

ORDINANCE NO. C-14

AN ORDINANCE CHANGING THE UNIFIED LAND DEVELOPMENT REGULATIONS OF THE CITY OF FORT LAUDERDALE, FLORIDA, SO AS TO REZONE FROM "RMM-25" TO "X-P", THROUGH THE ALLOCATION OF COMMERCIAL FLEX, ALL OF LOT 21, BLOCK 66, "CORAL RIDGE GALT ADDITION NO. 1", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 31, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LOCATED WEST OF MIDDLE RIVER DRIVE, SOUTH OF EAST OAKLAND PARK BOULEVARD, EAST OF NORTH FEDERAL HIGHWAY AND NORTH OF NORTHEAST 26TH STREET, AND AMENDING THE OFFICIAL ZONING MAP AND SCHEDULE "A" ATTACHED THERETO TO INCLUDE SUCH LANDS.

WHEREAS, in accordance with the Unified Land Development Regulations ("ULDR"), rezoning to an X-P District is based in part on the allocation of commercial flexibility and a site plan which meets the criteria provided in the ULDR; and

WHEREAS, the applicant has submitted a site plan as part of the rezoning application to develop a parking lot east of and directly across the alley that lies adjacent to the site and west of Middle River Drive, to be rezoned as described in this ordinance together with the construction of a restaurant located at 2650 North Federal Highway, Fort Lauderdale, Florida, and located in an RMM-25 zoning district associated with the development known as Chick-Fil-A; and

WHEREAS, the Planning and Zoning Board at its meeting of December 18, 2013 (PZ Case No. 8-ZR-13) did recommend to the City Commission that the site plan reviewed in connection with the rezoning application be approved and that the lands herein described should be rezoned from RMM-25 to X-P 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, February 4, 2014 and Tuesday, February 18, 2014 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 site plan submitted for review as part of this rezoning request consisting of a 3,497 square foot restaurant with a drive-thru component and surface parking lot is hereby approved, as depicted in Exhibit "A" attached hereto, subject to the conditions imposed by the Development Review Committee, the Planning and Zoning Board and the City Commission, including the allocation of commercial flexibility to lands described in Section 2 of this ordinance.

SECTION 2. That the 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 RMM-25 TO X-P:

THROUGH THE ALLOCATION OF COMMERCIAL FLEX,
ALL OF LOT 21, BLOCK 66, "CORAL RIDGE GALT
ADDITION NO. 1", ACCORDING TO THE PLAT THEREOF,
RECORDED IN PLAT BOOK 31, PAGE 37, OF THE
PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

Location: West of Middle River Drive, south of East Oakland
Park Boulevard, east of North Federal Highway and
North of Northeast 26th Street

Also depicted in "Exhibit B" attached hereto and made a part
hereof.

SECTION 3. 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 4. 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. All other applicable state or federal permits must be obtained before commencement of the development.

SECTION 5. 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 6. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

SECTION 7. That this Ordinance shall be in full force and effect ten days from the date of final passage.

PASSED FIRST READING this the ____ day of _____, 2014.

PASSED SECOND READING this the ____ day of _____, 2014.

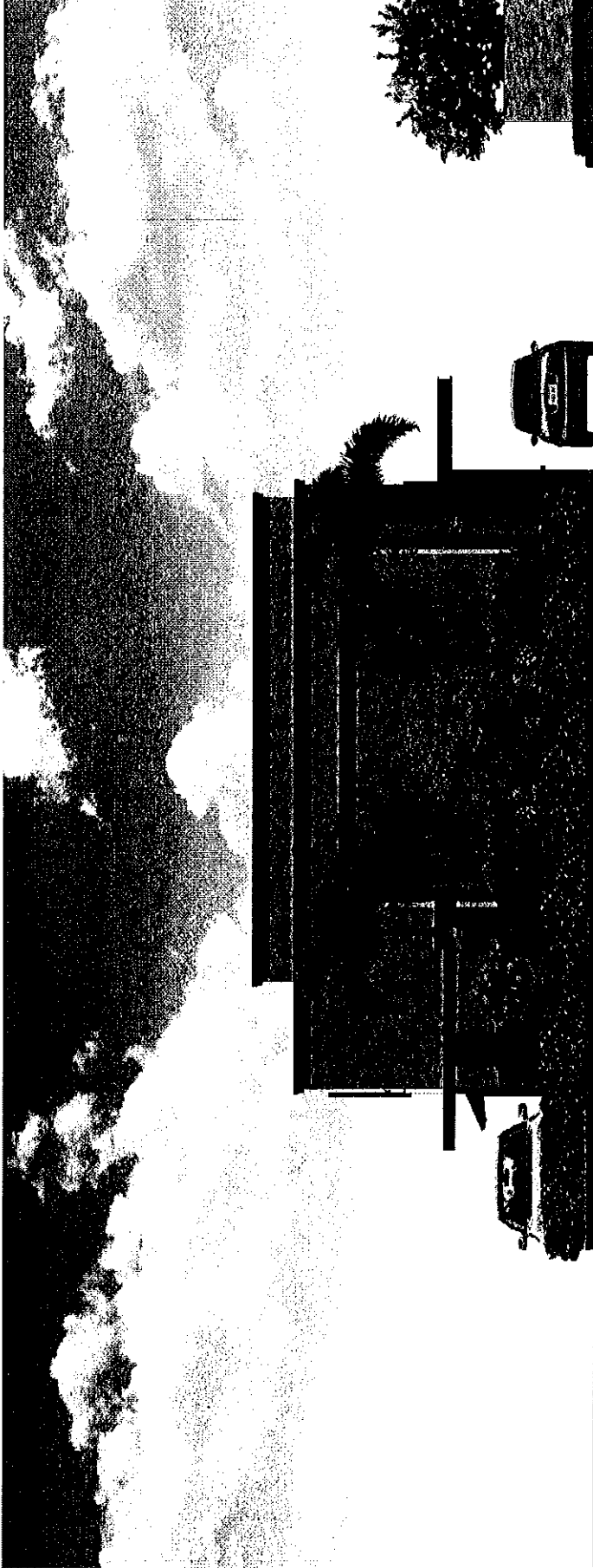
Mayor
JOHN P. "JACK" SEILER

ATTEST:

City Clerk
JONDA K. JOSEPH

Ordinance No. C-14-

Larger copies of Exhibit "A" to Ordinance No. C-14-__ adopted on _____, 2014, are on file and may be viewed at the City of Fort Lauderdale. Please contact the City Clerk for location of site plans.



