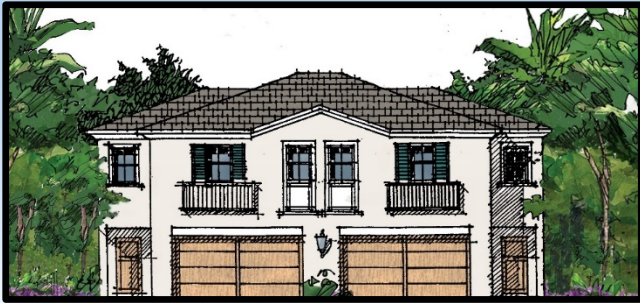


LAND USE REGULATION REE5884

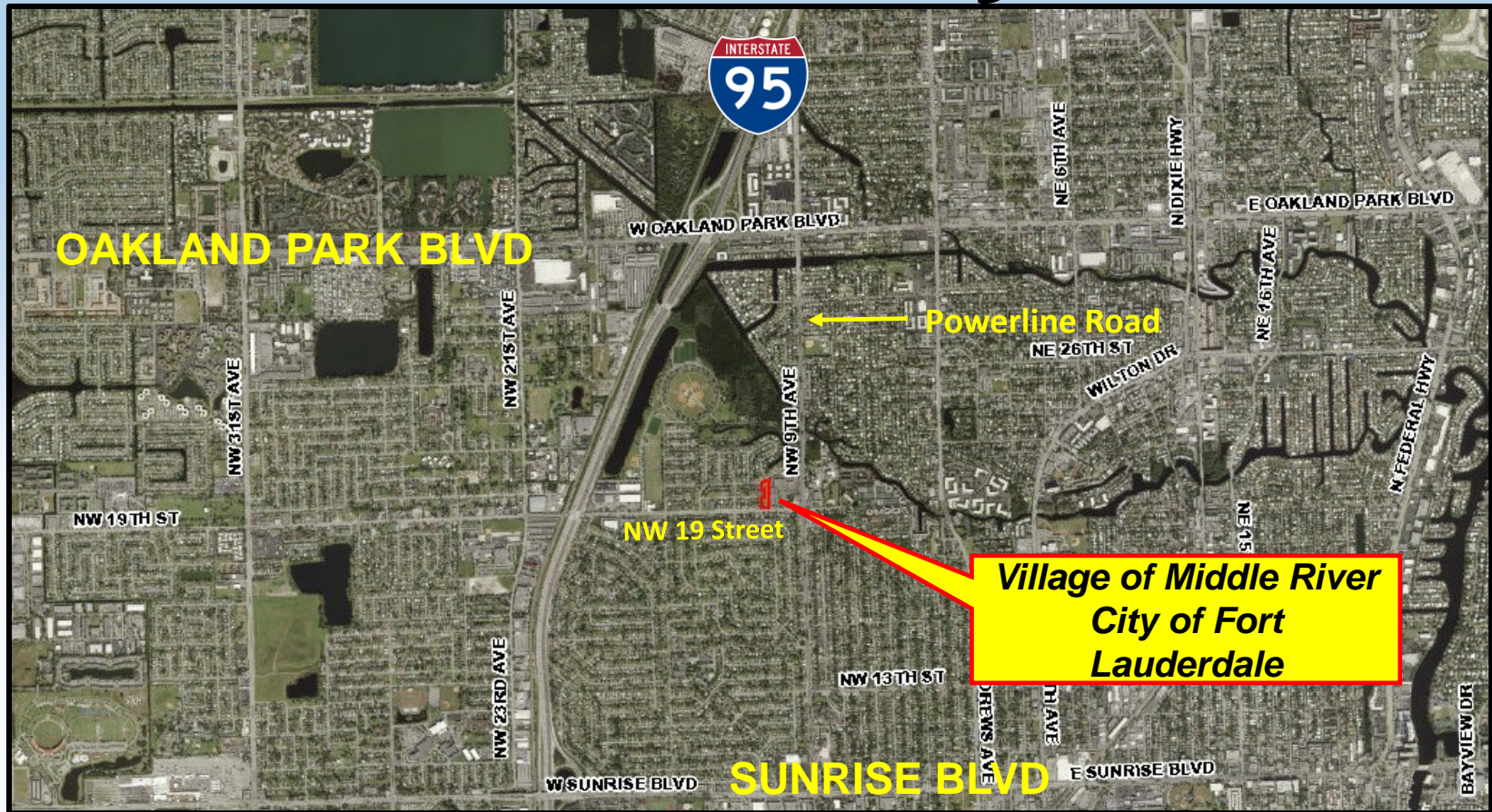


Village of Middle River

