

ORDINANCE NO. C-23-03

AN ORDINANCE OF THE CITY OF FORT LAUDERDALE, FLORIDA ADOPTING AN AMENDMENT TO THE CITY OF FORT LAUDERDALE COMPREHENSIVE PLAN FUTURE LAND USE MAP DESIGNATION FROM MEDIUM-HIGH (25) RESIDENTIAL TO MIXED USE, ALL OF TRACT 1, "SHELL AT 1-95", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. TOGETHER WITH A PORTION OF THAT CERTAIN CANAL VACATED BY ORDINANCE RECORDED IN OFFICIAL RECORDS BOOK 12368, PAGE 909, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING WEST OF TRACT 3 AND EAST AND NORTH OF TRACT 1, OF SAID "SHELL AT 1-95", LOCATED WEST OF CORPORATE DRIVE, NORTH OF EAST CYPRESS CREEK ROAD (NORTHEAST 62<sup>ND</sup> STREET), EAST OF I-95 AND SOUTH OF THE C-14 CANAL, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA; AND AUTHORIZING THE PROPER CITY OFFICIALS TO TRANSMIT THE PROPOSED AMENDMENTS, SUPPORTING DATA AND ANALYSES TO REVIEWING AGENCIES.

WHEREAS, pursuant to Ordinance No. C-21-33 adopted by the City Commission of the City of Fort Lauderdale on February 15, 2022, the City Commission amended the City of Fort Lauderdale's Comprehensive Plan Future Land Use Element; and

WHEREAS, the Planning and Zoning Board, as the local planning agency, held a public hearing in accordance with Section 163.3174 of the Florida Statutes (2022), at its meeting of November 16, 2022, and reviewed the amendment to the Future Land Use Plan Map to change the future land use designation from "Medium-High (25)" to "Mixed Use" for a parcel generally located west of Corporate Drive, north of East Cypress Creek Road (Northeast 62<sup>nd</sup> Street), east of I-95 and south of the C-14 canal, in the City of Fort Lauderdale, Florida, and recommended that the City Commission of the City of Fort Lauderdale approve the proposed comprehensive plan amendment as provided and recommended the amendment be transmitted to the reviewing agencies as identified in Section 163.3184(1)(c) of the Florida Statutes (2022); and

WHEREAS, the City of Fort Lauderdale wishes to adopt the proposed amendment to the City of Fort Lauderdale Comprehensive Plan as provided herein and transmit

the proposed amendment to the appropriate reviewing agencies identified in Section 163.3184(1)(c) of the Florida Statutes (2022); and

WHEREAS, the City Commission of the City of Fort Lauderdale held a public hearing on January 24, 2023, which hearing was advertised in accordance with the provisions of Section 163.3184(11) of the Florida Statutes (2022); and

WHEREAS, the City Commission approved this ordinance on first reading at their meeting of January 24, 2023, and the proposed ordinance was sent to the Broward County Planning Council for review and approval; and

WHEREAS, on May 2, 2023, the Broward County Board of County Commissioners approved a related amendment to the Broward County Future Land Use Map; and

WHEREAS, the City Commission held a public hearing for second reading of this Ordinance on June 20, 2023, which hearing was advertised in accordance with the provisions of Section 163.3184(11) of the Florida Statutes (2022);

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

**SECTION 1.** That the City of Fort Lauderdale Comprehensive Plan, as amended, shall be further amended as to change the Future Land Use Designation from "from "Medium-High (25)" to "Mixed Use" for a parcel of property legally described as:

All of Tract 1, Shell at 1-95, according to the plat thereof, as recorded in Plat Book 102, Page 25, of the Public Records of Broward County, Florida, together with a portion of that certain canal vacated by Ordinance recorded in Official Records Book 12368, Page 909, of the Public Records of Broward County, Florida, lying west of Tract 3 and east and north of Tract 1 of said "Shell at 1-95", lying west of Corporate Drive, north of East Cypress Creek Road (Northeast 62<sup>nd</sup> Street), east of I-95 and south of the C-14 canal, in the City of Fort Lauderdale, Florida, as provided in Exhibit "A" attached hereto and made a part hereof.