View from East parking lot



View from Federal Highway (US1)



View of North Buffer Wall

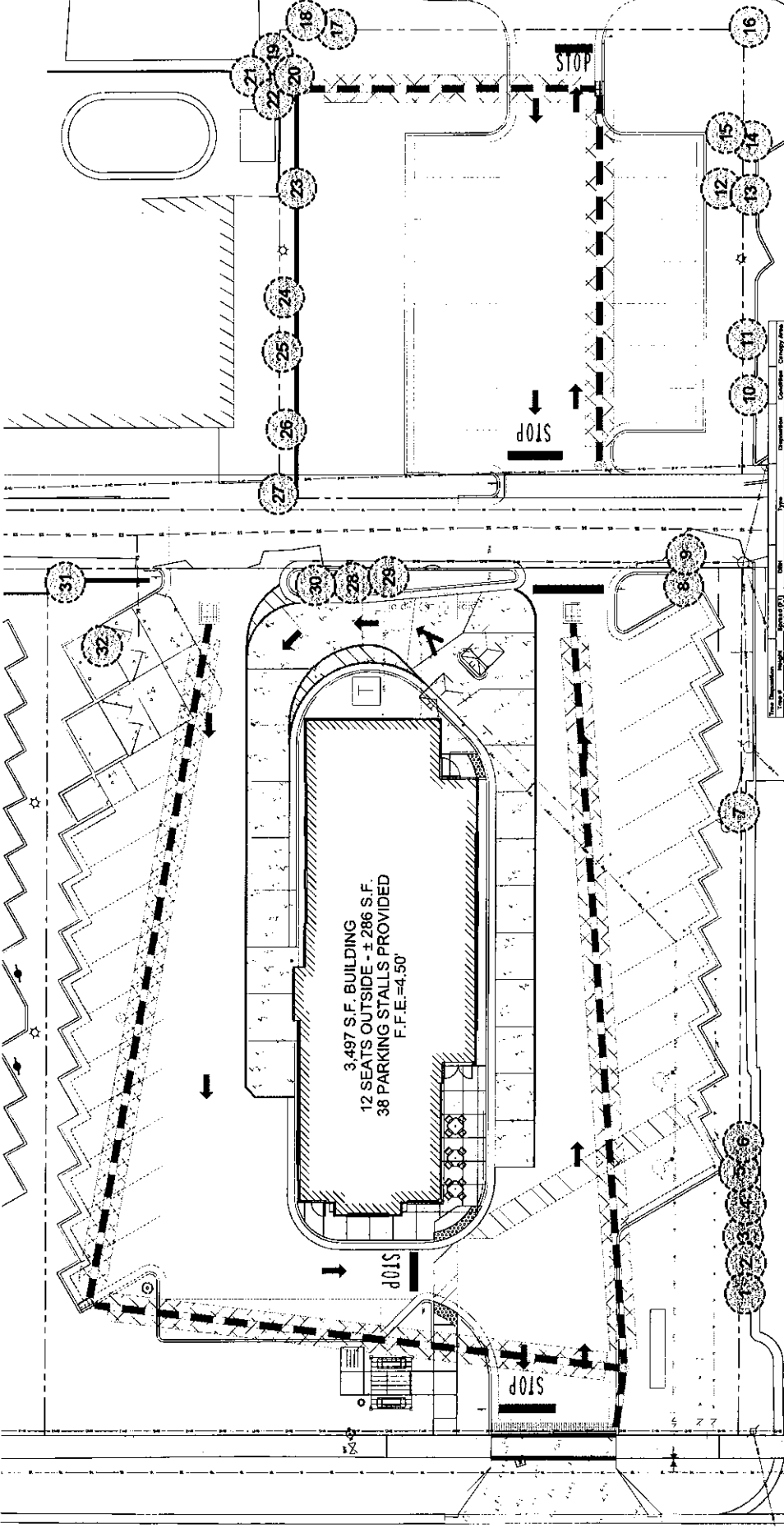


Chick Fill A
Fort Lauderdale, Florida
TREE DISPOSITION PLAN

U.S. Landscape
Landscape Architects
Fort Lauderdale, Florida

Drawing: 2020
Owner: W/20213
Scale: 1/8" = 1'-0"
Checked by: JTC
Sheet No.:
L-1
Case #: 2018-040