Planning and Zoning Class Presentation

Woody Hughes

Proximity

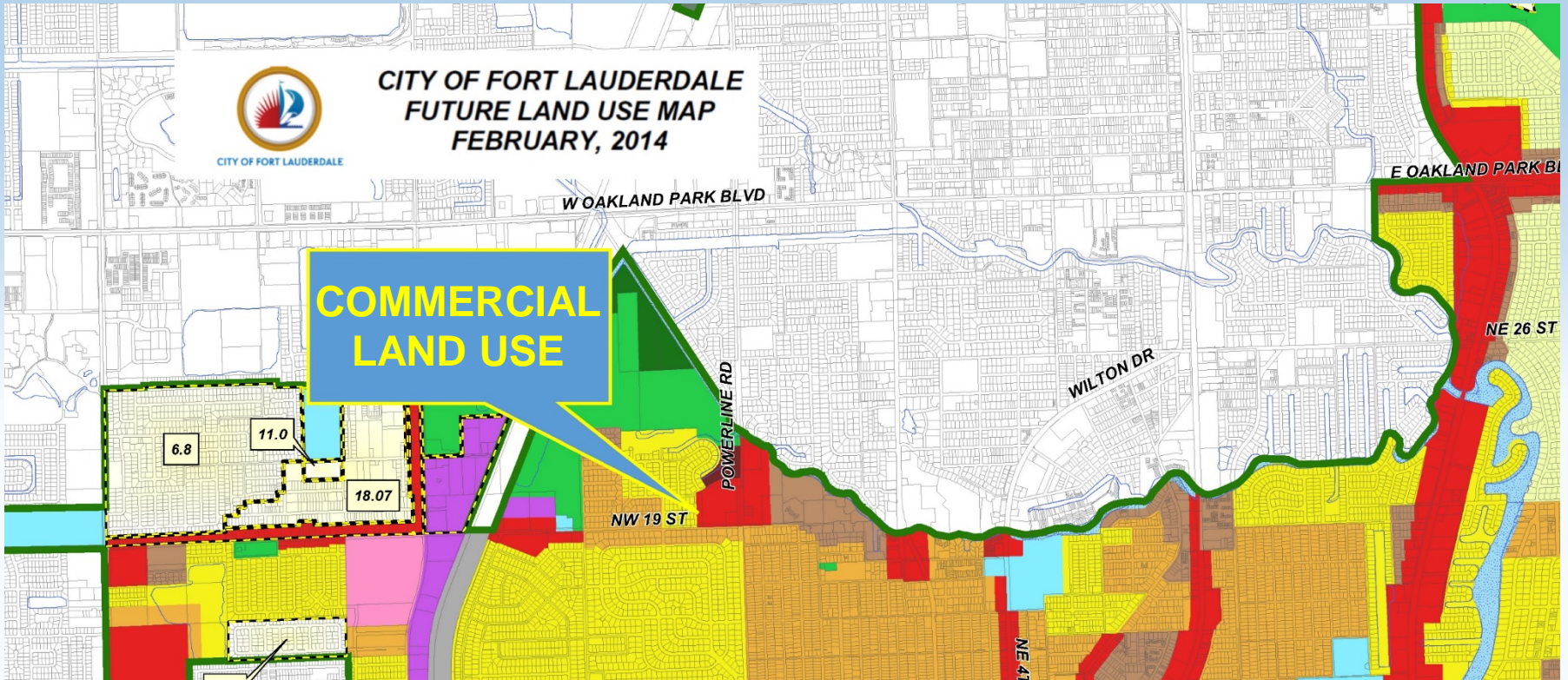


NW 19 STREET, FORT LAUDERDALE FL 33311