SECTION 2. That the proper City officials are hereby authorized to transmit the proposed amendment to the appropriate reviewing agencies as identified in Section 163.3184(1)(c) of the Florida Statutes (2022) and to the Broward County Planning Council.

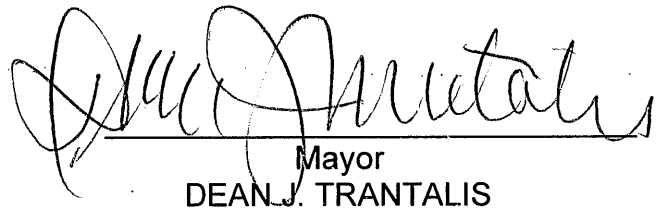
SECTION 3. That if any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

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 immediately upon its adoption, but the amendment shall not become effective until the completion of the state review process for the adoption of comprehensive plan amendments as provided in Chapter 163, Florida Statutes, and recertification by the Broward County Planning Council.

PASSED FIRST READING this 24<sup>th</sup> day of January, 2023.

PASSED SECOND READING this 20<sup>th</sup> day of June, 2023.

  
\_\_\_\_\_  
Mayor  
DEAN J. TRANTALIS

ATTEST:

  
\_\_\_\_\_  
City Clerk  
DAVID R. SOLOMAN

m.D. J.K.

# PERIMETER

947 Clint Moore Road  
Boca Raton, Florida 33487

SURVEYING & MAPPING  
Certificate of Authorization No. LB7264

Tel: (561) 241-9988  
Fax: (561) 241-5182

## SKETCH AND LEGAL DESCRIPTION NOT A SURVEY

### LEGAL DESCRIPTION 400 CORPORATE DRIVE

ALL OF TRACT 1, SHELL AT I-95, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 102, AT PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF THAT CANAL VACATED BY ORDINANCE RECORDED IN OFFICIAL RECORDS BOOK 12368, AT PAGE 909, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING WEST OF TRACT 3 AND EAST AND NORTH OF TRACT 1, OF SAID "SHELL AT I-95".

ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CURVED NORTH RIGHT-OF-WAY LINE OF N.E. 62ND STREET WHERE THE SAME IS INTERSECTED BY THE WESTERLY RIGHT-OF-WAY LINE OF N.E. 7TH AVENUE; THENCE RUN WESTERLY 129.96 FEET WITH THE NORTH RIGHT-OF-WAY LINE OF N.E. 62ND STREET AND WITH A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 5784.58 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 86°10'40" WEST 129.96 FEET TO AN ANGLE POINT; THENCE RUN NORTH 79°01'29" WEST 201.82 FEET TO AN ANGLE POINT; THENCE RUN NORTH 89°23'23" WEST 125.00 FEET TO A POINT AT THE SOUTHEASTERLY END OF A RIGHT-OF-WAY CUTBACK FROM INTERSTATE 95; THENCE RUN NORTH 44°50'58" WEST 270.20 FEET WITH SAID CUTBACK LINE TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95; THENCE RUN THE FOLLOWING COURSES AND DISTANCES WITH SAID EASTERLY RIGHT-OF-WAY LINE INTERSTATE 95; NORTH 02°16'42" EAST 382.50 FEET TO AN ANGLE POINT; NORTH 13°21'08" EAST 171.67 FEET TO AN ANGLE POINT; NORTH 53°04'44" EAST 177.97 FEET TO A POINT FOR CORNER; THENCE RUN SOUTH 89°29'38" EAST 63.52 FEET TO A POINT; THENCE RUN SOUTH 00°30'22" WEST 70.00 FEET TO A POINT; THENCE RUN SOUTH 89°29'38" EAST 55.22 FEET TO A POINT; THENCE RUN SOUTHWESTERLY 39.49 FEET WITH A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 45°15'11" WEST 35.51 FEET TO A POINT; THENCE RUN SOUTH 427.07 FEET TO A POINT; THENCE RUN SOUTH 45°00'00" EAST 210.00 FEET TO A POINT; THENCE RUN SOUTH 83°01'08" EAST 211.87 FEET TO A POINT IN THE WEST RIGHT-OF-WAY LINE OF N.E. 7TH AVENUE; THENCE RUN THE FOLLOWING COURSES AND DISTANCES WITH THE WEST RIGHT-OF-WAY LINE OF N.E. 7TH AVENUE; SOUTHERLY 121.49 FEET WITH A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 340.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 10°14'12" WEST 120.84 FEET TO A POINT; SOUTH 54.91 FEET TO A POINT; SOUTH 47°13'58" WEST 36.71 FEET TO THE POINT OF BEGINNING.

