



NOTICE OF PUBLIC HEARING
MAY 26, 2015

REQUEST FOR APPROVAL OF THE FOLLOWING LAND USE PLAN AMENDMENT FROM OFFICE PARK (OP), COMMUNITY FACILITIES (CF) AND LOW MEDIUM (10) RESIDENTIAL TO MEDIUM HIGH (25) RESIDENTIAL FOR ERIC NATHANSON BY THE MELLGREN PLANNING GROUP, INC.

This notice is being mailed to all property owners within 500 feet of the boundary lines of said property located at **4001 N. PINE ISLAND ROAD, SUNRISE, FLORIDA.**

The above application has been placed on file in the Community Development Department of the City of Sunrise, 1601 NW 136th Avenue, Building A, Sunrise, Florida (Telephone: (954) 746-3281 or AskZoning@sunrisefl.gov), and may be viewed by any and all interested parties.

THE LEGAL DESCRIPTION OF THE PROPERTY IS AS FOLLOWS:

A PORTION OF TRACTS 5, 6 AND 24 IN SECTION 20 TOWNSHIP 49 SOUTH RANGE 41 EAST ACCORDING TO THE PLAT OF CHAMBERS LAND COMPANY SUBDIVISION AS RECORDED IN PLAT BOOK 1 PAGES 5A AND 5B OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 20 AND THE EAST EXTENSION OF THE SOUTH LINE OF SAID TRACT 6; THENCE RUN SOUTH 89°39'20" WEST (BASIS OF BEARINGS, A GRID BEARING) 53.01 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID SOUTH LINE SOUTH 89°39'20" WEST 632.06 FEET TO THE EAST LINE OF TRACT A ACCORDING TO THE PLAT OF SUNRISE POINT VILLAGE AS RECORDED IN PLAT BOOK 145 PAGE 13 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE RUN NORTH 01°26'53" WEST ALONG SAID EAST LINE 634.50 FEET; THENCE RUN NORTH 89°48'41" EAST 85.02 FEET; THENCE RUN SOUTH 01°26'53" 90.02 FEET; THENCE RUN NORTH 89°48'41" 129.03 FEET; THENCE RUN SOUTH 01°26'53" EAST 192.43 FEET; THENCE RUN NORTH 89°44'00" EAST 417.99' TO A LINE 53.00 FEET WEST OF MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID SECTION 20; THENCE RUN SOUTH 01°27'16" EAST ALONG A LINE 53.00 FEET WEST OF AND PARALLEL WITH SAID SECTION 20 350.90 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA AND CONTAINING 6.218 ACRES MORE OR LESS.

All land development applications that the City's staff has determined meet all applicable code requirements shall be placed on the public hearing agenda for City Commission action. Persons wishing to be considered affected parties for the purpose of participating in the public hearing shall notify staff within five (5) days of the hearing date. An affected party is anyone other than the applicant or staff who wishes to participate in the hearing by presenting testimony and cross-examining witnesses. An affected party must file a written notice of appearance at least five (5) days before the hearing with the Community Development Department, 1601 NW 136th Avenue, Building A, Sunrise, Florida (Telephone: (954) 746-3281). The notice of appearance shall state with particularity the comprehensive plan requirement or land development regulation the person asserting affected party status contends is not being properly applied and the nature of the legally recognizable interest that may be affected by the City's approval of the land development application.

The City Commission in its capacity as the local planning agency, will hold a public hearing on this ordinance on **TUESDAY, MAY 26, 2015** in the Sunrise City Hall Commission Chambers located at 10770 West Oakland Park Boulevard, 1st Floor - Sunrise, Florida 33351, **COMMENCING AT 4:45 P.M.**, in order to make recommendation to the local governing body (City Commission) regarding the proposed amendment. Upon the close of the local planning agency hearing, a quasi-judicial hearing will be held by Sunrise City Commission **COMMENCING AT 5:00 P.M.**, or as soon as the local planning agency hearing adjourns to serve in its capacity as the local governing body.

Should any person desire to appeal any decision of the City Commission with respect to any matter to be considered at this meeting, that person must ensure that a verbatim record of the proceedings is made, including all testimony and evidence upon which any appeal may be based (see Florida Statutes § 286.0105).

Any person who believes he or she has a disability requiring the use of auxiliary aids and services at this meeting may call the City Commission secretary, at (954)746-3250 or (954)572-5694 (TDD) at least 48 hours prior to the meeting to advise of his/her special requirements.

Notification Date: May 11, 2015

MAP "A"
SHAMROCK INN - LAND USE PLAN AMENDMENT
PROJECT LOCATION MAP



NW 41ST ST

SUBJECT AREA

NW 90TH TER

N PINE ISLAND RD

NW 38TH ST