PROPERTY AERIAL

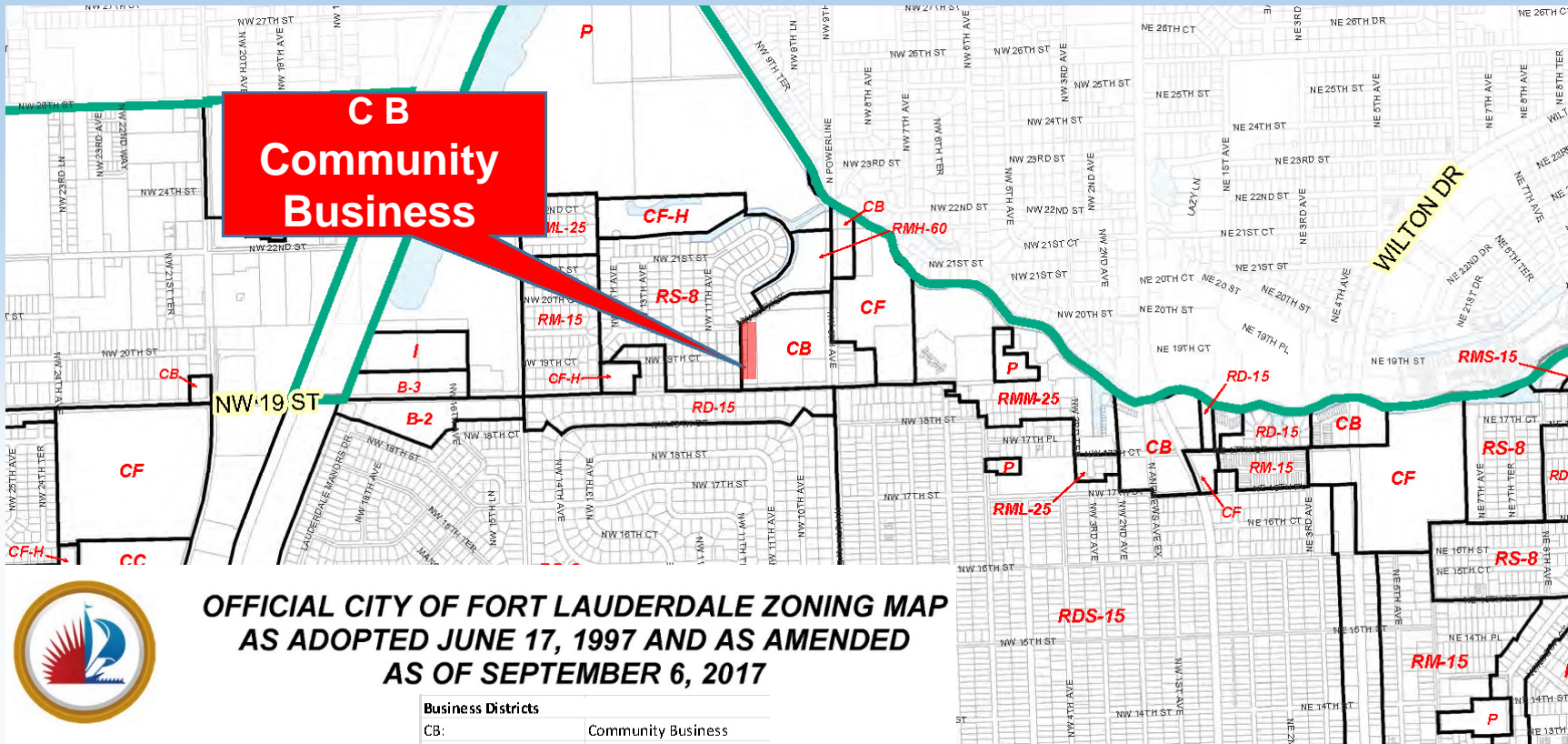


COMP PLAN LAND USE



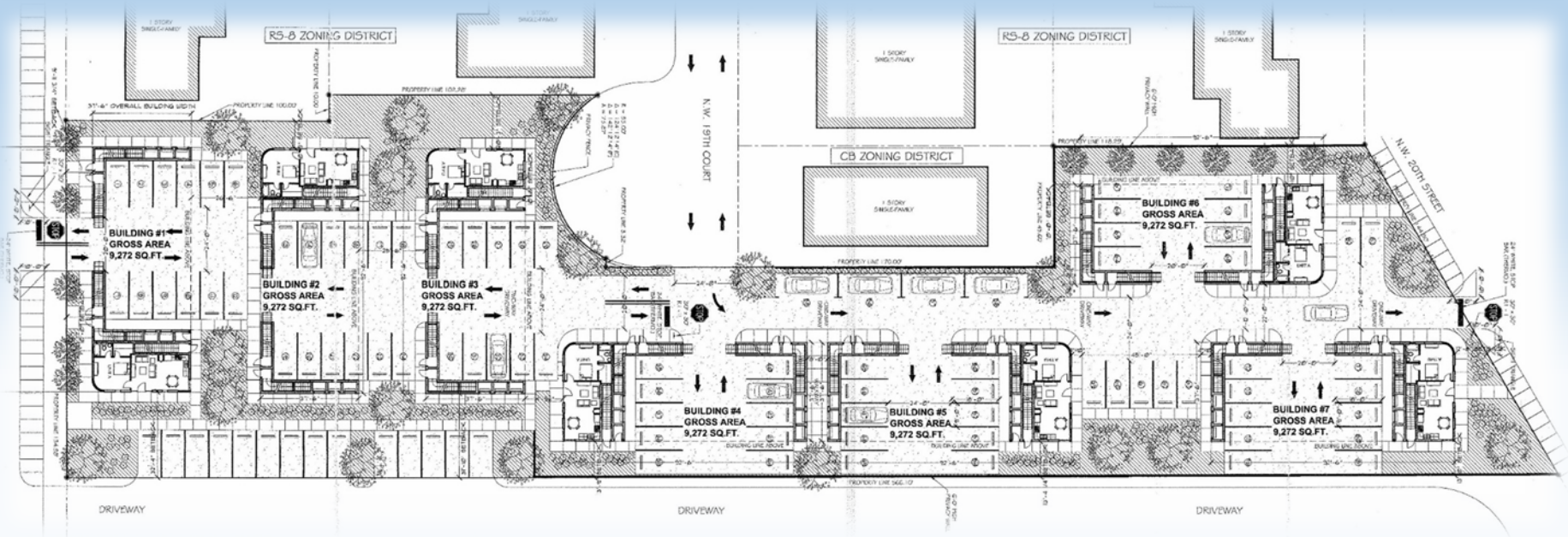
Village of Middle River

ZONING



Village of Middle River

CONCEPT SITE PLAN

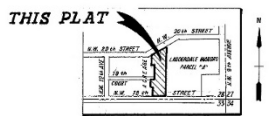
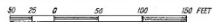


