

ORDINANCE NO. C-17-42

AN ORDINANCE AMENDING SECTION 47-1.6.B OF THE CITY OF FORT LAUDERDALE, FLORIDA, UNIFIED LAND DEVELOPMENT REGULATIONS THROUGH THE REVISION OF THE OFFICIAL ZONING MAP OF THE CITY OF FORT LAUDERDALE AND SCHEDULE "A" REVISED COMPILATION ATTACHED THERETO AND BY REFERENCE MADE A PART THEREOF, SO AS TO REZONE FROM "RMM-25" TO "CF", ALL OF BLOCK 100 AND PORTIONS OF BLOCK 99, "WESTWOOD HEIGHTS", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LOCATED NORTH OF SOUTHWEST 12 STREET, WEST OF SOUTHWEST 27 AVENUE (RIVERLAND ROAD), EAST OF SOUTHWEST 28 AVENUE AND SOUTH OF SOUTHWEST 11 COURT, IN FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

WHEREAS, the applicant, St. Thomas Aquinas High School, Inc., applied for the rezoning of certain property as described in SECTION 1 herein from "RMM-25" to "CF" zoning district; and

WHEREAS, the Planning and Zoning Board at its meeting of August 16, 2017 (PZ Case No. Z17008) did recommend to the City Commission that certain lands herein described should be rezoned from "RMM-25" to "CF" in the respects mentioned, and 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, October 17, 2017, and Tuesday, November 7, 2017, at 6:00 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 through the allocation of commercial flexibility in the respects mentioned, the following lands, situate in the City of Fort Lauderdale, Broward County, Florida, to wit:

REZONE FROM "RMM-25" TO "CF":

REZONE FROM "RMM-25" TO "CF", ALL OF BLOCK 100 AND PORTIONS OF BLOCK 99, "WESTWOOD HEIGHTS", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LOCATED NORTH OF SOUTHWEST 12 STREET, WEST OF SOUTHWEST 27 AVENUE (RIVERLAND ROAD), EAST OF SOUTHWEST 28 AVENUE AND SOUTH OF SOUTHWEST 11 COURT, IN FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

Location: 2801 Southwest 12<sup>th</sup> Street

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

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 (10) days from the date of final passage.

PASSED FIRST READING this the 17th day of October, 2017.

PASSED SECOND READING this the 7th day of November, 2017.

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

ATTEST:



\_\_\_\_\_  
City Clerk  
JEFFREY A. MODARELLI

# EXHIBIT " " "

m.d. OK

## PETITION TO REZONE FROM RMM-25 TO CF

SKETCH & DESCRIPTION FOR:

### BLOCK 100 & PORTIONS OF BLOCK 99 AND THE RW OF S.W. 12th TERRACE

WESTWOOD HEIGHTS (PLAT BOOK 6, PAGE 34, B.C.R.)

LYING IN SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST - CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

#### LAND DESCRIPTION:

Lots 1 through 12, Block 100, WESTWOOD HEIGHTS, according to the Plat thereof, recorded in Plat Book 6, Page 34, of the Public Records of Broward County, Florida.

#### TOGETHER WITH:

Lots 1 through 4, Block 99, WESTWOOD HEIGHTS, according to the Plat thereof, recorded in Plat Book 6, Page 34, of the Public Records of Broward County, Florida, LESS THEREFROM the following described parcel:

(Parcel 7)

A portion of Block 99, WESTWOOD HEIGHTS, as recorded in Plat Book 6, Page 34, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the South one-quarter (S¼) corner of Section 8, Township 50 South, Range 42 East; thence on an assumed bearing of North 01°14'09" West, along the west line of the Southeast one-quarter (SE¼) of said Section 8, a distance of 161.35 feet; thence South 88°45'51" West, a distance of 43.20 feet to the POINT OF BEGINNING of this description; thence North 01°21'29" West, a distance of 190.19 feet to a point of curvature of a circular curve concave southwesterly; thence northerly and westerly along the arc of said curve, having a radius of 25.00 feet, a central angle of 89°53'00", and an arc distance of 39.22 feet to a point of cusp; thence North 88°45'31" East, along the north line of said Block 99, a distance of 13.60 feet to a point of curvature of a circular curve concave southwesterly; thence easterly and southerly along the arc of said curve, having a radius of 25.00 feet, a central angle of 90°00'20", and an arc distance of 39.27 feet to the point of tangency; thence South 01°14'09" East, along the east line of said Block 99, a distance of 190.20 feet to a point of curvature of a circular curve concave northwesterly; thence southerly and westerly along the arc of said curve, having a radius of 25.00 feet, a central angle of 90°, and an arc distance of 39.27 feet to the point of tangency; thence South 88°45'51" West, along the south line of said Block 99, a distance of 13.20 feet to a point of cusp on the arc of a circular curve concave northwesterly, whose radius point bears North 01°14'09" West, from the last described point; thence easterly and northerly along the arc of said curve, having a radius of 25.00 feet, a central angle of 90°07'20", and an arc distance of 39.32 feet to the POINT OF BEGINNING.