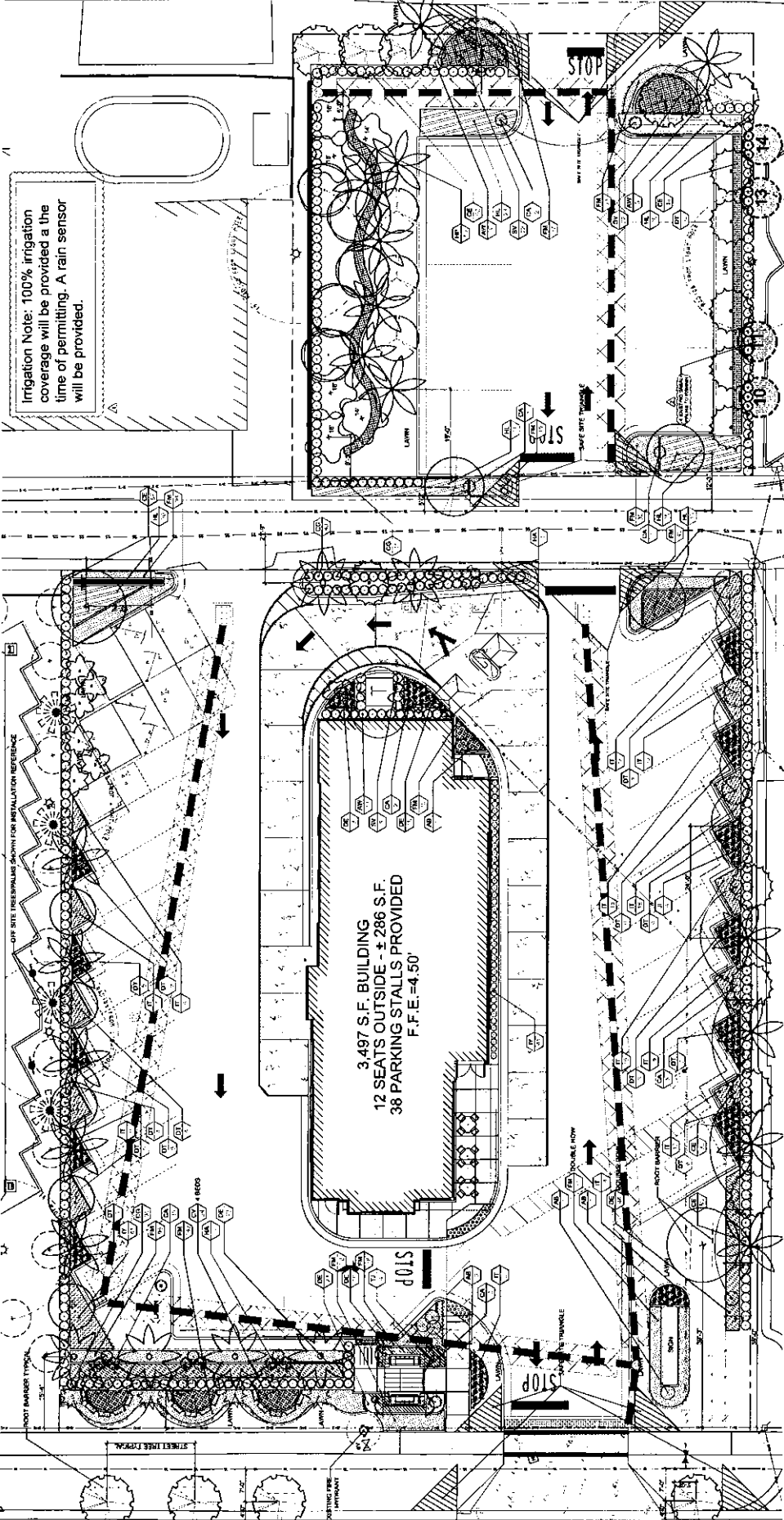
NORTH
CAPTION 2
1 of 7
Page 5 of 12



Tree No.	Species	Type	Quantity	Quantity	Quantity
1	12 SEAT TABLE	TABLE	12	12	0
2	12 SEAT TABLE	TABLE	12	12	0
3	12 SEAT TABLE	TABLE	12	12	0
4	12 SEAT TABLE	TABLE	12	12	0
5	12 SEAT TABLE	TABLE	12	12	0
6	12 SEAT TABLE	TABLE	12	12	0
7	12 SEAT TABLE	TABLE	12	12	0
8	12 SEAT TABLE	TABLE	12	12	0
9	12 SEAT TABLE	TABLE	12	12	0
10	12 SEAT TABLE	TABLE	12	12	0
11	12 SEAT TABLE	TABLE	12	12	0
12	12 SEAT TABLE	TABLE	12	12	0
13	12 SEAT TABLE	TABLE	12	12	0
14	12 SEAT TABLE	TABLE	12	12	0
15	12 SEAT TABLE	TABLE	12	12	0
16	12 SEAT TABLE	TABLE	12	12	0
17	12 SEAT TABLE	TABLE	12	12	0
18	12 SEAT TABLE	TABLE	12	12	0
19	12 SEAT TABLE	TABLE	12	12	0
20	12 SEAT TABLE	TABLE	12	12	0
21	12 SEAT TABLE	TABLE	12	12	0
22	12 SEAT TABLE	TABLE	12	12	0
23	12 SEAT TABLE	TABLE	12	12	0
24	12 SEAT TABLE	TABLE	12	12	0
25	12 SEAT TABLE	TABLE	12	12	0
26	12 SEAT TABLE	TABLE	12	12	0
27	12 SEAT TABLE	TABLE	12	12	0
28	12 SEAT TABLE	TABLE	12	12	0
29	12 SEAT TABLE	TABLE	12	12	0
30	12 SEAT TABLE	TABLE	12	12	0
31	12 SEAT TABLE	TABLE	12	12	0
32	12 SEAT TABLE	TABLE	12	12	0

Remove all existing understorey hedges and invasive plant material

TREE DISPOSITION PLAN
Scale: NTS



Irrigation Note: 100% irrigation coverage will be provided a the time of permitting. A rain sensor will be provided.

PLANTING SCHEDULE

NO.	PLANTING	QUANTITY	NOTES
1	1" DB PALM	10	PLANTING
2	2" DB PALM	10	PLANTING
3	3" DB PALM	10	PLANTING
4	4" DB PALM	10	PLANTING
5	5" DB PALM	10	PLANTING
6	6" DB PALM	10	PLANTING
7	7" DB PALM	10	PLANTING
8	8" DB PALM	10	PLANTING
9	9" DB PALM	10	PLANTING
10	10" DB PALM	10	PLANTING
11	11" DB PALM	10	PLANTING
12	12" DB PALM	10	PLANTING
13	13" DB PALM	10	PLANTING
14	14" DB PALM	10	PLANTING
15	15" DB PALM	10	PLANTING
16	16" DB PALM	10	PLANTING
17	17" DB PALM	10	PLANTING
18	18" DB PALM	10	PLANTING
19	19" DB PALM	10	PLANTING
20	20" DB PALM	10	PLANTING
21	21" DB PALM	10	PLANTING
22	22" DB PALM	10	PLANTING
23	23" DB PALM	10	PLANTING
24	24" DB PALM	10	PLANTING
25	25" DB PALM	10	PLANTING
26	26" DB PALM	10	PLANTING
27	27" DB PALM	10	PLANTING
28	28" DB PALM	10	PLANTING
29	29" DB PALM	10	PLANTING
30	30" DB PALM	10	PLANTING
31	31" DB PALM	10	PLANTING
32	32" DB PALM	10	PLANTING
33	33" DB PALM	10	PLANTING
34	34" DB PALM	10	PLANTING
35	35" DB PALM	10	PLANTING
36	36" DB PALM	10	PLANTING
37	37" DB PALM	10	PLANTING
38	38" DB PALM	10	PLANTING
39	39" DB PALM	10	PLANTING
40	40" DB PALM	10	PLANTING
41	41" DB PALM	10	PLANTING
42	42" DB PALM	10	PLANTING
43	43" DB PALM	10	PLANTING
44	44" DB PALM	10	PLANTING
45	45" DB PALM	10	PLANTING
46	46" DB PALM	10	PLANTING
47	47" DB PALM	10	PLANTING
48	48" DB PALM	10	PLANTING
49	49" DB PALM	10	PLANTING
50	50" DB PALM	10	PLANTING

