ORDINANCE NO. C-13-49

ORDINANCE CHANGING THE UNIFIED 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 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;

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

<u>SECTION 1</u>. 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. 22^{nd} Avenue, south of Country Club Drive, west of N.E. 25^{th} Avenue and north of N.E. 37^{th} Drive.

<u>SECTION 2</u>. 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.

<u>SECTION 3</u>. 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.

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 That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

<u>SECTION 5</u>. 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.

PAGE 3

<u>SECTION 6</u>. 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.

<u>SECTION 7</u>. 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

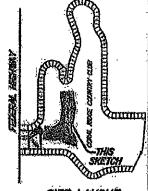
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McLAUGHLIN ENGINEERING COMPANY LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING 400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA 33301 PHONE (954) 763-7611 * FAX (954) 763-7615 W.D.

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 (NY) of Section 24; Township 49 South, Ronge 42 East, Broward County, Florida, described as follows:

Commence at the Northwest corner of Lot 32, Block "G", CORAL RIDGE COUNTRY CLUB SUBDINISION, according to the plot thereof as recorded in Plat Book 38, 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 07'52'47" 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 tiping clong the arc of a circular curve to the left from which the radius point bears North 18'33'53" West; thence Northeasterly 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 49'49'48" East, a distance of 125.41 feet to a point of curvature of a circular curve to the right; thence Northeasterly 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 183.69 feet to a point of tangency; thence South 83'16'39" East, a distance of 183.69 feet to a point of tangency; thence South 83'16'39" East, a distance of 181.18 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 10'0'33", 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 left; thence Easterly along the arc of said curve having a radius of 10'0'33", for an arc distance of 10'0.49 feet to a point of tangency; thence South 10'0'33", for an arc distance of 10'0.49 feet to a point of tangency; thence South 10'0'33", for an arc distance of 10'0'49'42", for an orc dist

<u>CERTIFICATION</u>

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

Mol AUGHLIN TIJBINFERING COMPANY,

JERALD A. Mor AUGHLIN

Registered Land Surveyor No. 5269

State of Florido.

	State of Florida.
FIELD BOOK NO.	DRAWN BY: JMM)
JOB ORDER NO. <u>U-8006</u> REF. DWG.: 13-3-19	CHECKED BY:



MCLAUGHLIN ENGINEERING COMPANY LB#285

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ENGINEERING * SURVEYING * PLATTING * LAND PLANNING 400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA 33301 PHONE (954) 763-7611 * FAX (954) 763-7615

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

LEGAL DESCRIPTION (CONTINUED):

thence North 3225'59" West, a distance of 139.75 feet to a point of curvature of a circular curve to the right; thence Northwesterly and Northerly clong the orc of sold curve having a radius of 105.00 feet; through a central angle of 4122'10", for an are distance of 75.20 feet to a point of tangenay, thence North 0836'11" East, a distance of 569.05 feet to a point of aprature of a circular curve to the left; thence Northeasterly, Northerly and Northwesterly clong the are of sold curve having a radius of 695.00 feet; through a central angle of 2326'47", for an are distance of 284.41 feet to a point of tangenay; thence Northwesterly along the are of each curve having a radius of 305.00 feet, through a central angle of 1124'59", for an are distance of 60.77 feet to a point of tangenay; thence Northwesterly along the are of each curve having a radius of 305.00 feet, through a central angle of 1124'59", for an arc distance of 60.77 feet to a point of tangenay; thence Northwesterly along the are of each curve having a radius of 305.00 feet, through a central angle of 1124'59", for an arc distance of 60.79 feet; thence South 8754'49" West, a distance of 166.54 feet; thence South 0205'28" West, a distance of 134.18 feet; thence South 80'06'52" West, a distance of 166.69 feet; thence South 87'54'49" West, a distance of 166.54 feet; thence South 02'09'9" East, a distance of 132.78 feet to a point of curvature of a circular curve to the left; thence Southeasterly along the arc of said curve having a radius of 695.00 feet, through a central angle of 132'41'7", for an arc distance of 153.91 feet to a point of curvature of a circular curve to the right; thence Southeasterly, Southerly and Southeasterly along the arc of said curve having a radius of 305.00 feet, through a central angle of 23'28'47", for an arc distance of 124.81 feet to a point of curvature of a circular curve to the right; thence South 08'36'11" West, a distance of 140.00 feet, through a central angle of 1306'27", for an arc distance of 140.00 feet, through

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

CERTIFICATION

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

JERALD A. MOLAUGHUN

Rogistorod Land Surveyor No. 5269

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McLAUGHLIN ENGINEERING COMPANY
LB#285
ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA
33301 PHONE (954) 763-7611 * FAX (954): 763-7615

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JOB ORDER NO. U-8006

REF. DWG.: 13-3-019

MCLAUGHLIN ENGINEERING COMPANY

LB#285 ENGINEERING * SURVEYING * PLATTING * LAND PLANNING 400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA 33301 PHONE (954) 763-7611 * FAX (954) 763-7615

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CHECKED BY:

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MCLAUGHLIN ENGINEERING COMPANY
LB#285
ENGINEERING & EURVERING & PLATTING & LAND PLANNING
400 N.E. 378 AVENUE FORT LAUDERDALE, FLORIDA
33301 PHONE (954) 763-7611 & FAX (954) 763-7618

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