#### TOGETHER WITH:

That portion of S.W. 27th Terrace lying within Blocks 99 and 100, WESTWOOD HEIGHTS, as recorded in Plat Book 6, Page 34, of the Public Records of Broward County, Florida, bounded on the north by the south right-of-way of S.W. 11th Court (also known as Happy Hoyer Street) on the east by the west line of said Block 99, on the south by the north right-of-way of S.W. 12th Street and on the west by the east line of said Block 100.

Said lands situate in the City of Fort Lauderdale, Broward County, Florida and containing 116,125 square feet (2.666 acres) more or less.

<b>REVISIONS</b>
REVISED PER CITY COMMENTS, 09/19/2017 (M.M.K.)



**AVIROM & ASSOCIATES, INC.**  
**SURVEYING & MAPPING**  
 50 S.W. 2nd AVENUE, SUITE 102  
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JOB #:	7183-29A
SCALE:	N/A
DATE:	05/08/2017
BY:	M.M.K.
CHECKED:	M.D.A.
F.B.	N/A PG. N/A
SHEET:	1 OF 4

# EXHIBIT " " "

M.D. O.K.

## PETITION TO REZONE FROM RMM-25 TO CF

SKETCH & DESCRIPTION FOR:

### BLOCK 100 & PORTIONS OF BLOCK 99 AND THE R/W OF S.W. 12th TERRACE

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LYING IN SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST - CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA


#### 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. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
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 is based on information obtained by the Surveyor from the Broward County Property Appraiser's website and Broward County Clerk of the Courts records search website.
4. Bearings shown hereon are assumed based on the west line of the Southeast One-Quarter of Section 8-50-42 having bearing of N01°14'09"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 = Calculated; Δ = Central Angle; CL = Centerline; D = Per Deed; F.B. = Field Book; L = Arc Length; L.B. = Licensed Business; MISC. = Miscellaneous; O.R.B. = Official Records Book; (P) = Per Record Plat; P.B. = Plat Book; P.I. = Point of Intersection; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; P.S.M. = Professional Surveyor & Mapper; R = Radius; R/W = Right-of-Way; S.F. = Square Feet; STA. = Station.

#### 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 Standards of Practice set forth in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 9/19/17

  
 MARISHA M. KREITMAN, P.S.M.  
 Florida Registration No. 6555  
 AVIROM & ASSOCIATES, INC.  
 L.B. No. 3300  
 EMAIL: marisha@aviromsurvey.com

<b>REVISIONS</b>	 <p><b>AVIROM &amp; ASSOCIATES, INC.</b>  <b>SURVEYING &amp; MAPPING</b>          50 S.W. 2nd AVENUE, SUITE 102          BOCA RATON, FLORIDA 33432          (561) 392-2594 / www.AVIROMSURVEY.com</p> <p><small>© 2017 AVIROM &amp; ASSOCIATES, INC. all rights reserved.          This sketch is the property of AVIROM &amp; ASSOCIATES, INC.          and should not be reproduced or copied without written permission.</small></p>	JOB #: 7183-29A
REVISED PER CITY COMMENTS, 09/19/2017 (M.M.K.)		SCALE: N/A
		DATE: 05/08/2017
		BY: M.M.K.
		CHECKED: M.D.A.
		F.B. N/A PG. N/A
	SHEET: 2 OF 4	

# EXHIBIT " " "

M.D. a.k.

