

ORDINANCE NO. C-13-49

AN ORDINANCE CHANGING THE UNIFIED LAND DEVELOPMENT REGULATIONS OF THE CITY OF FORT LAUDERDALE, FLORIDA, SO AS TO REZONE FROM "P" TO "RS-4.4", A PORTION OF THE NORTH HALF OF SECTION 24, TOWNSHIP 49 SOUTH, RANGE 42 EAST BROWARD COUNTY, FLORIDA, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, GENERALLY LOCATED EAST OF NORTHEAST 22ND AVENUE, SOUTH OF COUNTRY CLUB DRIVE, WEST OF NORTHEAST 25TH AVENUE AND NORTH OF NORTHEAST 37TH DRIVE, IN FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND AMENDING THE OFFICIAL ZONING MAP AND SCHEDULE "A" ATTACHED THERETO TO INCLUDE SUCH LANDS.

WHEREAS, the applicant, Coral Ridge Golf Course, Inc., applied for the rezoning of certain property as described in Section 1 herein, associated with the development known as 3850 Federal; and

WHEREAS, the Planning and Zoning Board at its meeting of October 16, 2013 (PZ Case No. 6-Z-13) did recommend to the City Commission of the City of Fort Lauderdale ("City Commission") that certain lands herein described should be rezoned in the respects mentioned and that the Official Zoning Map and Schedule "A" attached thereto should be amended to include such lands; and

WHEREAS, the City Clerk notified the public of a public hearing to be held on Tuesday, December 3, 2013 and Tuesday, December 17, 2013 at 6:00 o'clock P.M., in the City Commission Room, City Hall, Fort Lauderdale, Florida, for the purpose of hearing any public comment to such rezoning; and

WHEREAS, such public hearing was duly held at the time and place designated after notice of same was given by publication as required by law, and the City Commission determined that the requested rezoning met the criteria for amending the zoning regulations;

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

SECTION 1. That the Unified Land Development Regulations ("ULDR") of the City of Fort Lauderdale together with the Official Zoning Map of the City of Fort Lauderdale and revised Schedule "A", describing the lands lying within each Zoning District, as approved on June 18, 1997, and described in Section 47-1.6 of the ULDR, be amended by rezoning in the respects mentioned, the following lands, situate in the City of Fort Lauderdale, Broward County, Florida, to wit:

REZONE FROM P TO RS-4.4:

See Exhibit attached hereto
and made a part hereof

Location: Generally located east of N.E. 22nd Avenue, south of Country Club Drive, west of N.E. 25th Avenue and north of N.E. 37th Drive.

SECTION 2. That the appropriate City officials of the City of Fort Lauderdale shall indicate such zoning upon a copy of the Official Zoning Map, and shall indicate an amendment of Schedule "A" accordingly, upon the records with proper reference to this ordinance and date of passage.

SECTION 3. That if any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

SECTION 4. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

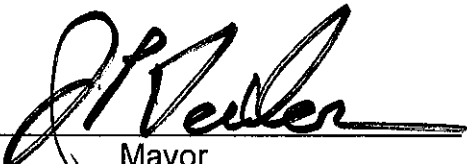
SECTION 5. That this Ordinance shall be in full force and effect upon an associated ordinance adopting a future land use plan amendment for the same parcel becoming effective in accordance with Section 163.3184(12), Florida Statutes.

SECTION 6. Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

SECTION 7. This approval is conditioned upon the applicant obtaining all other applicable state or federal permits before commencement of the development.

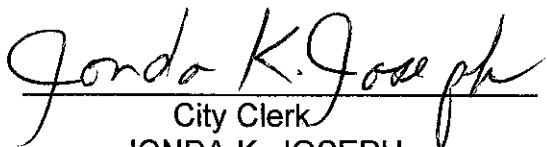
PASSED FIRST READING this the 3rd day of December, 2013.

PASSED SECOND READING this the 17th day of December, 2013.



Mayor
JOHN P. "JACK" SEILER

ATTEST:



City Clerk
JONDA K. JOSEPH

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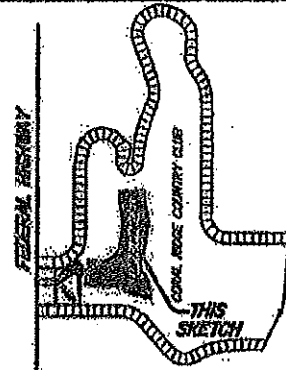


McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
 400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA
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M.D.
 O.K.

