

**AN ORDINANCE OF THE CITY OF SWEETWATER
REQUIRING REAL PROPERTY TRANSACTIONS IN
DOLPHIN MALL AREA OF CITY TO PROVIDE NOTICE
OF LEGACY HEAVY-INDUSTRIAL BUSINESS LYING
WITHIN SAID AREA AND OF RAMIFICATIONS
THEREOF; PROVIDING FOR SEVERABILITY;
PROVIDING FOR CODIFICATION; PROVIDING FOR
EXCLUSIONS; PROVIDING FOR DEFINITION;
PROVIDING FOR REPEAL OF CONFLICTING
ORDINANCES; AND PROVIDING FOR EFFECTIVE DATE.**

WHEREAS, areas of Sweetwater north of State Road 836, west of 107th Avenue and east of the Florida Turnpike (the "Dolphin Mall Area") contain legacy properties that lawfully engage in heavy-industrial businesses; and,

WHEREAS, recent development in the Dolphin Mall Area has tended toward more residential and light industrial uses; and,

WHEREAS, the City has historically received inquiries from new owners and occupants in Dolphin Mall Area concerning heavy-industrial businesses located nearby;

WHEREAS, it is in the City's interest to ensure any new purchasers or occupants in Dolphin Mall Area are made aware of the heavy-industrial business located therein; and,

WHEREAS, this ordinance has previously been approved by the City's Planning & Zoning Board;

NOW THEREFORE, be it ordained by the City of Sweetwater:

1. That Article 1, General Provisions of the Land Development Code is hereby amended to create Section 1.11.00 Transactions in the Dolphin Mall Area which shall read as follows:

1.11.00 – Transactions in Dolphin Mall Area


- A. All land and building transaction documents conveying or purporting to convey any legal interest in real property including but not limited to warranty deeds, quit claim deeds, leases, and rental agreements within Dolphin Mall Area, as further described below, shall contain a notice to the recipient of said legal interest in such real property, including but not limited to buyers, tenants, sub-tenants, users and renters, informing them that the subject property is located near or adjacent to property that is zoned for heavy industrial use, that said heavy industrial use may operate on a 24-hour basis,

First Reading _____


Passed and adopted on June 7, 2021

Attest:


Carmen Garcia,
City Clerk


Orlando Lopez,
Mayor

as to form and legal sufficiency


Ray Garcia,
City Attorney


Jose Marti,
Commission President

Jose Marti, Commission President	yes
Saul Diaz, Commission Vice-President	yes
Ian Vallecillo, Commissioner	yes
Idania LLanio, Commissioner	yes
Reinaldo Rey, Commissioner	yes
Isidro Ruiz, Commissioner	yes
Marcos Villanueva, Commissioner	yes

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and that it may cause or emit certain dust, odor, noise or seismic vibrations as part of their legal operations.

- B. Transient rentals, month-to-month tenancies, and self-storage warehouses are excluded from this ordinance.
 - C. This ordinance applies to areas of Sweetwater bordered on the north by SW 25th Street, on the south by State Road 836, on the east by 107th Avenue, and on the west by the Florida Turnpike.
- 2. This ordinance shall become effective upon its adoption by the City Commission and approval by the Mayor or, if vetoed, upon its reenactment by the City Commission as provided by the Charter of the City of Sweetwater.
 - 3. If any portion of this ordinance is held unenforceable by a court of competent jurisdiction, the remainder shall continue in effect nonetheless.
 - 4. All ordinances or portions of the Code of Ordinances of the City of Sweetwater in conflict with the provisions of this ordinance shall be repealed upon the effective date hereof.
 - 5. It is the intention of the City Commission that the provisions of this ordinance be incorporated into the Code of Ordinances; to effect this intention codifiers may change the words "ordinance" or "section" to other appropriate words, and may change the ordinance's numeration.

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