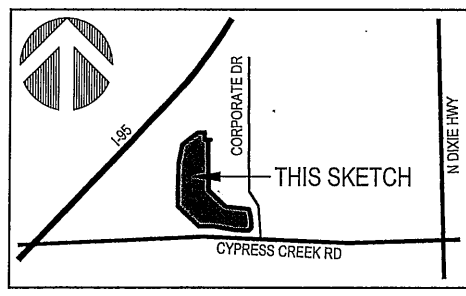
SAID LANDS SITUATE IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAIN 6.614 ACRES, MORE OR LESS.

### NOTES

1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED OR REFERENCED IN THE PREPARATION OF THIS SKETCH AND DESCRIPTION. FOR THE SAKE OF CLARITY, EASEMENTS ARE NOT SHOWN.
3. BEARINGS SHOWN HEREON ARE BASED ON THE RECORD PLAT.

### ABBREVIATIONS

- B.C.R. = BROWARD COUNTY RECORDS
- Δ = DELTA (CENTRAL ANGLE)
- (D) = DEED
- D.E. = DRAINAGE EASEMENT
- L = ARC LENGTH
- L.M.E. = LAKE MAINTENANCE EASEMENT
- MON. = MONUMENT
- N/D = NAIL AND DISC
- (P) = PLAT
- P.B. = PLAT BOOK
- PG. = PAGE
- PROP. = PROPOSED
- R = RADIUS
- R/W = RIGHT-OF-WAY
- U.E. = UTILITY EASEMENT



LOCATION MAP  
NOT TO SCALE

### SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.

*[Signature]*  
 JEFF S. HOFFAPP  
 SURVEYOR AND MAPPER  
 FLORIDA LICENSE NO. LS5111

PROJECT NAME: 400 CORPORATE DR	DATE: 10/17/2022
JOB NO. 22101	DWG BY: AJR
	CK'D BY: JSH
	SHEET 1 OF 3

# PERIMETER

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TRACT 3  
"SHELL AT I-95"  
(P.B. 102, PG. 25, B.C.R.)

R=25.00'  
L=39.49'  
 $\Delta=90^{\circ}30'22''$   
C.B.=S45°15'11"W  
CH.=35.51'

SOUTH 427.07'

A PORTION OF CANAL  
"PINE CREST ISLES"  
(P.B. 63, PG. 48, B.C.R.)  
VACATED PER (O.R.B. 12638, PG. 909, B.C.R.)