SKETCH AND DESCRIPTION
LUPA PARCEL
AKA: 3850 FEDERAL PLAT
CORAL RIDGE COUNTRY CLUB
SHEET 1 OF 5 SHEETS



SITE LAYOUT
NOT TO SCALE

LEGAL DESCRIPTION:

A portion of the North one-half (N½) of Section 24, Township 49 South, Range 42 East, Broward County, Florida, described as follows:

Commence at the Northwest corner of Lot 32, Block "G", CORAL RIDGE COUNTRY CLUB SUBDIVISION, according to the plat thereof as recorded in Plat Book 36, Page 30, of the public records of Broward County, Florida; thence North 88°09'25" East on the North line of said Lot 32, a distance of 129.89 feet; thence North 01°52'47" West on the East line of Parcel "B", CORAL RIDGE COUNTRY CLUB ADDITION NO. 1, according to the plat thereof as recorded in Plat Book 40, Page 18, of the Public Records of Broward County, Florida, a distance of 336.82 feet to the Point of Beginning, said point lying along the arc of a circular curve to the left from which the radius point bears North 18°33'53" West; thence Northeastly along the arc of said curve having a radius of 300.00 feet, through a central angle of 21°36'19", for an arc distance of 113.12 feet to a point of tangency; thence North 49°49'46" East, a distance of 125.41 feet to a point of curvature of a circular curve to the right; thence Northeastly and Easterly along the arc of said curve having a radius of 200.00 feet, through a central angle of 46°53'33", for an arc distance of 163.69 feet to a point of tangency; thence South 83°16'39" East, a distance of 130.03 feet; thence South 06°43'21" West, a distance of 145.00 feet; thence South 83°16'39" East, a distance of 161.18 feet to a point of curvature of a circular curve to the left; thence Easterly along the arc of said curve having a radius of 695.00 feet, through a central angle of 10°10'13", for an arc distance of 123.37 feet to a point of tangency; thence North 86°33'08" East, a distance of 293.73 feet to a point of curvature of a circular curve to the right; thence Easterly and Southeastly along the arc of said curve having a radius of 100.00 feet, through a central angle of 61°00'53", for an arc distance of 106.49 feet to a point of tangency; thence South 32°25'59" East, a distance of 17.51 feet to a point of curvature of a circular curve to the right; thence Southerly along the arc of said curve having a radius of 155.00 feet, through a central angle of 07°49'42", for an arc distance of 21.18 feet; thence South 79°38'23" East along a line not radial to the last described curve, a distance of 167.61 feet; thence South 68°54'52" East, a distance of 158.68 feet; thence South 89°33'44" East, a distance of 96.39 feet; thence North 05°55'10" West, a distance of 80.07 feet to a point of curvature of a circular curve to the left; thence Northwestly along the arc of said curve having a radius of 545.00 feet, through a central angle of 26°30'49", for an arc distance of 252.20 feet to a point of tangency;

CERTIFICATION

Certified Correct. Dated at
 Fort Lauderdale, Florida this
 2nd day of October, 2013.

McLAUGHLIN ENGINEERING COMPANY

[Signature]
 JERALD A. McLAUGHLIN
 Registered Land Surveyor No. 5269
 State of Florida.

FIELD BOOK NO. _____

DRAWN BY: JAMJ

JOB ORDER NO. U-8006

CHECKED BY: _____

REF. DWG.: 13-3-19



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LB#285

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M.P.
O.K

**SKETCH AND DESCRIPTION
LUPA PARCEL
CORAL RIDGE COUNTRY CLUB
SHEET 2 OF 5 SHEETS**

LEGAL DESCRIPTION (CONTINUED):

thence North 32°25'59" West, a distance of 139.75 feet to a point of curvature of a circular curve to the right; thence Northwestwaly and Northerly along the arc of said curve having a radius of 105.00 feet; through a central angle of 41°02'10", for an arc distance of 75.20 feet to a point of tangency; thence North 08°36'11" East, a distance of 569.05 feet to a point of curvature of a circular curve to the left; thence Northeastwaly, Northerly and Northwestwaly along the arc of said curve having a radius of 695.00 feet; through a central angle of 23°26'47", for an arc distance of 284.41 feet to a point of tangency; thence North 14°50'36" West, a distance of 136.35 feet to a point of curvature of a circular curve to the right; thence Northwestwaly along the arc of said curve having a radius of 305.00 feet, through a central angle of 11°24'59", for an arc distance of 60.77 feet to a point of tangency; thence North 03°25'37" West, a distance of 174.45 feet; thence South 80°05'25" West, a distance of 134.18 feet; thence South 80°06'52" West, a distance of 88.69 feet; thence South 87°54'49" West, a distance of 168.54 feet; thence South 02°09'19" East, a distance of 132.78 feet to a point of curvature of a circular curve to the left; thence Southeastwaly along the arc of said curve having a radius of 695.00 feet, through a central angle of 12°41'17", for an arc distance of 153.91 feet to a point of tangency; thence South 14°50'36" East, a distance of 141.78 feet to a point of curvature of a circular curve to the right; thence Southeastwaly, Southerly and Southwestwaly along the arc of said curve having a radius of 305.00 feet, through a central angle of 23°26'47", for an arc distance of 124.81 feet to a point of tangency; thence South 08°36'11" West, a distance of 310.83 feet to a point of curvature of a circular curve to the right; thence Southwestwaly, Westerly and Northwestwaly along the arc of said curve having a radius of 330.00 feet, through a central angle of 88°07'10", for an arc distance of 507.53 feet to a point of tangency; thence North 83°16'39" West, a distance of 127.21 feet; thence South 06°43'21" West, a distance of 145.00 feet; thence North 83°16'39" West, a distance of 37.95 feet to a point of curvature of a circular curve to the right; thence Northwestwaly along the arc of said curve having a radius of 100.00 feet, through a central angle of 43°05'27", for an arc distance of 75.24 feet to a point of tangency; thence North 40°10'12" West, a distance of 116.92 feet; thence South 49°49'48" West, a distance of 401.93 feet to a point of curvature of a circular curve to the right; thence Southwestwaly along the arc of said curve having a radius of 200.00 feet, through a central angle of 12°46'50", for an arc distance of 44.61 feet to a point on the East line of said Parcel "B", CORAL RIDGE COUNTRY CLUB ADDITION NO. 1; thence South 01°52'47" East on said East line, a distance of 106.87 feet to the POINT OF BEGINNING.