LANDSCAPE LIST

NO.	PLANTING	QUANTITY	NOTES
1	1" DB PALM	10	PLANTING
2	2" DB PALM	10	PLANTING
3	3" DB PALM	10	PLANTING
4	4" DB PALM	10	PLANTING
5	5" DB PALM	10	PLANTING
6	6" DB PALM	10	PLANTING
7	7" DB PALM	10	PLANTING
8	8" DB PALM	10	PLANTING
9	9" DB PALM	10	PLANTING
10	10" DB PALM	10	PLANTING
11	11" DB PALM	10	PLANTING
12	12" DB PALM	10	PLANTING
13	13" DB PALM	10	PLANTING
14	14" DB PALM	10	PLANTING
15	15" DB PALM	10	PLANTING
16	16" DB PALM	10	PLANTING
17	17" DB PALM	10	PLANTING
18	18" DB PALM	10	PLANTING
19	19" DB PALM	10	PLANTING
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40	40" DB PALM	10	PLANTING
41	41" DB PALM	10	PLANTING
42	42" DB PALM	10	PLANTING
43	43" DB PALM	10	PLANTING
44	44" DB PALM	10	PLANTING
45	45" DB PALM	10	PLANTING
46	46" DB PALM	10	PLANTING
47	47" DB PALM	10	PLANTING
48	48" DB PALM	10	PLANTING
49	49" DB PALM	10	PLANTING
50	50" DB PALM	10	PLANTING

LANDSCAPE LEGEND

ZONE	PLANTING	QUANTITY	NOTES
1	1" DB PALM	10	PLANTING
2	2" DB PALM	10	PLANTING
3	3" DB PALM	10	PLANTING
4	4" DB PALM	10	PLANTING
5	5" DB PALM	10	PLANTING
6	6" DB PALM	10	PLANTING
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8	8" DB PALM	10	PLANTING
9	9" DB PALM	10	PLANTING
10	10" DB PALM	10	PLANTING
11	11" DB PALM	10	PLANTING
12	12" DB PALM	10	PLANTING
13	13" DB PALM	10	PLANTING
14	14" DB PALM	10	PLANTING
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10	10" DB PALM	10	PLANTING
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49	49" DB PALM	10	PLANTING
50	50" DB PALM	10	PLANTING

All small trees and palms shall be placed 5'-0" from utilities.
All large trees shall be placed 10'-0" from utilities.
Tree Installation Note: All tree installation to be in accordance with Right Tree Right Place FPL guidelines. No plant material can obstruct visibility between 30" Ht. and 8' Ht.
Safe Sight Triangle: Trees to have 8' Clear Trunk. All shrubs to be maintained at 30" height.



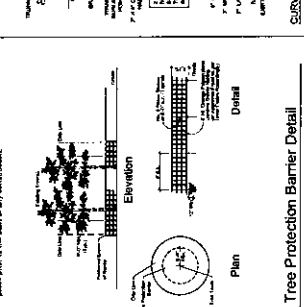
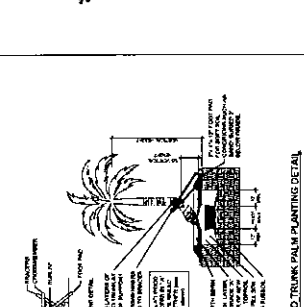
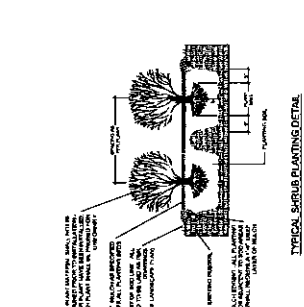
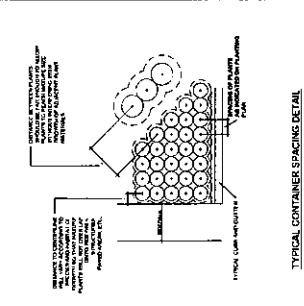
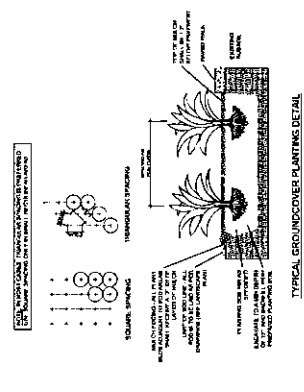
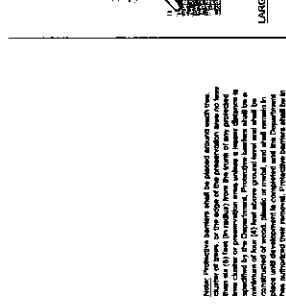
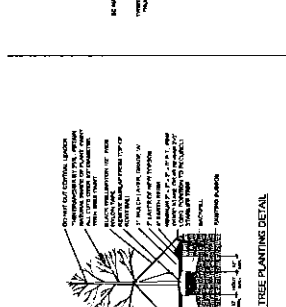
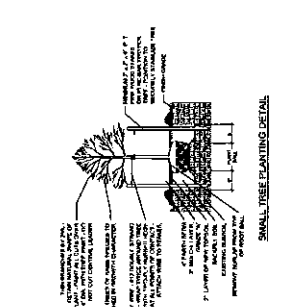
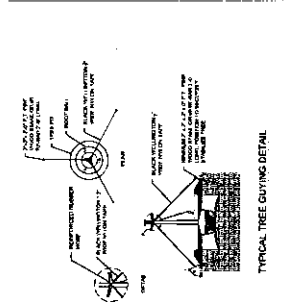
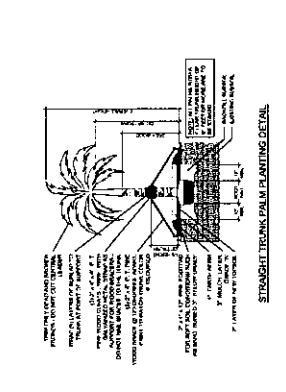
LANDSCAPE DETAILS
 Fort Lauderdale, Florida
Chick Fil A

Sheet No. _____
 Date _____

U.S. ARCHITECTS
 1100 N.W. 11th Street
 Fort Lauderdale, FL 33304

Drawing: Landscape Details
 Date: 11/17/2013
 Scale: NTS
 Drawn by: DC
 Sheet No.: _____
 Case ID: 2013042

Exhibit 2
 14-0047
 Page 7 of 12



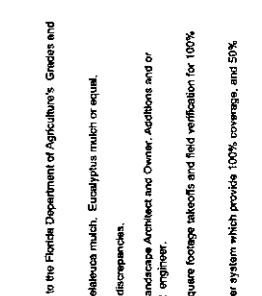
PLANTING NOTES:

- All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.
- All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.
- Planting plans shall take precedence over plant list in case of discrepancies.
- No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.
- Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.
- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage and 50% overlap.
- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.
- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.
- Planting soil for topsoil and bacodill shall be 50/50 mix, nonacide free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% soil free coarse sand and 25% Ayrloite.
- Tree and shrub pits will be supplemented with "Agriform Peels", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

GENERAL NOTES:

- The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and/or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Rosemary Plains for more utility notes).
- Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.
- All unattended and unplanned tree pits are to be properly barricaded and flagged during installation.
- All planting plans are issued as directives for site layout. Any deviations, site changes, etc. are to be brought to the attention of the Landscape Architect for clarification prior to installation.

