

ORDINANCE NO. 190-09-137

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, GRANTING A DEVELOPMENT ORDER TO LAUDERHILL MARKETPLACE, LLC AMENDING THE ZONING DISTRICT MAP IDENTIFIED IN LAND DEVELOPMENT REGULATIONS (LDR) ARTICLE III., ZONING DISTRICTS, PART 2.0., DISTRICT REGULATIONS, SUBSECTION 2.2.1., ADOPTION OF ZONING DISTRICT MAP; CHANGING FROM COMMERCIAL ENTERTAINMENT (CE) to GENERAL COMMERCIAL (CG) THE ZONING DISTRICT OF A ± 1.87 ACRE PARCEL LEGALLY DESCRIBED AS A PORTION OF PARCEL "A", CARISHOCA PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGES 161, 162, AND 163, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND MORE FULLY DESCRIBED IN EXHIBIT 1; MORE COMMONLY KNOWN AS A PORTION OF THE VACANT SITE GENERALLY LOCATED AT THE NORTHEAST CORNER OF NORTH STATE ROAD 7 AND SUNRISE BOULEVARD, LAUERDHILL, FLORIDA; PROVIDING FOR FINDINGS AND CONCLUSIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Commission has adopted a Comprehensive Plan as is required by the Local Government Comprehensive Planning and Land Development Regulation Act (Act), which Comprehensive Plan was subsequently determined to be in-compliance with said Act; and

WHEREAS, Section 163.3202, Florida Statutes, requires each municipality to adopt or amend and enforce land development regulations that are consistent with and implement their adopted comprehensive plan; and

WHEREAS, on June 11th, 1990, the City Commission implement its adopted Comprehensive Plan as is required by Section 163.3202, Florida Statutes, by adopting the City of Lauderhill Land Development Regulations; and

WHEREAS, on June 4, 2019, the Applicant, Lauderhill Marketplace, LLC filed a Zoning District Map amendment to change ± 1.87 acres of land generally located on the northeast corner of North State Road 7 and West Sunrise Boulevard from Commercial Entertainment (CE) to General Commercial (CG) district; and

WHEREAS, the Future Land Use Map Series shows that the property subject to the Zoning District Map amendment is designated Transit Oriented Corridor; and

WHEREAS, both the Commercial Entertainment (CE) and General Commercial (CG) zoning districts are consistent with the Transit Oriented Corridor designation; and

WHEREAS, at their duly noticed meeting and public hearing of August 29, 2019 the City's Planning and Zoning Board, sitting as the Local Planning Agency (LPA) voted AGAINST the Ordinance; and

WHEREAS, at their duly noticed meeting and public hearing of September 12, 2019 the City Commission on first reading entered the Development Review Report on the proposed Ordinance into the record, and adopted findings and conclusions; and

WHEREAS, at their duly noticed meeting and public hearing of September 26, 2019 the City Commission on second reading adopted the Ordinance incorporating revisions to the Land Development Regulations;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA:

SECTION 1. Property Description. The property subject to this Zoning District Map amendment is a ± 1.87 acre parcel legally described as a portion of Parcel "A", Carishoca Plat, according to the plat thereof, as recorded in Plat Book 178, Pages 161, 162, and 163, of the public records of Broward County, Florida, and more fully described in Exhibit 1

SECTION 2. Zoning District Map Amendment. The zoning district for the real property described in Section 1 of this Ordinance is hereby changed from Commercial Entertainment (CE) to General Commercial (CG) district. The change in the base or underlying zoning district is shown in Exhibit 2. The Planning and Zoning staff is hereby directed to amend the official Zoning District Map identified in Land Development Regulations Article III., Zoning Districts, Part 2.0., District Regulations, Subsection 2.2.1., Adoption of Zoning District Map, consistent with this Ordinance.

SECTION 3. Findings and Conclusions. The Development Review Report prepared by the Planning and Zoning staff is attached hereto, is incorporated herein, and are hereby adopted as the findings of fact and conclusions of law to support the Ordinance amending the Land Development Regulations` Zoning District Map.

SECTION 4. Conflict. All ordinances or parts of ordinances, all resolutions or parts of resolutions in conflict herewith be and the same are hereby repealed as to the extent of such conflict.

SECTION 5. Effective Date. This Ordinance shall take effect immediately upon its passage and adoption.

DATED this _____ day of _____, 2019.

PASSED on first reading this _____ day of _____, 2019.

PASSED AND ADOPTED on second reading this _____ day of _____, 2019.

PRESIDING OFFICER

ATTEST:

CITY CLERK

FIRST READING

SECOND READING

MOTION
SECOND

M. BATES
H. BERGER
R. CAMPBELL
D. GRANT
K. THURSTON