Said land situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 950,615 square feet or 21.8231 acres more or less.

CERTIFICATION

Certified Correct. Dated at
Fort Lauderdale, Florida this
2nd day of October, 2013.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

FIELD BOOK NO. _____

DRAWN BY: JMM

JOB ORDER NO. U-8006

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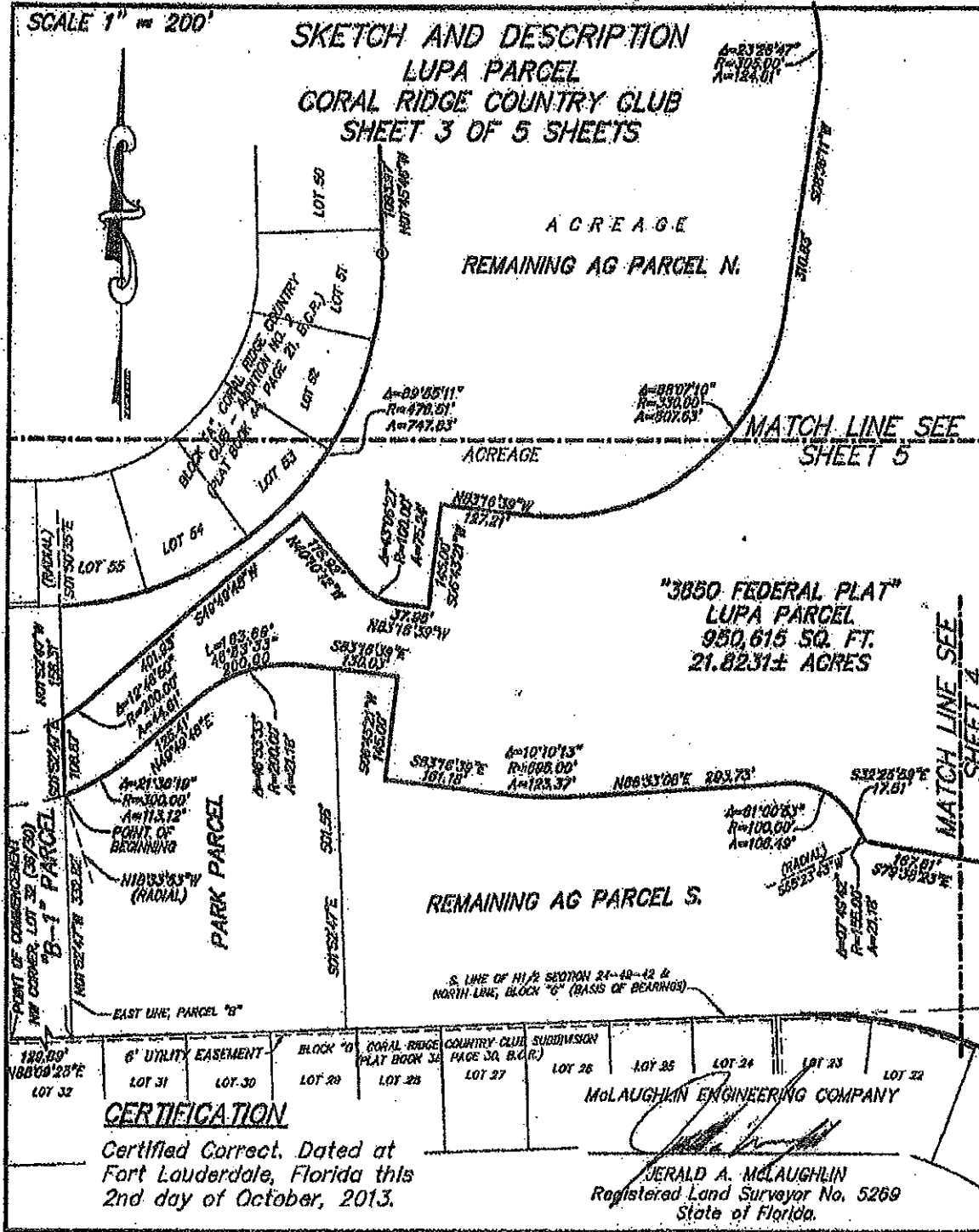