MATCH LINE SEE SHEET 3

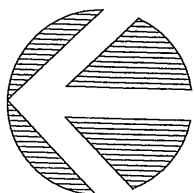
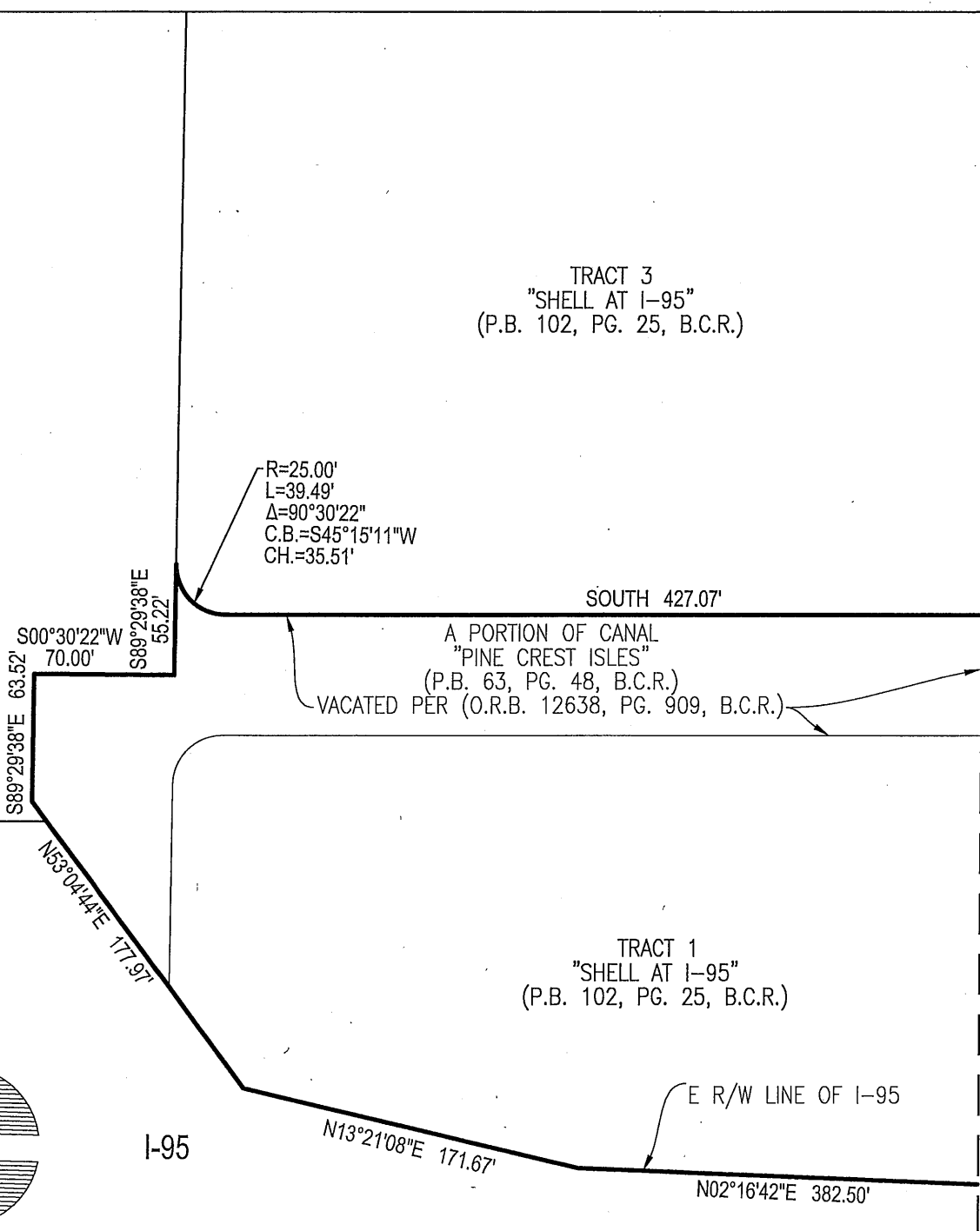
TRACT 1  
"SHELL AT I-95"  
(P.B. 102, PG. 25, B.C.R.)

