

---

ORDINANCE NO. C-12-31

AN ORDINANCE CHANGING THE UNIFIED LAND DEVELOPMENT REGULATIONS OF THE CITY OF FORT LAUDERDALE, FLORIDA, SO AS TO REZONE FROM "RS-8" TO "CF-HS", A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LOCATED SOUTH OF DAVIE BOULEVARD, EAST OF SOUTHWEST 36<sup>TH</sup> AVENUE, WEST OF SOUTHWEST 35<sup>TH</sup> AVENUE AND NORTH OF SOUTHWEST 13<sup>TH</sup> COURT, IN FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND AMENDING THE OFFICIAL ZONING MAP AND SCHEDULE "A" ATTACHED THERETO TO INCLUDE SUCH LANDS.

WHEREAS, the applicant, Sunset Presbyterian Church of Fort Lauderdale, Inc. applied for the rezoning of certain property as described in Section 1 herein; and

WHEREAS, the Planning and Zoning Board at its meeting of July 18, 2012 (PZ Case No. 5-Z-12) 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 Wednesday, September 5, 2012 and Tuesday, September 18, 2012 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 RS-8 TO CF-HS:

See Exhibit attached hereto and made a part hereof

Location: 3550 Davie Boulevard.

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 ten days from the date of final passage.

PASSED FIRST READING this the 5th day of September, 2012.

PASSED SECOND READING this the 18th day of September, 2012.

  
\_\_\_\_\_  
Mayor  
JOHN P. "JACK" SEILER

ATTEST:



\_\_\_\_\_  
Asst. City Clerk

JONDA K. JOSEPH  
JEFFREY MODARELLI

L:\COMM2012\Ords\Sept 18\C-12-31.docx



**McLAUGHLIN ENGINEERING COMPANY**  
 400 NORTHEAST 3rd AVENUE  
 FORT LAUDERDALE, FLORIDA, 33301  
 ENGINEERS - SURVEYORS  
 (LB# 285)

*M.D. checked o.k.*

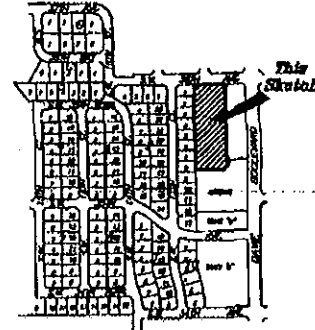
PHONE: (954) 763-7611

FAX: (954) 763-7615

Scale 1" = 80'

Sheet 1 of 2

**SKETCH AND DESCRIPTION**  
 A portion of Section 18  
 Township 50 South, Range 42 East  
 City of Pembroke Pines  
 Broward County, Florida  
**FOR REZONING PETITION**



Location Sketch

Not To Scale

**Legal Description**

A portion of the North one-half (N½) of the Southeast one-quarter (SE¼) of the Northeast one-quarter (NE¼) of the Northwest one-quarter (NW¼) of Section 18, Township 50 South, Range 42 East, being more fully described as follows:

Commencing at the Northwest corner of the Southeast one-quarter (SE¼) of the Northeast one-quarter (NE¼) of the Northwest one-quarter (NW¼) of said Section 18; thence South 00°00'00" West on the West line of said N½ of SE¼ of NE¼ of NW¼, a distance of 333.82 feet; thence South 89°39'25" East on the South line of the said N½ of the SE¼ of the NE¼ of the NW¼, a distance of 25.00 feet to the Point of Beginning; thence continuing South 89°39'25" East on said South line, a distance of 420.17 feet; thence North 00°00'07" East, a distance of 134.68 feet; thence North 28°49'32" West, a distance of 96.25 feet; thence North 00°00'07" East, a distance of 69.85 feet; thence North 89°37'15" West, on the South right-of-way line for Davis Boulevard, a distance 358.66 feet to a point of curvature; thence Southwesterly on a curve to the left, with a radius of 15.00 feet, a central angle of 90°22'45" an arc distance of 23.66 feet; thence South 00°00'00" West, on the East right-of-way line for SW 36th Avenue, a distance of 273.71 feet to the Point of Beginning.

LESS the North 94.00 feet thereof.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida, and containing 80,804 square feet or 1.8550 acres more or less.

**NOTES:**

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearing shown refer to an assumed bearing of South 89°39'25" East on the South Line of N½ of SE¼ of NE¼ of NW¼, Sec. 18-50-42

**CERTIFICATION**

Certified Correct. Dated at Fort Lauderdale, Florida this 5th day of April, 2012.  
 Revised this 28th day of August, 2012.