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M.D.
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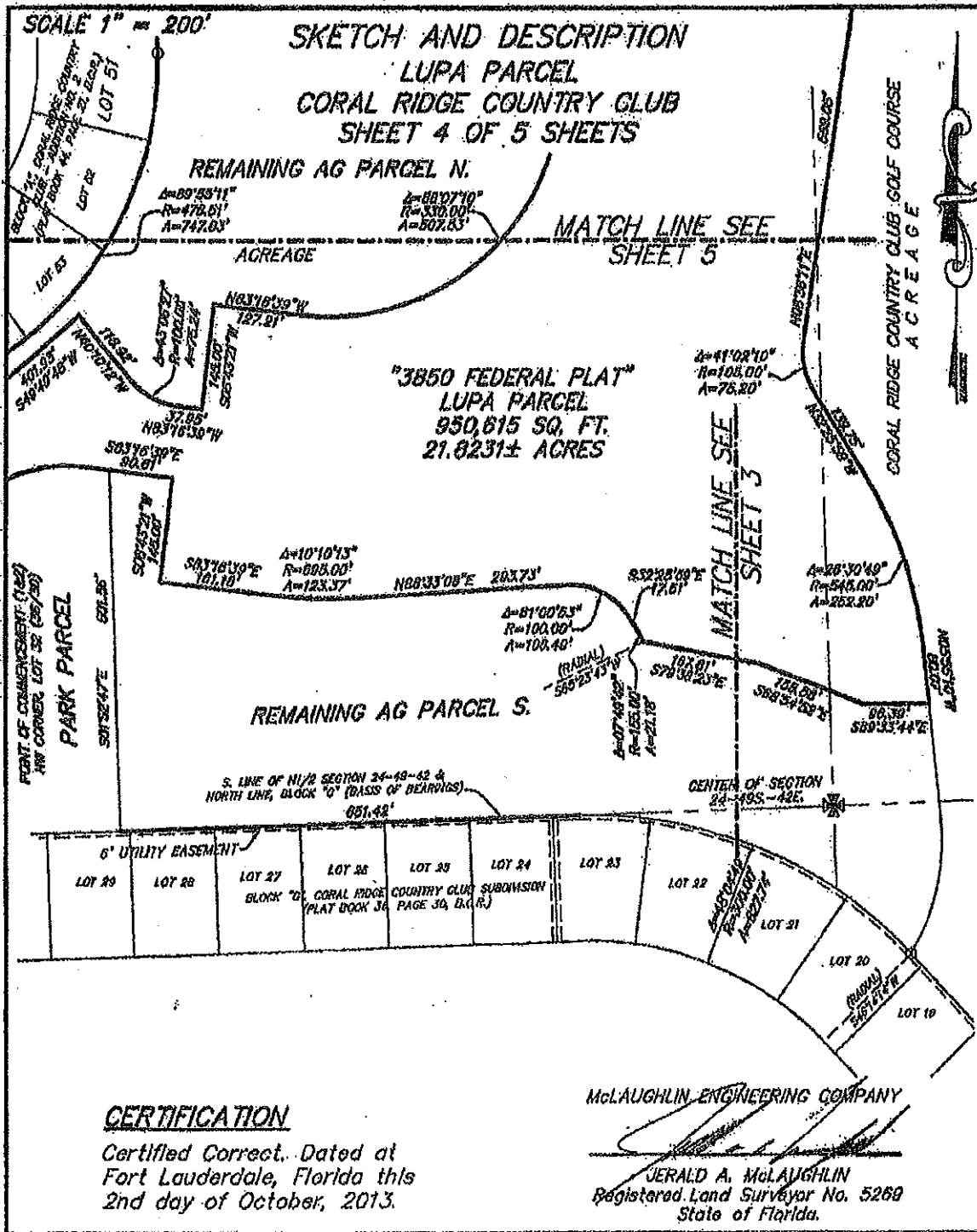
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M.J.
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CHECKED BY: _____

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