

ORDINANCE NO. C-12-30

AN ORDINANCE CHANGING THE UNIFIED LAND DEVELOPMENT REGULATIONS OF THE CITY OF FORT LAUDERDALE, FLORIDA, SO AS TO REZONE FROM "B-2" TO "CC", THE NORTH 222.65 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LESS THE EAST 253.96 FEET THEREOF, LOCATED NORTH OF CYPRESS CREEK ROAD (NORTHWEST 62<sup>ND</sup> STREET), SOUTH OF NORTHWEST 65<sup>TH</sup> STREET, WEST OF POWERLINE ROAD AND THE NORTH BOUNDARY OF SAID PARCEL LYING WESTERLY OF NORTHWEST 63<sup>RD</sup> STREET, IN FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND AMENDING THE OFFICIAL ZONING MAP AND SCHEDULE "A" ATTACHED THERETO TO INCLUDE SUCH LANDS.

WHEREAS, the applicant, Victoria's Corporate Plaza, LLC, has filed 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. 4-Z-12) did recommend to the 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, August 21, 2012 and Wednesday, September 5, 2012 at 6:00 o'clock P.M., in the City Commission Room, City Hall, Fort Lauderdale, Florida, for the purpose of hearing any objections which might be made 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 Commission determined that there were no persuasive objections to so 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 13,

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 B-2 TO CC:

See Exhibit attached hereto  
and made a part hereof

Location: 6245 N.W. 9<sup>th</sup> Avenue.

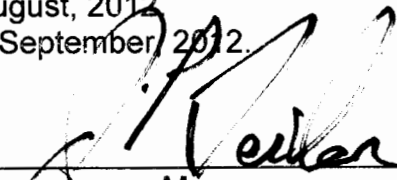
SECTION 2. That the appropriate City officials of the City of Fort Lauderdale shall indicate such zoning upon a copy of the Official Zoning Map, and shall indicate an amendment of Schedule "A" accordingly, upon the records with proper reference to this ordinance and date of passage.

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 21st day of August, 2012.  
PASSED SECOND READING this the 5th day of September, 2012.

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

ATTEST:

  
\_\_\_\_\_  
City Clerk  
JONDA K. JOSEPH



McLAUGHLIN ENGINEERING COMPANY

LB#285

ENGINEERING \* SURVEYING \* PLATTING \* LAND PLANNING  
400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA  
33301 P-ONE (854) 783-7611 \* FAX (854) 783-7615

M. D. Checked O.K.

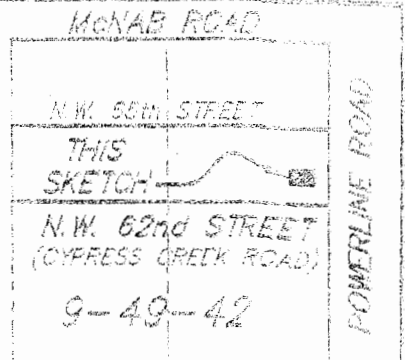
SCALE 1" = 80'