42 Units 2 Story Over Parking

VICTOR CAMERON PLAT

A SUBDIVISION IN SECTION 28, TOWNSHIP 49 SOUTH, RANGE 42 EAST
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

SCALE: 1" = 60' - C.G. WOODHAM CORPORATION - 1040 N.E. 45th STREET, OAKLAND PARK, FLORIDA, 33384 - JANUARY, 1989



LOCATION SKETCH
SECTION 28 - 49 - 42
NOT TO SCALE

DESCRIPTION

A PORTION OF SOUTHWEST ONE FOURTH OF THE SOUTHWEST ONE FOURTH OF SECTION 28, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING PARTICULARLY ASSIGNED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE WEST LINE OF LAUDERDALE MANORS PLAZA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 94, PAGE 44 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND 4 LINE PARCELS WITH AN AREA OF 1.01 ACRES, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION 28; THENCE SOUTH 89°50'00" WEST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 28, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST 19th STREET, A DISTANCE OF 124.00 FEET; THENCE NORTH, A DISTANCE OF 300.00 FEET; THENCE SOUTH 89°50'00" WEST, A DISTANCE OF 30.00 FEET; SAID LAST MENTIONED LINE BEING COINCIDENT WITH THAT CERTAIN PARCEL OF LAND AS RECORDED IN D.A. BOOK 1327, PAGE 82; THENCE NORTH 105.00 FEET ALONG THE EASTLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND RECORDED IN D.A. BOOK 4886, PAGE 253; THENCE NORTH 89°50'00" WEST ALONG THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND RECORDED IN D.A. BOOK 5075, PAGE 233, A DISTANCE OF 65.11 FEET; THENCE NORTH 0°00'00" WEST ALONG THE WESTLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND AS RECORDED IN D.A. BOOK 3852, PAGE 812 AND A SOUTHWEST QUARTER THEREOF, A DISTANCE OF 120.00 FEET; THENCE NORTH 89°50'00" WEST ALONG THE NORTHERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND AS RECORDED IN D.A. BOOK 5075, PAGE 233, A DISTANCE OF 100.00 FEET; THENCE NORTH 0°00'00" WEST, PARALLEL WITH AND 125.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF THE SOUTHWEST ONE FOURTH OF THE SOUTHWEST ONE FOURTH OF SECTION 28; SAID LINE BEING THE POINTS OF THE SOUTHWEST ONE FOURTH OF SAID SECTION 28; SAID LINE BEING FURTHER DESCRIBED AS BEING ALONG THE EASTLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND RECORDED IN D.A. BOOK 1815, PAGE 184, A DISTANCE OF 100.00 FEET; THENCE NORTH 89°50'00" WEST ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF NORTH WEST 19th STREET, ALSO BEING THE WEST LINE OF SAID LAUDERDALE MANORS PLAZA, A DISTANCE OF 574.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. SAID LINE BEING THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 1.4275 ACRES, MORE OR LESS.

MORTGAGEE APPROVAL

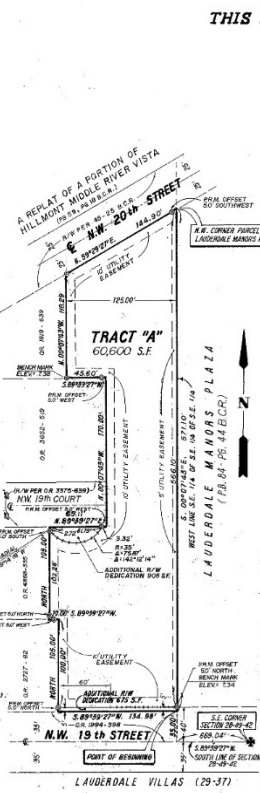
THIS PLAT IS HEREBY APPROVED BY THE OWNER AND HOLDER OF A MORTGAGE ON THE LANDS DESCRIBED HEREIN AND THE OWNER DOES HEREBY JOIN IN AND CONSENT TO THE ASSIGNMENT AS SHOWN IN THIS PLAT.
BY: *[Signature]*
BY: *[Signature]*
WITNESSES: *[Signature]* DIRECTOR OF RECORDS IN FACT

ACKNOWLEDGEMENT

STATE OF NEW YORK: I, *[Signature]*, I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS IN ACCORDANCE WITH THE LAWS OF THIS STATE, THE PERSONS WHOSE NAMES ARE SET FORTH IN THE FOREGOING INSTRUMENT, WHOSE NAMES I HAVE HEREBY SET BY HAND AND SEAL. THIS DAY OF *[Month]*, 1989.
MY COMMISSION EXPIRES *[Date]*

NOTES

- 1. 0 indicates permanent reference monument (P.R.M.).
- 2. BEARINGS AND DISTANCES ARE ASSUMED TO BE CORRECT UNLESS OTHERWISE NOTED.
- 3. BENCHMARK ELEVATIONS REFER TO NATIONAL GEODETIC VERTICAL DATUM (1929).
- 4. DISTANCES FROM 0' TO 100' ARE INDICATED IN 10' SQUARE FEET.
- 5. S.F. INDICATES SQUARE FEET.
- 6. DISTANCES FROM 100' TO 1000' ARE INDICATED IN 10' SQUARE FEET.
- 7. DISTANCES FROM 1000' TO 10000' ARE INDICATED IN 100' SQUARE FEET.
- 8. DISTANCES FROM 10000' TO 100000' ARE INDICATED IN 1000' SQUARE FEET.
- 9. THIS PLAT IS RESTRICTED TO RETAIL NURSERY USE. THIS NOTE IS REQUIRED BY CHAPTER 9, ARTICLE 14, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY AGREEMENT WITH BROWARD COUNTY.