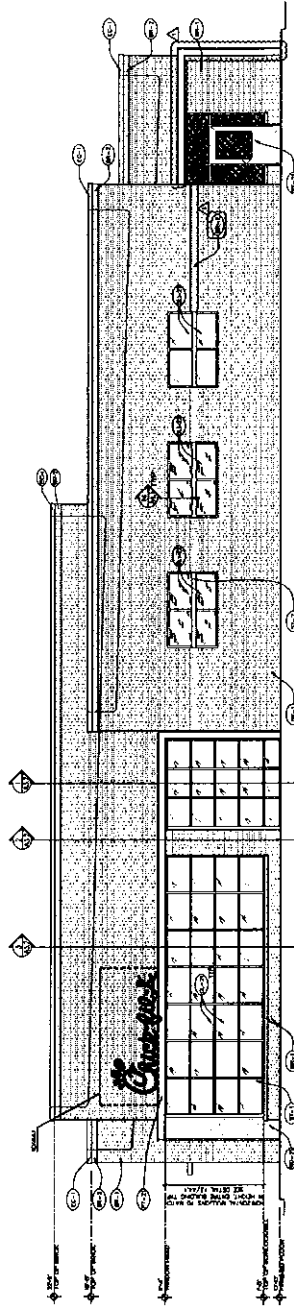
Tree Protection Barrier Detail



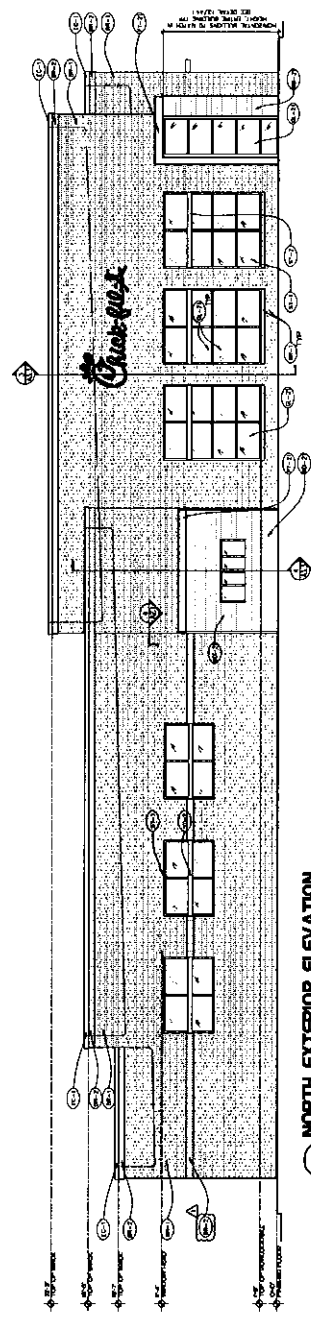
Note: Tree protection barrier shall be installed around all trees to be protected. The barrier shall be constructed of 2x4's spaced 4 feet apart. The barrier shall be 10 feet high. The barrier shall be installed around all trees to be protected. The barrier shall be constructed of 2x4's spaced 4 feet apart. The barrier shall be 10 feet high. The barrier shall be installed around all trees to be protected. The barrier shall be constructed of 2x4's spaced 4 feet apart. The barrier shall be 10 feet high.

EXTERIOR FINISH SCHEDULE

EXTERIOR BRICK	BELDEN WARM GRAY 3 COLOR BLEND 1/2" MODULAR BOND PATTERNS RENDER DARK WARM GREY PAINTED WITH PARAPET WALL CORNING 180
STONEFRONT GLASS	STONEFRONT GLASS - FRIGATED CLEAR, 1" INSULATING GLASS
GREEN SCREEN	GREEN SCREEN PAINT 1/4" X 1/4" X 1/4" PERLS WHITE BLACK 7, 8V1 X 1/4" X 1/4" THICK
EXTERIOR PAINT FOR ARCHITECTURAL METAL	EXTERIOR PAINT FOR ARCHITECTURAL METAL POLYURETHANE BLACK (SILK SHEEN) DANGER! NOTE: PAINT CAN BE CUT UP TO 1/4" WITH WIRE BRUSH. DO NOT USE BRUSH OR SANDPAPER. CONTACT MANUFACTURER FOR ADDITIONAL INFORMATION.
EXTERIOR PAINT FOR UTILITY METAL	EXTERIOR PAINT FOR UTILITY METAL POLYURETHANE BLACK (SILK SHEEN) DANGER! NOTE: PAINT CAN BE CUT UP TO 1/4" WITH WIRE BRUSH. DO NOT USE BRUSH OR SANDPAPER. CONTACT MANUFACTURER FOR ADDITIONAL INFORMATION.
UNIVERSAL PRIMER	UNIVERSAL PRIMER UNIVERSAL PRIMER
CONCRETE FINISH	CONCRETE FINISH CONCRETE FINISH
TRIP/TAB WITH GLAZED CENTER	TRIP/TAB WITH GLAZED CENTER TRIP/TAB WITH GLAZED CENTER WITH CENTER SET GLASS
WARRIERS SOLAR BLENDE SOLEN SYSTEM	WARRIERS SOLAR BLENDE SOLEN SYSTEM WARRIERS SOLAR BLENDE SOLEN SYSTEM
PERISOLA SUNSHADES BLACK ANODIZED ALUMINUM	PERISOLA SUNSHADES BLACK ANODIZED ALUMINUM PERISOLA SUNSHADES BLACK ANODIZED ALUMINUM
INTERIOR LIGHT SHEET	INTERIOR LIGHT SHEET INTERIOR LIGHT SHEET
WARRIERS ALUMINUM INTERIOR LIGHT SHEET	WARRIERS ALUMINUM INTERIOR LIGHT SHEET WARRIERS ALUMINUM INTERIOR LIGHT SHEET
EXTERIOR WOOD	EXTERIOR WOOD EXTERIOR WOOD
OSBORA BIRMA 5, 1/2" X 1/4" X 1/4" THICK	OSBORA BIRMA 5, 1/2" X 1/4" X 1/4" THICK OSBORA BIRMA 5, 1/2" X 1/4" X 1/4" THICK



