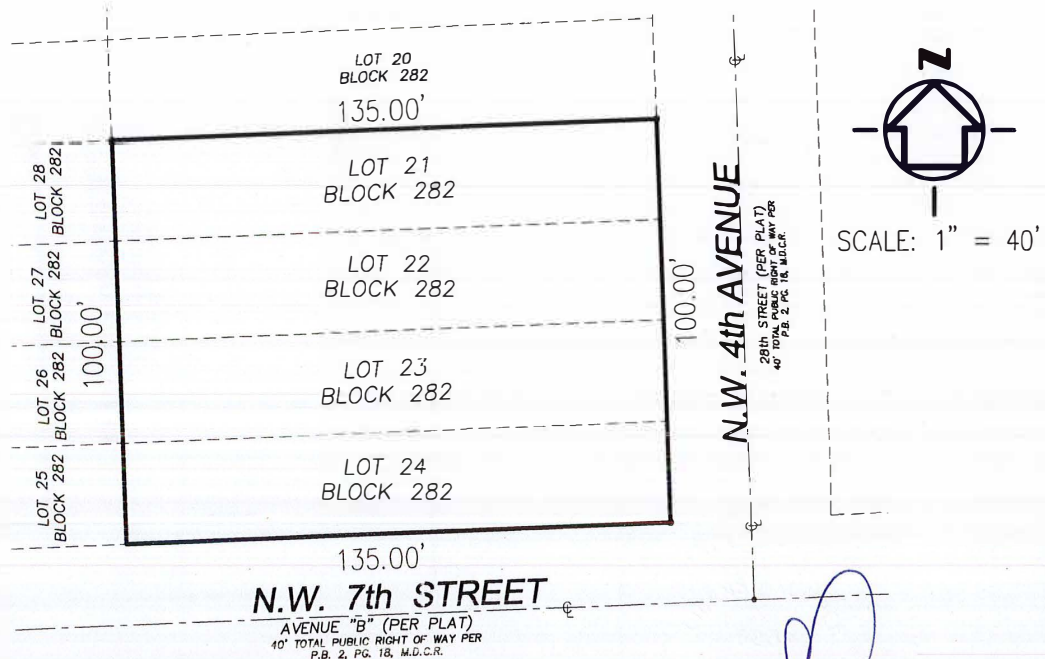
CURRENT ZONING DESIGNATION: RMM-25 / Residential Multi-family Midrise/Medium High Density
PROPOSED ZONING DESIGNATION: B-3 (Heavy Commercial/ Light Industrial Business)

LEGAL DESCRIPTION:

Lots 21, 22, 23 and 24, Block 282, of "PROGRESSO", according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Dade County, Florida; said lands now situate, lying and being in Broward County, Florida.

SURVEYOR'S NOTES:

- 1) This is not a BOUNDARY SURVEY, but only a GRAPHIC DEPICTION of the description shown hereon.
- 2) The North arrow shown hereon is based on record plat of "PROGRESSO", as recorded in Plat Book 2, at Page 18, of the Public Records of Dade County, Florida
- 3) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- 4) There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- 5) No Title search has been performed to determine if there are any conflict existing or arising out of the creation of the Easements, Right of Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilized for.



SURVEYOR'S CERTIFICATE:

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon.

I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 5J-17, Florida Administrative Code.

Jacob Gomis
Professional Surveyor & Mapper
State of Florida Reg. No. 6231
Dated: January 6, 2020