Note 9. Restricted To Retail Nursery Use

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT VICTOR CAMERON AND WYASOME CAMERON, HIS WIFE, OWNERS OF THE LANDS DESCRIBED HEREIN HAVE CAUSED SAID LANDS TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN HEREON AND TO BE KNOWN AS VICTOR CAMERON PLAT. THE TRUSTEES OF SAID LANDS, AS SHOWN, ARE HEREBY DESIGNATED TO THE FUTURE USE OF THE PUBLIC FOR UNDER SURVEYS, TOGETHER WITH THE USE OF EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES. IN WITNESS WHEREOF, SAID VICTOR CAMERON AND WYASOME CAMERON, HIS WIFE, HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 22nd DAY OF *[Month]*, 1989.
WITNESSES: *[Signatures]*
WYASOME CAMERON

ACKNOWLEDGEMENT

STATE OF FLORIDA: I, S.S. I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, VICTOR CAMERON AND WYASOME CAMERON, HIS WIFE, WHOSE NAMES ARE SET FORTH IN THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF, I HAVE HEREBY SET BY HAND AND SEAL. THIS DAY OF *[Month]*, 1989.
MY COMMISSION EXPIRES: *[Date]*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND DESCRIBED HEREON AND THAT THE SURVEY AND PLAT WERE MADE UNDER RESPONSIBLE SUPERVISION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 217 AND 4, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.011 OF SAID CHAPTER 177. THE BENCHMARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (1929) AS CALLED FOR IN CONFORMITY WITH THE STANDARD ADOPTED BY THE NATIONAL BOARD OF SURVEYORS FOR THEIR ORDER CONTROL STANDARD.
[Signature]
REGISTERED LAND SURVEYOR NO. 1580
STATE OF FLORIDA

BROWARD COUNTY ENGINEERING DIVISION

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.
BY: *[Signature]* DATE: *[Date]*
ENGINEER IN CHARGE
BROWARD COUNTY ENGINEERING DIVISION
P.L. REG. NO. 14350

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH SEPARATION OF ZONINGS OF MEET FOR TRAFFICATORS BY RESOLUTION ADOPTED THIS *[Date]* DAY OF *[Month]*, 1989.
[Signature] CHAIRPERSON
DATE: *[Date]*
THIS PLAT COMPLIES WITH THE RESOLUTION OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS *[Date]* DAY OF *[Month]*, 1989.
[Signature] ADMINISTRATOR OR DESIGNER

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - MINUTES SECTION

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS *[Date]* DAY OF *[Month]*, 1989.

ATTEST: L.A. HESTER, COUNTY ADMINISTRATOR
[Signature] DEPUTY

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - RECORDING SECTION

THIS INSTRUMENT WAS FILED FOR RECORD THIS *[Date]* DAY OF *[Month]*, 1989, AND RECORDED IN PLAT BOOK *[Page]* AT PAGE *[Page]*, RECORDS VERIFIED.
ATTEST: L.A. HESTER, COUNTY ADMINISTRATOR
[Signature] DEPUTY

CITY ENGINEER

I HEREBY APPROVED THIS PLAT FOR RECORD THIS *[Date]* DAY OF *[Month]*, 1989.
[Signature] CITY ENGINEER
REG. NO. 8700 - STATE OF FLORIDA

CITY COMMISSION

STATE OF FLORIDA: I HEREBY CERTIFY THAT THE ATTACHED PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY OF FORT LAUDERDALE, FLORIDA, IN ACCORDANCE WITH THE LAWS OF THIS STATE. THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS *[Date]* DAY OF *[Month]*, 1989.

CITY PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THE CITY PLANNING AND ZONING BOARD APPROVED AND ACCEPTED THIS PLAT FOR RECORD ON THE *[Date]* DAY OF *[Month]*, 1989.
[Signature] CHAIRPERSON

BROWARD COUNTY OFFICE OF PLANNING

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.
[Signature] DIRECTOR
DATE: *[Date]*

O.R. BAX, 1001st P. 415

Sec. 47-6.10. - List of permitted and conditional uses, Community Business (CB) District.