1 SOUTH EXTERIOR ELEVATION
3/8" = 1'-0"



2 NORTH EXTERIOR ELEVATION
3/8" = 1'-0"



Crabtree
1500 Burlington Rd.
Fort Lauderdale, FL 33304-2000

Revisions:
Mark Date By
04/10 DAB/D

DEC COMMENTS

Mark Date By

Mark Date By

3440

ROUTE CENTER 2A, N.W. CORNER
FORT LAUDERDALE, FLORIDA 33304-1041

INTERPLAN, INC.
ARCHITECTURE
ENGINEERING
PROJECT MANAGEMENT
3400 N.W. 11TH AVE., SUITE 100
FORT LAUDERDALE, FLORIDA 33309-2428
P. 954.477.1111
F. 954.477.1112
A. 954.477.1113
C. 954.477.1114

STORE
PORT LAUDERDALE
FSU

2650 N. FEDERAL
HWY
FT. LAUDERDALE
FLORIDA

SHEET TITLE
EXTERIOR
ELEVATIONS -
NORTH & SOUTH

VERSION:
ISSUE DATE: 8-2013

Job No.: 14484
Store: 3314
Date: 8/2013
Drawn By:
Checked By:

A-2.2

SHEET



3200 Burlington Rd.
Atlanta, Georgia
30349-2898

Revisions:

Mark	Date	By

Sheet

STATE OF FLORIDA
FLORIDA LIC. #00000000

INTERPLAN LLC
ARCHITECTS
PROJECT MANAGER

NAME
PORT LAUDERDALE
FSU

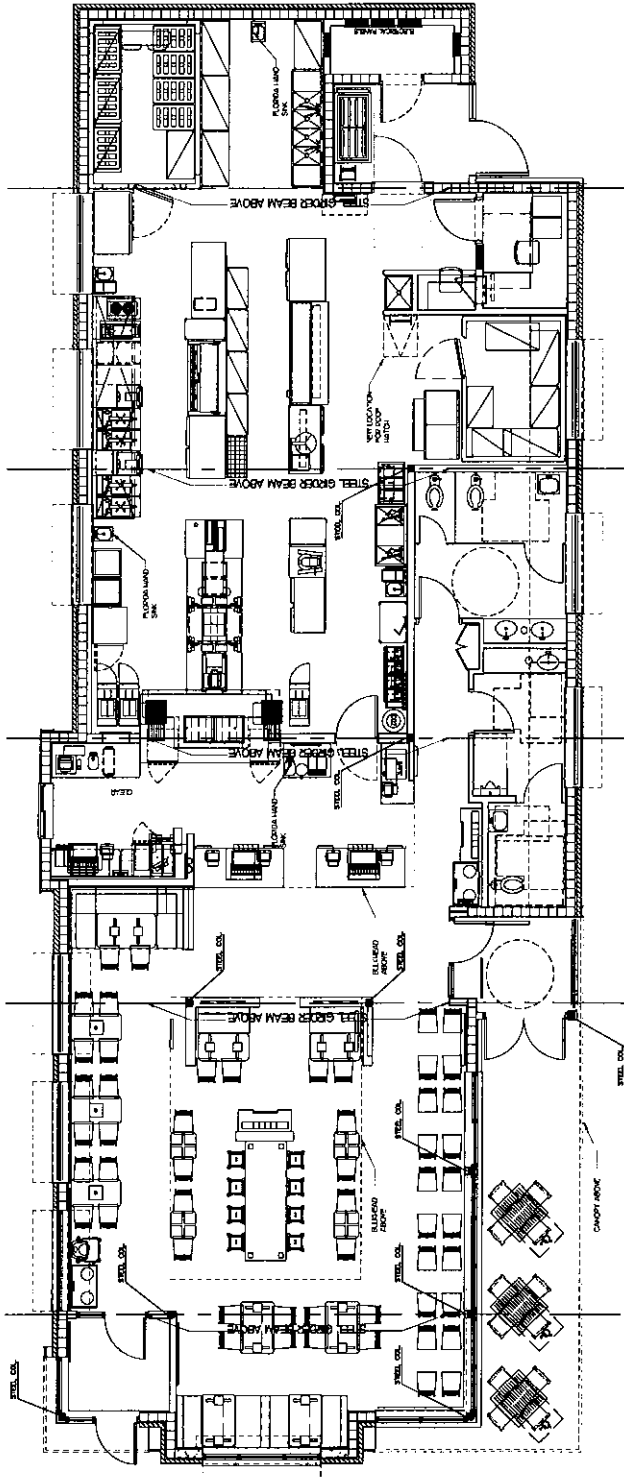
2650 N. FEDERAL
FT. LAUDERDALE
FLORIDA

SHEET TITLE
FLOOR PLAN

REVISION
ISSUE DATE: 8-20-13

Job No. : 130014
Store : 3014
Date : 8/2013
Drawn By :
Checked By :
Sheet

A-11




STATISTICS:

GROSS BUILDING AREA (TO FACE OF STRUCTURE AS PER PSD)	3497 SQ. FT.
OUT DOOR DINING AREA	286 SQ. FT.
PARKING CALCULATIONS AREA	3,783 SQ. FT.
SERVICE YARD AREA	76 SQ. FT.

NOTE:
DIMENSIONS REVISED PER OMI MODULAR COUSINGS

1 FLOOR PLAN
1/4"=1'-0"



CheckPoint
5200 Burlington Rd.
Atlanta, Georgia
30349-2588

Revisions:

Mark	Date	By
Mark	Date	By
Mark	Date	By

Sheet

LOUISE CRAWFORD, D.A. MOORE
FLORIDA LIC. HD012641

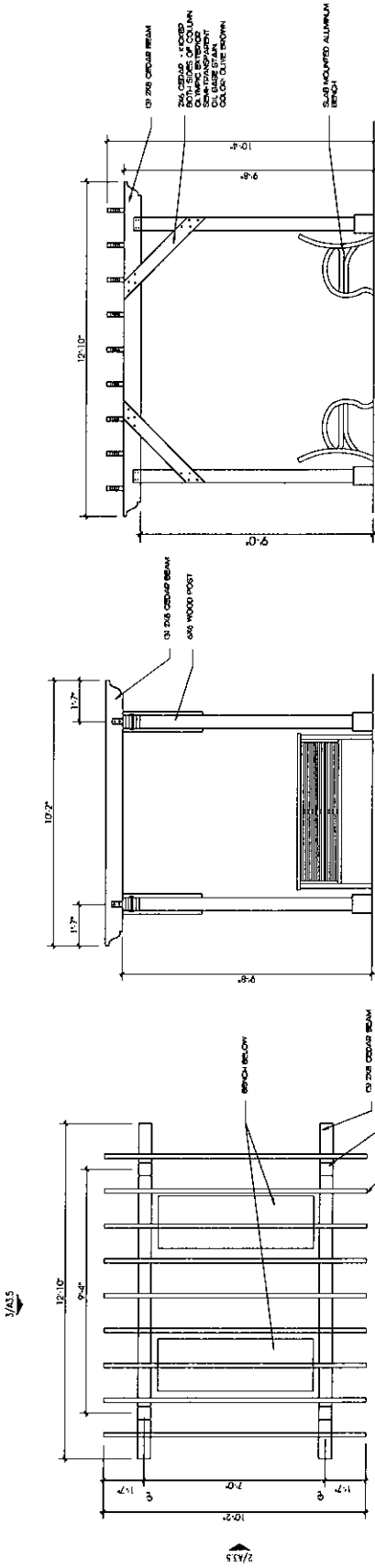
PROJECT MANAGEMENT
ARCHITECTURE
ENGINEERING
INTERPLAN LLC
1325 OAKLAND DRIVE, SUITE 100
MARIETTA, GA 30067
P. 770.428.1272
F. 770.428.1284
C. 770.428.1285