E R/W LINE OF I-95

I-95

N13°21'08"E 171.67'

N02°16'42"E 382.50'



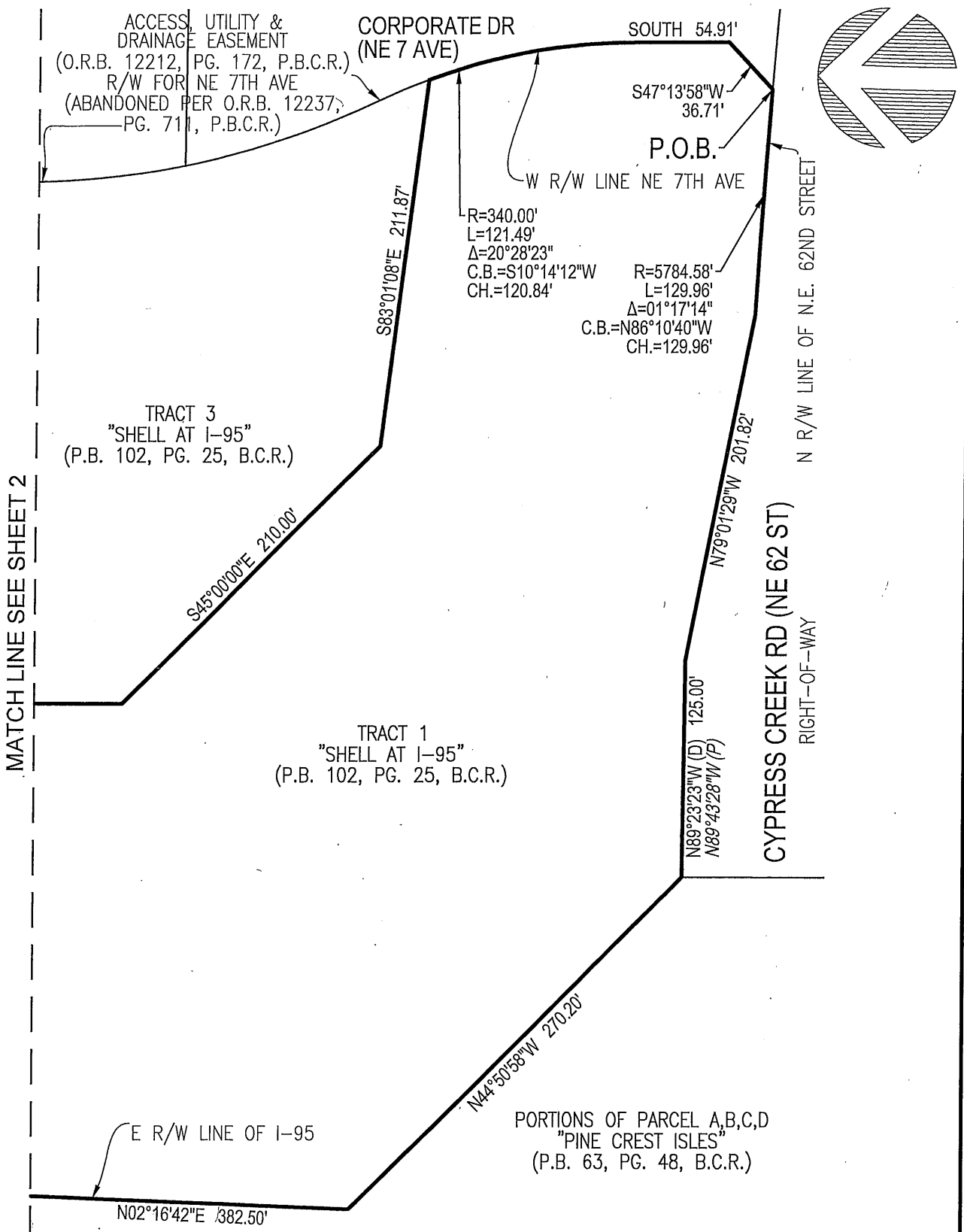
m.d. o.k.

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JOB NO. 22101	PROJECT NAME: 400 CORPORATE DR	DWG BY: AJR	SCALE: 1" = 80'
		CK'D BY: JSH	DATE: 10/17/2022
			SHEET 3 OF 3