## PETITION TO REZONE FROM RMM-25 TO CF

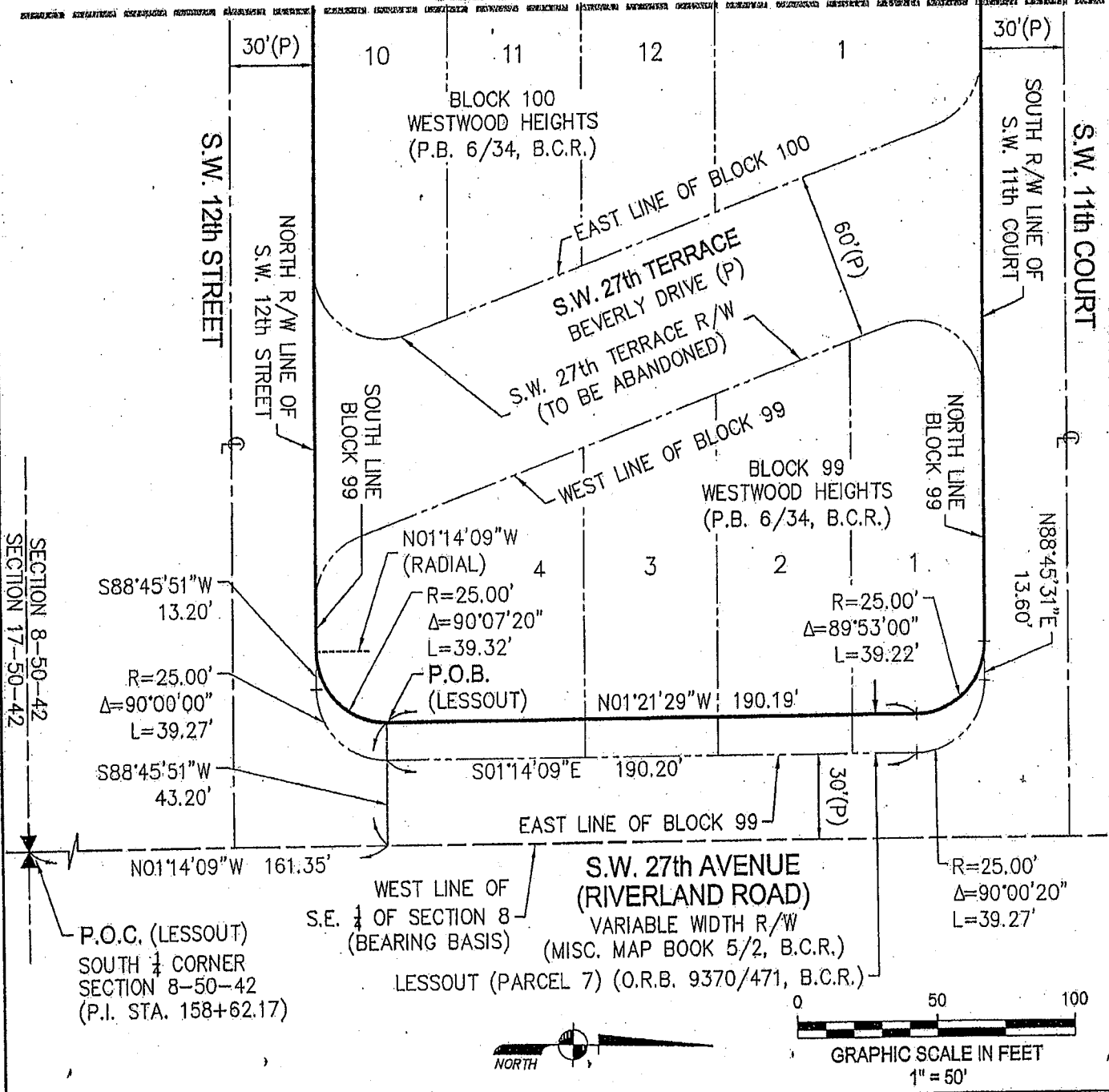
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LYING IN SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST - CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

SEE SHEET 4 OF 4



REVISIONS
REVISED PER CITY COMMENTS, 08/19/2017 (M.M.K.)



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SCALE:	1" = 50'
DATE:	05/08/2017
BY:	M.M.K.
CHECKED:	M.D.A.
F.B.	N/A PG. N/A
SHEET:	3 OF 4

# EXHIBIT " " "

M.D.A.