STORE
FORT LAUDERDALE
FSU

2650 N. FEDERAL
HWY
FT. LAUDERDALE
FLORIDA

VERSION: 0-2013
ISSUE DATE: 8-2013
Job No.: 131014
Store: 334
Date: 8/2013
Drawn By: i...
Checked By: i...
Sheet

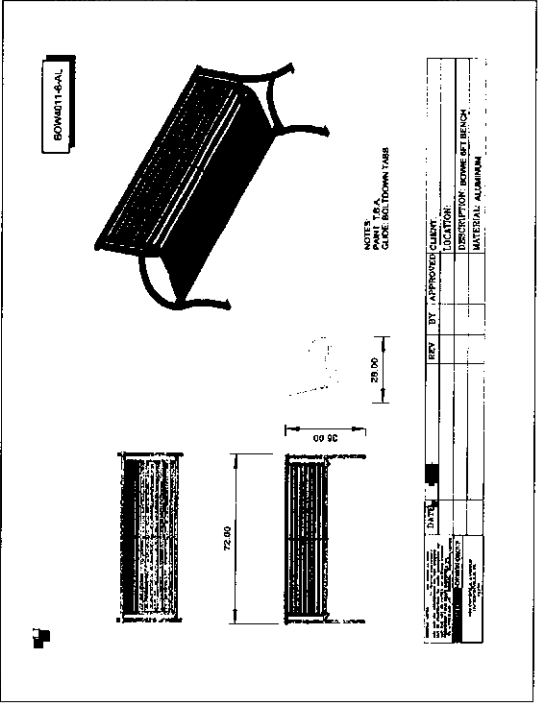
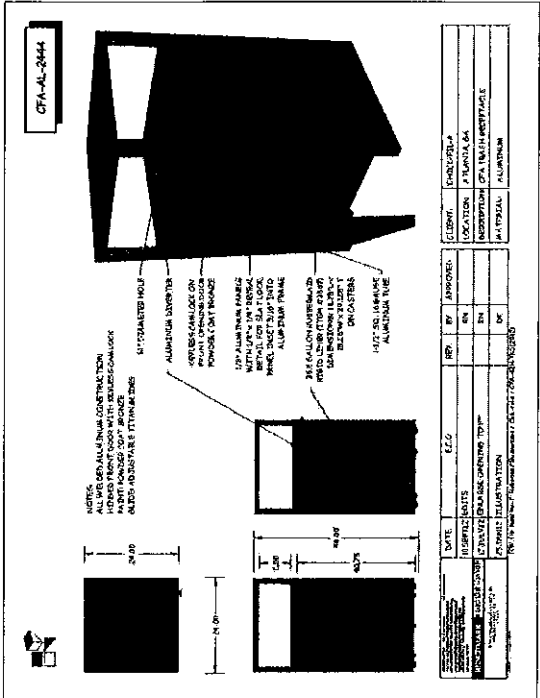
A-35



1 OVERHEAD PLAN VIEW
1/2" = 1'-0"

2 TRELLIS ELEVATION
1/2" = 1'-0"

3 TRELLIS ELEVATION
1/2" = 1'-0"





NE 27th Ct

NE 27th St

NE 26th Ct

NE 26th Terrace

One and Two Story Residential Properties

NE 26th Ave

One Story Commercial Properties

Middle Level Residential Properties

Proposed Site

One Story Commercial

NE 26th St

One Story Commercial Properties

NE 26th St

NE 27th St

One and Two Story Residential Properties

One Story Commercial

Two Story Commercial

One Story Commercial Properties

NE 21st Terrace

LEGAL DESCRIPTION TO ACCOMPANY SKETCH
LOT 21, BLOCK 66, PLAT OF CORAL RIDGE GALT ADDITION NO. 1
LYING IN SECTION 25, TOWNSHIP 49 SOUTH, RANGE 42 EAST,
BROWARD COUNTY, FLORIDA

M.D.
OK

LEGAL DESCRIPTION:

LOT 21, BLOCK 66, CORAL RIDGE GALT ADDITION NO. 1, AS RECORDED IN PLAT BOOK 31,
PAGE 37 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 21, BLOCK 66; THENCE SOUTH
75° 50' 25" EAST ALONG THE SOUTH LINE OF SAID LOT 21, A DISTANCE OF 100.00 FEET
TO THE SOUTHEAST CORNER OF SAID LOT 21; THENCE NORTH 14° 09' 35" EAST ALONG
THE EAST LINE OF SAID LOT 21, A DISTANCE OF 100.00 FEET TO THE NORTHEAST
CORNER OF SAID LOT 21; THENCE NORTH 75° 50' 25" WEST ALONG THE NORTH LINE OF
SAID LOT 21, A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 21;
THENCE SOUTH 14° 09' 35" WEST ALONG THE WEST LINE OF SAID LOT 21, A DISTANCE
OF 100.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 21 AND POINT OF
BEGINNING.

CONTAINING 10,000 SQUARE FEET OR 0.22957 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

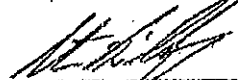
1. THE BEARINGS SHOWN HEREON ARE GRID BEARINGS RELATIVE TO THE FLORIDA EAST ZONE, MERCATOR PROJECTION, NORTH AMERICAN DATUM (NAD) OF 1983/1990 ADJUSTMENT. SAID BEARINGS ARE RELATIVE TO A GRID BEARING OF SOUTH 75°50'25" EAST, ALONG THE SOUTH LINE OF LOT 21, BLOCK 66 AS SHOWN HEREON.
2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN HEREON. NO OPINION OF TITLE IS EXPRESSED OR IMPLIED.

