

ORDINANCE NO. C-12-46

AN ORDINANCE CHANGING THE UNIFIED LAND DEVELOPMENT REGULATIONS OF THE CITY OF FORT LAUDERDALE, FLORIDA, SO AS TO REZONE FROM RS-8, RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY DISTRICT AND ROA, LIMITED RESIDENTIAL OFFICE DISTRICT TO X-P, EXCLUSIVE USE PARKING LOT, ALL OF LOTS 13, 14, 15, 16, 17, 18, 19 AND 20, BLOCK 34, "COLEE HAMMOCK", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 17, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LOCATED SOUTH OF EAST LAS OLAS BOULEVARD, NORTH OF SOUTHEAST 4TH STREET, WEST OF SOUTHEAST 15TH AVENUE, EAST OF TARPON DRIVE IN FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, THROUGH THE ALLOCATION OF COMMERCIAL FLEX ACREAGE; APPROVING THE DEVELOPMENT PERMIT 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 XP District is based in part on the allocation of commercial flexibility and a development plan which meets the criteria provided in the ULDR; and

WHEREAS, the applicant has submitted a development plan as part of the rezoning application to develop a parking lot on the property to be rezoned as described in this ordinance together with a church family center, church office and retail development on property abutting and lying north of the property to be rezoned located at the southeast corner of East Las Olas Boulevard and Tarpon Drive, Fort Lauderdale, Florida and located in a B-1 zoning district associated with the development known as First Presbyterian Church of Fort Lauderdale; and

WHEREAS, the Planning and Zoning Board at its meeting of September 19, 2012 (PZ Case No. 3-ZR-12) did recommend to the City Commission that the development plan reviewed in connection with the rezoning application be approved and that the lands herein described should be rezoned from RS-8 and R-O-A 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, November 20, 2012 and Tuesday, December 4, 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 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 AND ROA TO XP:

See Exhibit attached hereto and made a part hereof

Location: Southeast corner of East Las Olas Boulevard and
Tarpon Drive,

together with and subject to the development plan reviewed and approved as part of this rezoning and including the following described property:

Lots 6, 7, 8, 9, 10, 11, 12, Less the north 10 feet of said lot 7,
Block 34, Colee Hammock, according to the Plat thereof as
recorded in Plat Book 1, Page 17 of the Public Records of
Broward County, Florida,

and the allocation of flexibility by the City Commission subject to the conditions imposed by the Development Review Committee, the Planning and Zoning Board and the City Commission.

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 20th day of November, 2012.

PASSED SECOND READING this the _____ day of _____, 2012.

Mayor
JOHN P. "JACK" SEILER

ATTEST:

City Clerk
JONDA K. JOSEPH

M.D. O.K.

LAND DESCRIPTION:

Lots 13, 14, 15, 16, 17, 18, 19 and 20, Block 34, COLEE HAMMOCK, according to the Plat thereof as recorded in Plat Book 1, Page 17 of the Public Records of Broward County, Florida.

Said lands situate in the City of Fort Lauderdale, Broward County, Florida and containing 61,769 square feet, 1.42 acres, more or less.

SURVEYOR'S NOTES:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are assumed based on the south line of Block 34 having a bearing of S88°46'20"W.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; C = Centerline; (P) = Per Record Plat; P.B. = Plat Book.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Minimum Technical Standards set forth in Chapter 5J-17.05, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 7/31/12



MARISHA M. KREITMAN, P.S.M.
Florida Registration No. 6555
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

REVISIONS



AVIROM & ASSOCIATES, INC.
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SKETCH & DESCRIPTION

LOTS 13 THROUGH 20, BLOCK 34

COLEE HAMMOCK
(PLAT BOOK 1, PAGE 17, B.C.R.)
CITY OF FORT LAUDERDALE
BROWARD COUNTY
FLORIDA

JOB #:	6770-12
SCALE:	N/A
DATE:	07/31/2012
BY:	MMK
CHECKED:	J.T.D.
F.B.	N/A PG. N/A
SHEET:	1 OF 2

Exhibit

BLOCK 34
 COLEE HAMMOCK
 (P.B. 1, PAGE 17, B.C.R.)

10' ALLEY (P.B. 1/17, B.C.R.)

N88°46'20"E

508.37'

25'

25'

25'

25'

N49°49'40"W
 219.26'

13

A PORTION OF:
 BLOCK 34
 COLEE HAMMOCK (P.B. 1, PAGE 17, B.C.R.)
 (61,769 SQUARE FEET/1.42 ACRES)

14

15

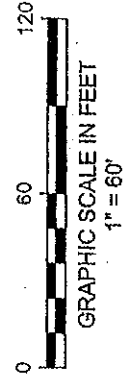
16

17

18

19

20



SOUTH LINE OF BLOCK 34 (BEARING BASE)

S88°46'20"W

343.61'

S.E. 4th STREET NORTH FIRST STREET (P)

BLOCK 35
 COLEE HAMMOCK
 (P.B. 1, PAGE 17, B.C.R.)

S01°06'40"E 145.00'

S.E. 15th AVENUE

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SKETCH & DESCRIPTION FOR:
LOTS 13 THROUGH 20, BLOCK 34
 COLEE HAMMOCK
 (PLAT BOOK 1, PAGE 17, B.C.R.)
 CITY OF FORT LAUDERDALE
 BROWARD COUNTY
 FLORIDA

JOB #:	6770-12
SCALE:	1" = 60'
DATE:	07/31/2012
BY:	MMK
CHECKED:	J.T.D.
F.B.	NA PG. N/A
SHEET:	2 OF 2

Exhibit