**McLAUGHLIN ENGINEERING CO.**

*Carl E. Albrektson*  
**Carl E. Albrektson**  
 Registered Land Surveyor No. 4185  
 State of Florida

**FIELD BOOK NO.** Ref. Dwg.: 04-3-123  
**JOB ORDER NO.** U-7255

C:\David\David2012\U7255\dwg\U7255.dwg 8/28/2012 12:12:53 PM EDT

**DRAWN BY:**  
**CHECKED BY:**

Exhibit  
 Page 1 of 2



McLAUGHLIN ENGINEERING COMPANY  
400 NORTHEAST 3rd AVENUE  
FORT LAUDERDALE, FLORIDA, 33301  
ENGINEERS - SURVEYORS  
(LB# 286)

PHONE: (954) 763-7611

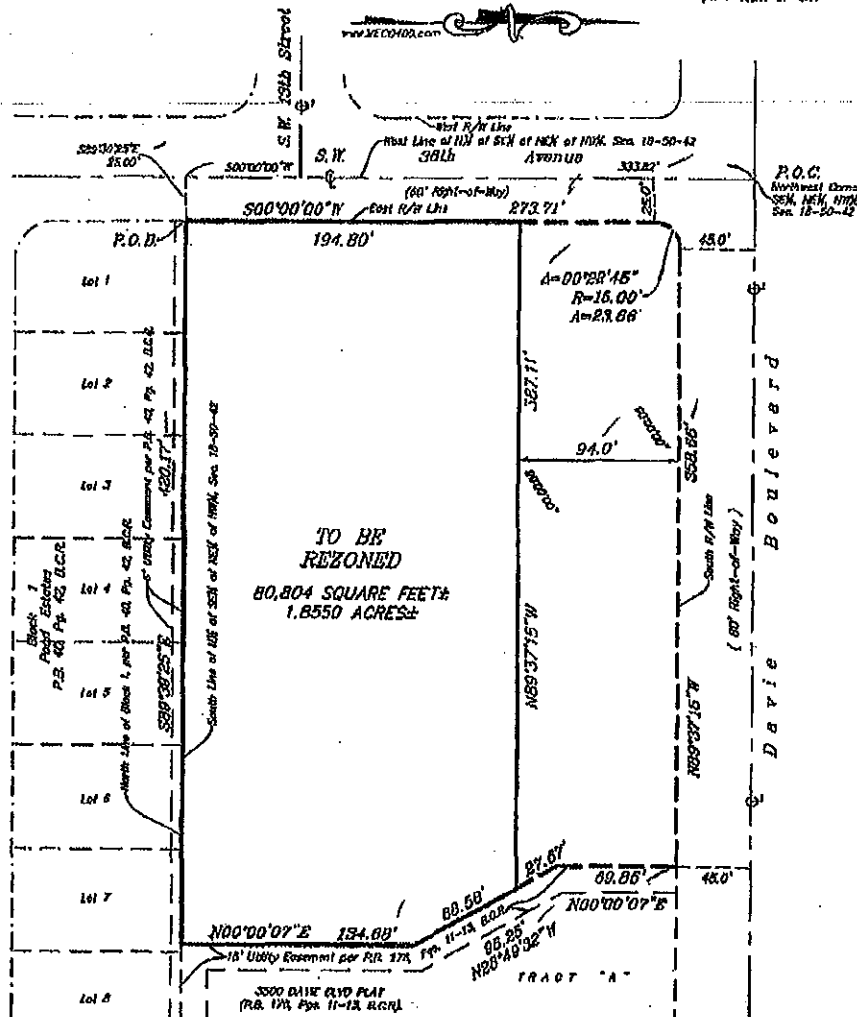
FAX: (954) 763-7615

Scale 1" = 80'

Sheet 2 of 2

**SKETCH AND DESCRIPTION**  
A portion of Section 18  
Township 50 South, Range 42 East  
City of Pembroke Pines  
Broward County, Florida  
**FOR REZONING PETITION**

**LEGEND**  
C = CENTERLINE OF RIGHT-OF-WAY  
A = CENTRAL ANGLE (DEG.)  
R = RADIUS  
A OR L = ARC LENGTH  
CLB = CHORD BEARING  
TLB = TANGENT BEARING  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
R.C.R. = RADIUS COUNTY RECORDS  
B.C.R. = BROWARD COUNTY RECORDS  
F.C.R. = FLORIDA COUNTY RECORDS  
O.R. = OFFICIAL RECORD BOOK  
R/R = RIGHT-OF-WAY



**NOTES:**

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearing shown refer to an assumed bearing of South 89°39'25" East on the South Line of NW 1/4 of SE 1/4 of NE 1/4 of NW 1/4, Sec. 18-50-42

**CERTIFICATION**

Certified Correct. Dated at Fort Lauderdale, Florida this 5th day of April, 2012.  
Revised this 28th day of August, 2012.

McLAUGHLIN ENGINEERING CO.

*Carl E. Albrektson*  
Carl E. Albrektson  
Registered Land Surveyor No. 4185  
State of Florida

FIELD BOOK NO. Ref. Dwg.: 04-3-123

JOB ORDER NO. U-7255

C:\David\David2012\U7255\dwg\U7255.dwg 8/28/2012 12:12:53 PM EDT

DRAWN BY:

CHECKED BY:

Exhibit  
Page 2 of 2