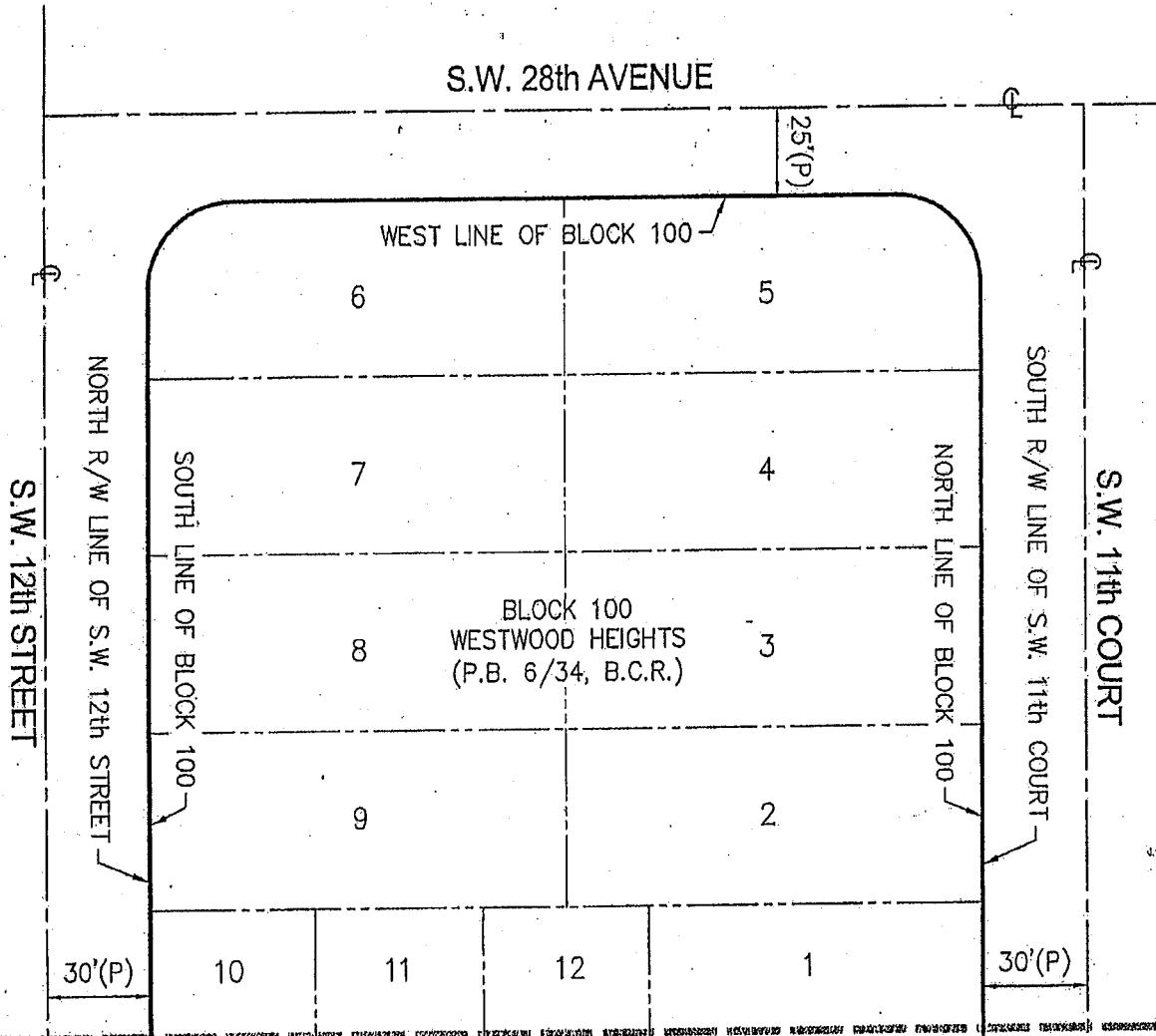
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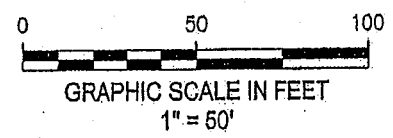
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SEE SHEET 3 OF 4



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REVISED PER CITY COMMENTS, 09/19/2017 (M.M.K.)



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SHEET:	4 OF 4