SKETCH AND DESCRIPTION  
TO ACCOMPANY REZONING PETITION  
A PORTION OF THE NE 1/4,  
SECTION 9-49-42

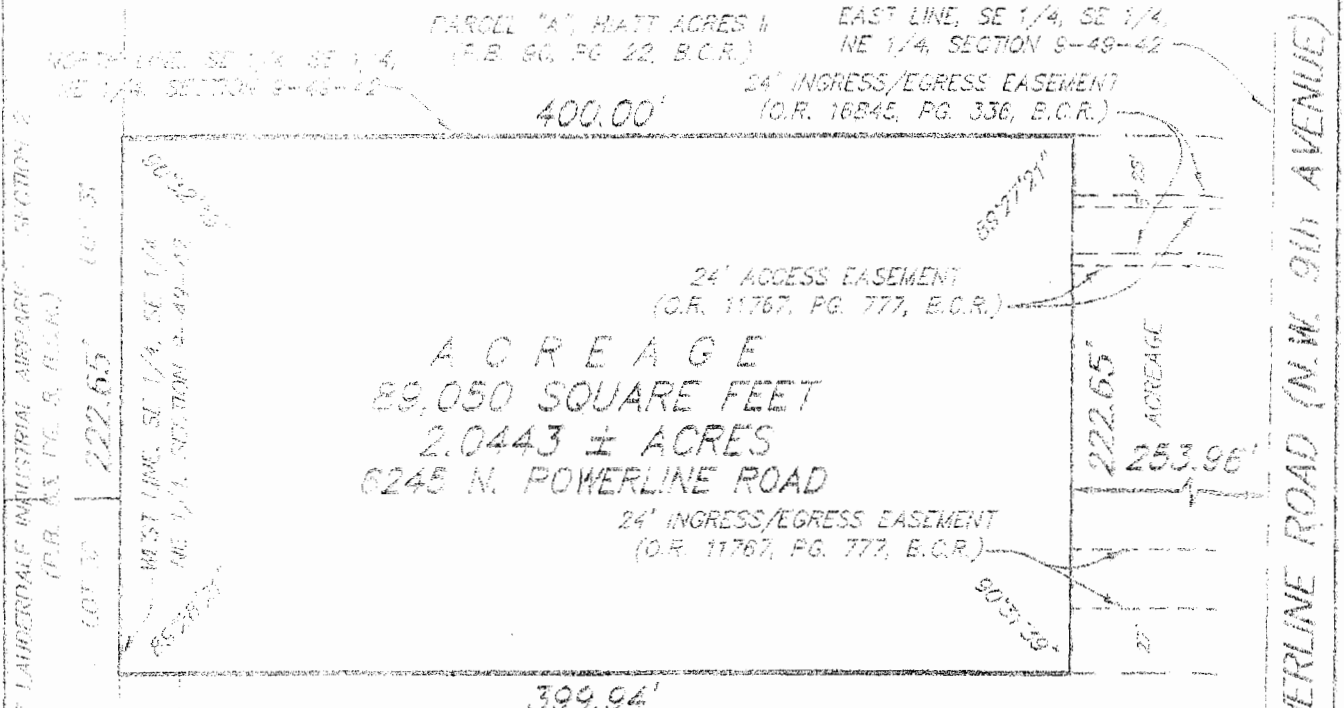
LEGAL DESCRIPTION

The North 222.65 feet of the Southeast one-quarter (SE 1/4) of the Southeast one-quarter (SE 1/4) of the Northeast one-quarter (NE 1/4) of Section 9, Township 49 South, Range 42 East, Broward County Florida, LESS the East 203.96 feet thereof.

Said lands private, lying and being in City of Fort Lauderdale, Broward County, Florida and containing square feet or acres more or less.



LOCATION MAP  
NOT TO SCALE



PARCEL "A", MIATT ACRES II EAST LINE, SE 1/4, SE 1/4, NE 1/4, SECTION 9-49-42 (P.B. 66, PG. 22, B.C.R.)

24' INGRESS/EGRESS EASEMENT (O.R. 16845, PG. 336, B.C.R.)

24' ACCESS EASEMENT (O.R. 11767, PG. 777, B.C.R.)

ACREAGE  
89,050 SQUARE FEET  
2.0443 ± ACRES  
6245 N. POWERLINE ROAD

24' INGRESS/EGRESS EASEMENT (O.R. 11767, PG. 777, B.C.R.)

TRACT "A", MADIGAN PLAT (P.B. 126, PG. 13, B.C.R.)

28' INGRESS, EGRESS & UTILITY EASEMENT (O.R. 4451, PG. 684, B.C.R.)

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 31st day of May, 2012.

McLAUGHLIN ENGINEERING COMPANY

*Carl E. Albrektzen*

CARL E. ALBREKTSEN  
Registered Land Surveyor No. 4185  
State of Florida.

NOTES:

- 1) This sketch reflects all easements and rights-of-way as shown or 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.

FIELD BOOK NO. Exhibit

DRAWN BY: JMMjr

JOB ORDER NO. U-7363

CHECKED BY: \_\_\_\_\_

REF. DWG. Z-7

C:\JMMJ\2012\U7363