A.	PERMITTED USES	B.	CONDITIONAL USES: See Section 47-24.3.
6.	Mixed Use Developments		
		a.	Mixed Use Development, see Section 47-18.21.

Sec. 47-18.21. - Mixed use development.

Mixed use development on commercial land use designated parcels.

The city may permit a mixed use development when the development site has a commercial land use designation, subject to the following:

For a development site that is less than (5) acres in size, **single use residential buildings are permitted.** No business uses are required;

Jim Hetzel, AICP, LEED Green Associate, Principal Planner

IT'S A WAR

Here is our general development review process for conditional use approval:

1. Prepare plans
2. Submit plans and application
3. Conduct public participation meeting
4. Attend DRC staff technical review meeting
5. Attend Planning and Zoning Board public hearing (possible approval decision if no call up review)
6. Attend City Commission public hearing for call up review (additional public hearing) or appeal of PZB denial

GreenspoonMarder

Greenspoon Marder LLP

Steven Wherry, Partner

LEED AP

YES

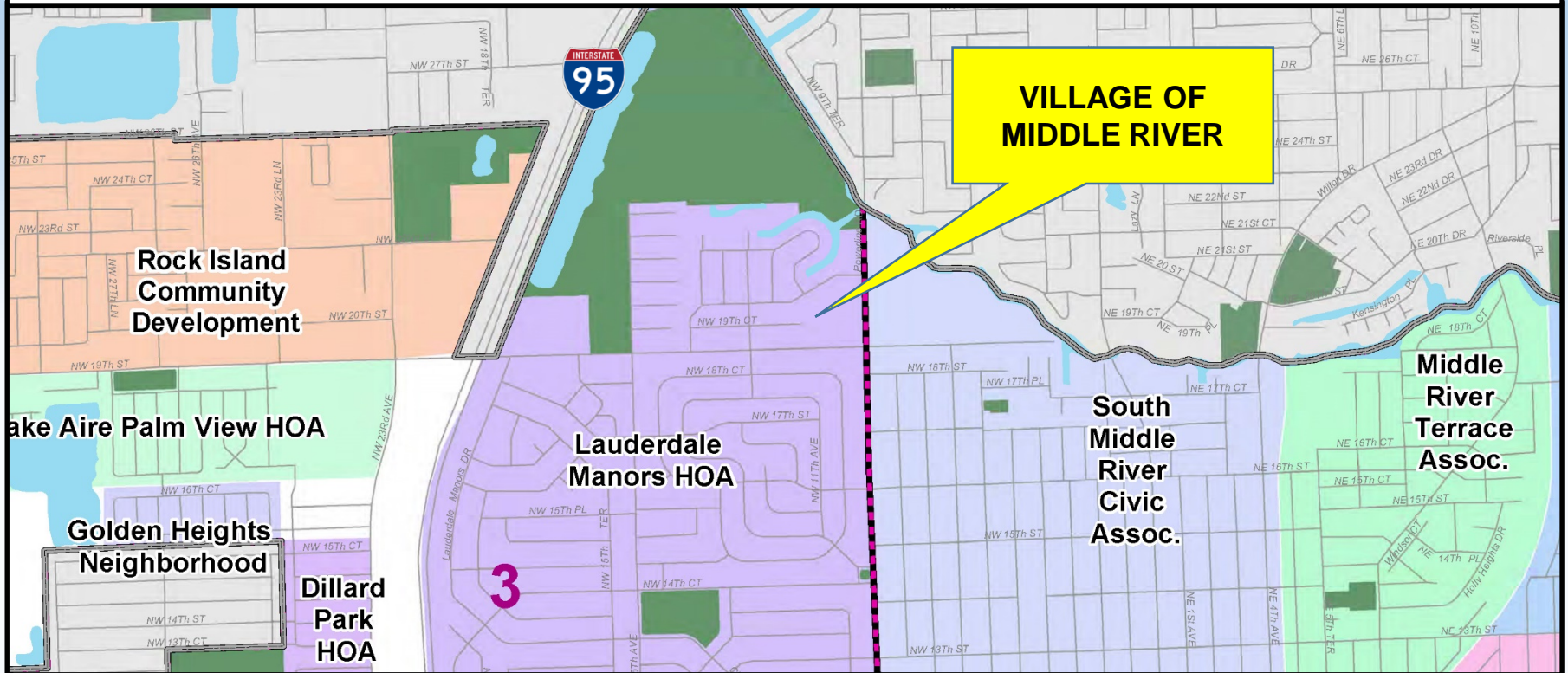
YES

YES

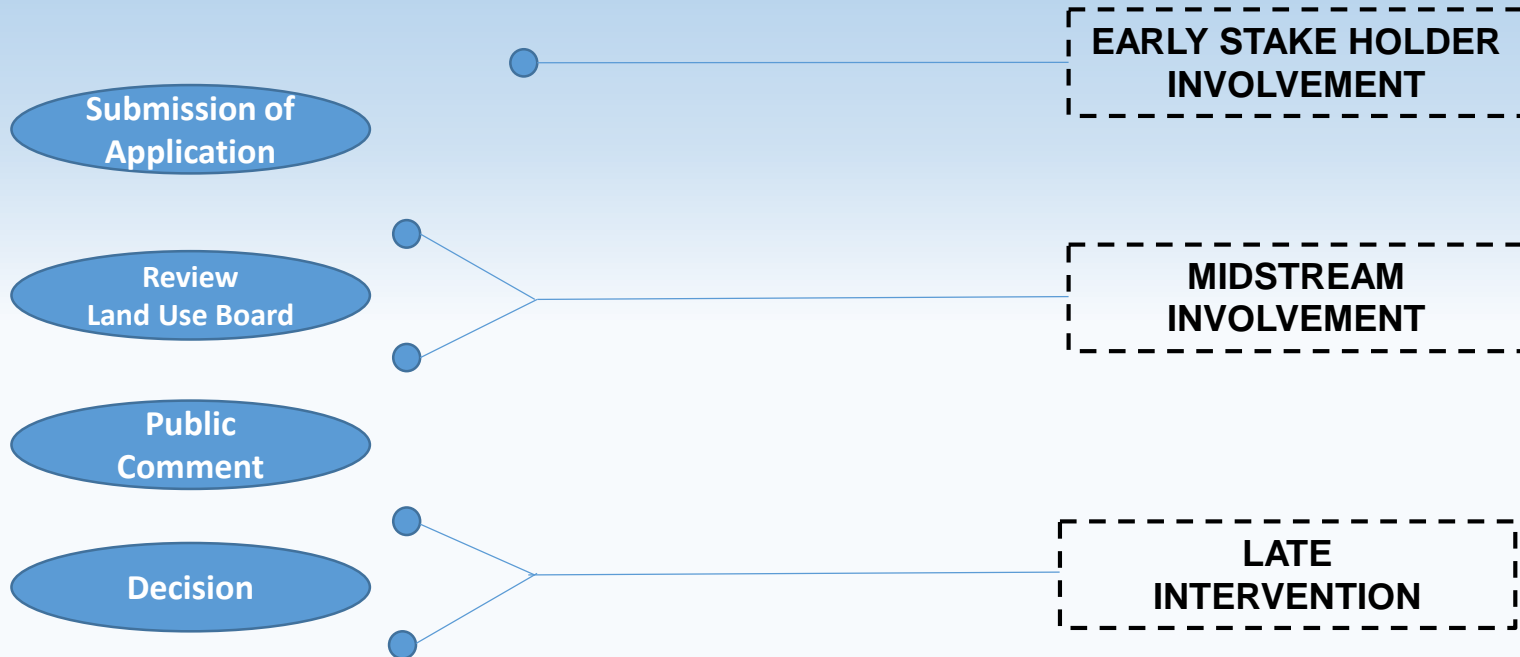


CITY OF FORT LAUDERDALE

City of Fort Lauderdale: Neighborhood Associations



INTEGRATING THE MUTUAL GAINS APPROACH



Village of Middle River



24 Sustainable Townhouse Units