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Public Hearing Notice

NOTICE OF PUBLIC HEARING TO CONSIDER RECOMMENDATIONS FOR AMENDING THE BROWARD COUNTY ZONING MAP

In accordance with Section 163.3174,
Florida Statutes, the Broward County
Resilient Environment Department, Urban

Planning Division will conduct a Local Planning Agency (LPA) public hearing on November 8, 2023, at 2:00pm in the 2nd Floor Hearing Room at 1 North University Drive, Plantation, FL, 33324. The purpose of the public hearing is to receive public comments and make a recommendation to the Board of County Commissioners on the following items:

A proposed rezoning to the Broward Municipal Services District Zoning Map changing the zoning district of an approximately 0.62-acre site, located at 1417 South State Road 7, Unincorporated Broward County, 33317, from B-2: General Commercial Business to B-3: Intense Commercial Business District; and providing for an effective date. [Folio Nos. 504113020612 (portion of); 504113020590 (portion of); 504113020591; 504113020600 (portion of)]

At the public hearing, any person shall be entitled to be heard regarding the subject of the public hearing.

If you require any auxiliary aids or services for communication, please call (954) 357-6634 so that arrangements can be made. The telephone device for the deaf (TDD) number is (954) 831-3940. Please request accommodations at least three (3) days in advance.

Please be advised that any person who decides to appeal any decision made by the LPA with respect to any matter considered at the public hearing will need a recording of the proceedings, and that for such purpose, will need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice and advice that a record is required to appeal any decision is made pursuant to Section 286.0105, Florida Statutes. Publish October 16, 2023.

7512919 10/16/2023

Public Hearing Sign – SW 40 Terrace



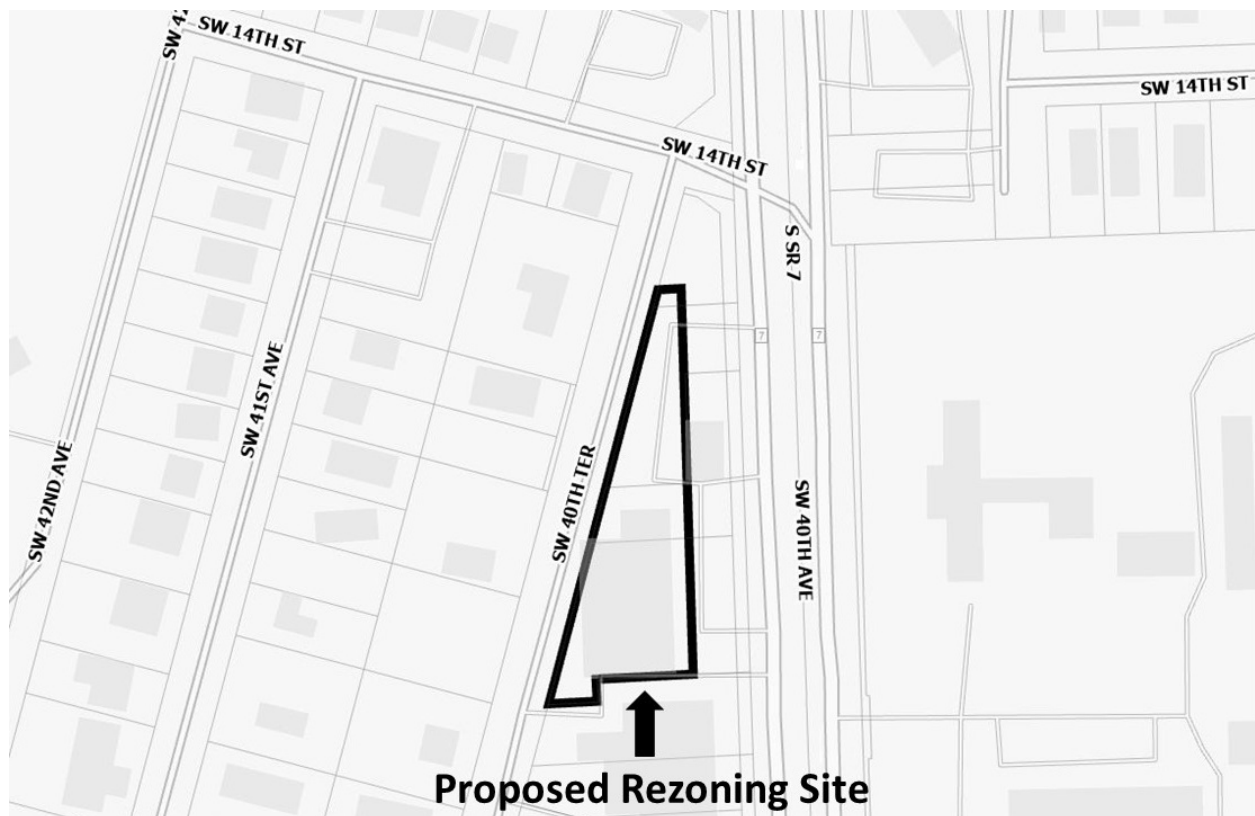
Public Hearing Sign – SR 7/US 441



**NOTICE OF PUBLIC HEARING TO CONSIDER
RECOMMENDATIONS FOR AMENDING THE BROWARD COUNTY ZONING MAP
AND ZONING CODE**

In accordance with Section 163.3174, Florida Statutes, the Broward County Resilient Environment Department, Urban Planning Division will conduct a Local Planning Agency (LPA) public hearing on November 8, 2023, at 2:00pm in the 2nd Floor Hearing Room at 1 North University Drive, Plantation, FL, 33324. The purpose of the public hearing is to receive public comments and make a recommendation to the Board of County Commissioners on the following items:

- A proposed amendment to the Broward Municipal Services District Zoning Map changing the zoning district of an approximately 0.62-acre site, located at 1417 South State Road 7, Unincorporated Broward County, 33317, from B-2: General Commercial Business to B3: Intense Commercial Business District; and providing for an effective date.



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CITY OF FORT LAUDERDALE
1500 S STATE ROAD 7
FORT LAUDERDALE FL 33312

UNIVERSAL WORLD PRECAST INC
1521 SW 40 TER
UNINCORPORATED FL 33317

1325 HOLDINGS LLC
4011 SW 14 ST
UNINCORPORATED FL 33317

CASTILLO, JORGE & ELENA
1545 SW 40 AVE
UNINCORPORATED FL 33317

UNIVERSAL WORLD PRECAST INC
1515 SW 40 TER
UNINCORPORATED FL 33317

MF 1285 LLC
1295 SW 40 AVE
UNINCORPORATED FL 33317

CASTILLO, JORGE
1545 SW 40 TER
UNINCORPORATED FL 33317

UNIVERSAL WORLD PRECAST INC
1511 SW 40 TER
UNINCORPORATED FL 33317

UNIQUE MOTORSPORTS HOLDING LLC
% JAMES R FITZGERALD
1320 S STATE ROAD 7
FORT LAUDERDALE FL 33312

1543 HOLDINGS LLC
1543 S STATE ROAD 7
UNINCORPORATED FL 33317

SUNKEY PROPERTIES LLC
1505 SW 40 TER
UNINCORPORATED FL 33317

UNIQUE MOTORSPORTS HOLDING LLC
% JAMES R FITZGERALD
1306 S STATE ROAD 7
FORT LAUDERDALE FL 33312

ORNSTEIN, GREG
ORNSTEIN, STEVEN
1541 SW 40 AVE
UNINCORPORATED FL 33317

MIR, SEYED ALI ASGHAR
1461-1463 SW 40 TER
UNINCORPORATED FL 33317

SUPERIOR GENERAL CONSTRUCTION
INC
4013 SW 14 ST
UNINCORPORATED FL 33317

SAN LAZARO HOLDINGS INC
1531 SW 40 AVE
UNINCORPORATED FL 33317

RAMNAUTH, BIBI NARIMA
RAMNAUTH, KESHO P
1441 SW 40 TER 1-2
UNINCORPORATED FL 33317

DELVA, FLAUMITA
4019 SW 14 ST
UNINCORPORATED FL 33317

BMJ LIV TR
LESLIE, HERMAN A TRSTEE ETAL
1611-1613 SW 40 TER
UNINCORPORATED FL 33317

TUBBS, HAYES A PARTOLINA-
TUBBS, DINA
1409 SW 40 TER
UNINCORPORATED FL 33317

JEHOVAS WITNESSES EL CENTRO SP
TULIO CASTILLA
1400 SW 41 AVE
UNINCORPORATED FL 33317

BMJ LIV TR
LESLIE, HERMAN A TRSTEE ETAL
1601-1603 SW 40 TER
UNINCORPORATED FL 33317

MORRIS, SIMONE
4006 SW 14 ST
UNINCORPORATED FL 33317

VARGAS, ELLIOTT
1412 SW 41 AVE F-R
UNINCORPORATED FL 33317

REJACK, ELIZABETH A
1561 SW 40 TER
UNINCORPORATED FL 33317-5810

MORRIS, STANLEY H/E
DELOACH, DEMETRICE
4004 SW 14 ST
UNINCORPORATED FL 33317

M&G RENT & CLEANING PROPERTIES
LLC
1416-1420 SW 41 AVE
UNINCORPORATED FL 33317

UNIVERSAL WORLD PRECAST INC
1541 SW 40 TER
UNINCORPORATED FL 33317

1325 HOLDINGS LLC
1325 SW 40 AVE
UNINCORPORATED FL 33317

CICCHINI, LOUISE
1430 SW 41 AVE
UNINCORPORATED FL 333175816

FERNANDEZ, MELINDA
1440 SW 41 AVE 1-2
UNINCORPORATED FL 333175816

DUCTAN, AMOS &
ANILUS, IRANISE
1520 SW 41 AVE
UNINCORPORATED FL 333175818

DAHER, SAMIA
1512 SW 41 AVE
UNINCORPORATED FL 33317

ELTINE, FRANCOISE
ANILUS, JOSNEL ETAL
1508 SW 41 AVE
UNINCORPORATED FL 333175818

VIDAKIDS LLC
1524-1532 SW 41 AVE
UNINCORPORATED FL 33317

MASE, ROBERT
1401 S STATE ROAD 7
UNINCORPORATED FL 33317