NOTE: SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.
DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH
OF DESCRIPTION AS SHOWN ON SHEET 2 OF 2 OF THIS
DOCUMENT.

THIS IS NOT A SURVEY

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT
THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN
ACCORDANCE WITH THE "MINIMUM TECHNICAL STANDARDS" FOR
SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY
THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN
CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION
472.027, FLORIDA STATUTES.


STEVEN N. BRICKLEY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE No. LS - 6841

12-5-2013
DATE OF SIGNATURE

CREECH ENGINEERS, INC.
CORPORATION CERTIFICATE OF AUTHORIZATION No. LB 6705

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CREECH
ENGINEERS, INC.
CIVILIZATION ENGINEERED
7681 S.W. ELLIOTT WAY, STUART, FLORIDA 34907 (772) 283-1413
OFFICES ALSO IN MELBOURNE, PORT ST. LUCIE AND TALLAHASSEE FL.
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 0159
PROFESSIONAL SURVEYORS AND MAPPERS, ALIENED CERTIFICATE NO. LB-000709

**SKETCH AND LEGAL DESCRIPTION
OF PARCEL TO BE REZONED**

BROWARD COUNTY **FLORIDA**
PROJECT NO. 12140.00 REVISED DATE DEC. 5, 2013 DATE NOV. 28, 2013
CADD FILE 12140.CPA SKT LOT 21 BLK 66 SCALE: N/A SHEET 1 OF 2

M.D.
OK

SKETCH OF DESCRIPTION

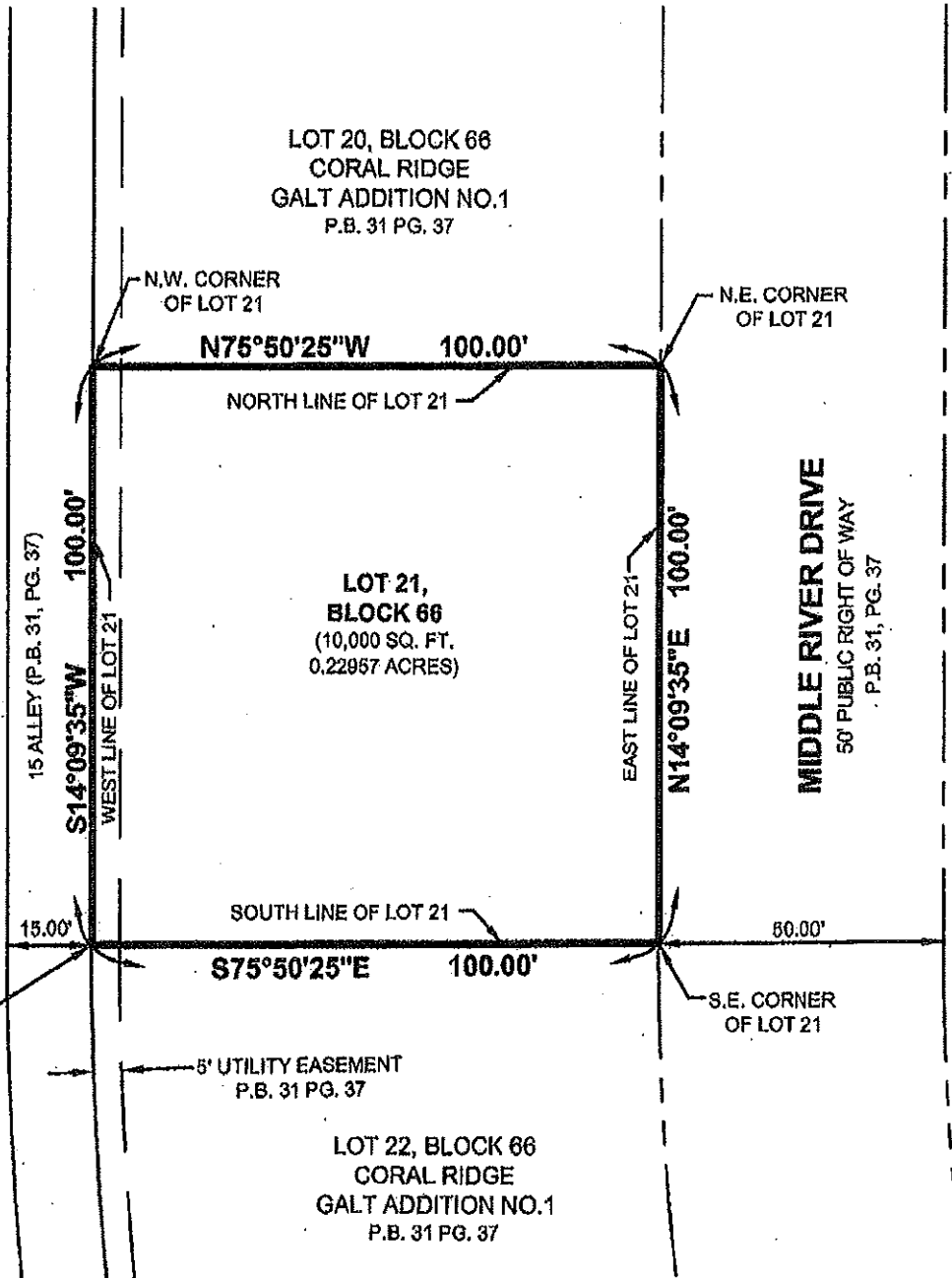
LOT 21, BLOCK 66, PLAT OF CORAL RIDGE GALT ADDITION NO. 1
LYING IN SECTION 25, TOWNSHIP 49 SOUTH, RANGE 42 EAST,
BROWARD COUNTY, FLORIDA



(IN FEET)

1 inch = 80 ft.

THIS MAP IS INTENDED TO
BE DISPLAYED AT A SCALE
OF 1" = 30' OR SMALLER



NOTE: SEE SHEET 1 OF 2 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

THIS IS NOT A SURVEY

CREECH

ENGINEERS, INC.

CIVILIZATION ENGINEERS
7881 S.W. ELLIPSE WAY, STUART, FLORIDA 34997 (772) 283-1413
OFFICES ALSO IN MELBOURNE, PORT ST. LUCIE AND TALLAHASSEE FL.
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 6126
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0009708

SKETCH AND LEGAL DESCRIPTION OF PARCEL TO BE REZONED

BROWARD COUNTY

FLORIDA

PROJECT NO. 12140.00	REVISED DATE: DEC. 6, 2013	DATE: NOV. 28, 2013
CADD FILE: 12140_CFA_SKT_LOT_21_BLK_66	SCALE: 1"=30'	SHEET 2 OF 2