

ORDINANCE NO. C-13-10

AN ORDINANCE AMENDING THE CITY OF FORT LAUDERDALE 2008 COMPREHENSIVE PLAN AND FUTURE LAND USE MAP TO AMEND THE LAND USE DESIGNATION OF CERTAIN PROPERTIES FROM PARK-OPEN SPACE TO IRREGULAR RESIDENTIAL AND AUTHORIZING THE PROPER CITY OFFICIALS TO TRANSMIT THE PROPOSED AMENDMENTS AND SUPPORTING DATA AND ANALYSES TO REVIEWING AGENCIES.

WHEREAS, pursuant to Ordinance No. C-08-18 adopted by the City Commission of the City of Fort Lauderdale on May 6, 2008, the City Commission adopted the City of Fort Lauderdale 2008 Comprehensive Plan for the City of Fort Lauderdale ("Plan"); 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, at its meeting of January 16, 2013 and reviewed the amendment to the Future Land Use Plan Map as shown and described in the Exhibit attached hereto ("Amendment") and recommended that the City Commission of the City of Fort Lauderdale approve the proposed comprehensive plan amendments as provided and recommended the amendments be transmitted to the reviewing agencies as identified in Section 163.3184(1)(c) of the Florida Statutes; 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; and

WHEREAS, the City Commission of the City of Fort Lauderdale held a public hearing on March 5, 2013, which hearing was advertised in accordance with the provisions of Section 163.3184(11) of the Florida Statutes; and

WHEREAS, the City Commission approved this ordinance on first reading at their meeting of March 5, 2013 and the proposed ordinance was sent to the Broward County Planning Council ("BCPC") for review and approval; and

WHEREAS, on August 22, 2013 the BCPC approved the amendment; and

WHEREAS, on September 24, 2013 the Broward County Board of County Commissioners approved the amendment; and

WHEREAS, the City Commission held a public hearing for second reading of

this Ordinance on _____, 2013, which hearing was advertised in accordance with the provisions of Section 163.3184(11) of the Florida Statutes;

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

SECTION 1. That the City of Fort Lauderdale 2008 Comprehensive Plan shall be amended by amending the land use designation of certain properties described in the Exhibit attached hereto, from Park/Open Space to Irregular (1.7 dwelling units per acre) Residential.

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 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 and effect 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 the 5th day of March, 2013.

PASSED SECOND READING this the _____ day of _____, 2013.

Mayor
JOHN P. "JACK" SEILER

ATTEST:

City Clerk
JONDA K. JOSEPH

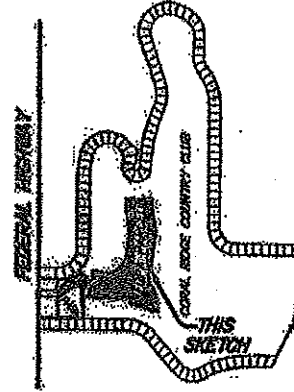


McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
 400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA
 33301 PHONE (954) 763-7611 * FAX (954) 763-7615

M.D.
 O.K.

SKETCH AND DESCRIPTION
LUPA PARCEL
AKA: 3850 FEDERAL PLAT
CORAL RIDGE COUNTRY CLUB
SHEET 1 OF 5 SHEETS



SITE LAYOUT
NOT TO SCALE

LEGAL DESCRIPTION:

A portion of the North one-half (N $\frac{1}{2}$) of Section 24, Township 49 South, Range 42 East, Broward County, Florida, described as follows:

Commence at the Northwest corner of Lot 32, Block "G", CORAL RIDGE COUNTRY CLUB SUBDIVISION, according to the plat thereof as recorded in Plat Book 36, Page 30, of the public records of Broward County, Florida; thence North 88°09'25" East on the North line of said Lot 32, a distance of 129.89 feet; thence North 01°52'47" West on the East line of Parcel "B", CORAL RIDGE COUNTRY CLUB ADDITION NO. 1, according to the plat thereof as recorded in Plat Book 40, Page 18, of the Public Records of Broward County, Florida, a distance of 336.82 feet to the Point of Beginning, said point lying along the arc of a circular curve to the left from which the radius point bears North 18°33'53" West; thence Northeasterly along the arc of said curve having a radius of 300.00 feet, through a central angle of 21°36'19", for an arc distance of 113.12 feet to a point of tangency; thence North 49°49'48" East, a distance of 125.41 feet to a point of curvature of a circular curve to the right; thence Northeasterly and Easterly along the arc of said curve having a radius of 200.00 feet, through a central angle of 46°53'33", for an arc distance of 163.69 feet to a point of tangency; thence South 83°16'39" East, a distance of 130.03 feet; thence South 06°43'21" West, a distance of 145.00 feet; thence South 83°16'39" East, a distance of 161.18 feet to a point of curvature of a circular curve to the left; thence Easterly along the arc of said curve having a radius of 695.00 feet, through a central angle of 10°10'13", for an arc distance of 123.37 feet to a point of tangency; thence North 86°33'08" East, a distance of 293.73 feet to a point of curvature of a circular curve to the right; thence Easterly and Southeasterly along the arc of said curve having a radius of 100.00 feet, through a central angle of 61°00'53", for an arc distance of 106.49 feet to a point of tangency; thence South 32°25'59" East, a distance of 17.51 feet to a point of curvature of a circular curve to the right; thence Southerly along the arc of said curve having a radius of 155.00 feet, through a central angle of 07°49'42", for an arc distance of 21.18 feet; thence South 79°38'23" East along a line not radial to the last described curve, a distance of 167.81 feet; thence South 68°54'52" East, a distance of 158.58 feet; thence South 59°33'44" East, a distance of 96.39 feet; thence North 05°55'10" West, a distance of 80.07 feet to a point of curvature of a circular curve to the left; thence Northwesterly along the arc of said curve having a radius of 545.00 feet, through a central angle of 26°30'49", for an arc distance of 252.20 feet to a point of tangency;

CERTIFICATION

Certified Correct, Dated at
 Fort Lauderdale, Florida this
 2nd day of October, 2013.

McLAUGHLIN ENGINEERING COMPANY

Jerald A. McLaughlin
 JERALD A. McLAUGHLIN
 Registered Land Surveyor No. 5269
 State of Florida.

FIELD BOOK NO. _____

DRAWN BY: JMM

JOB ORDER NO. U-8008

CHECKED BY: _____

REF. DWG.: 13-3-19

Exhibit



McLAUGHLIN ENGINEERING COMPANY

LB#285

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M.L.P.
O.K

**SKETCH AND DESCRIPTION
LUPA PARCEL
CORAL RIDGE COUNTRY CLUB
SHEET 2 OF 5 SHEETS**

LEGAL DESCRIPTION (CONTINUED):

thence North 32°25'59" West, a distance of 139.75 feet to a point of curvature of a circular curve to the right; thence Northwesterly and Northerly along the arc of said curve having a radius of 105.00 feet; through a central angle of 41°02'10", for an arc distance of 75.20 feet to a point of tangency; thence North 08°36'11" East, a distance of 569.05 feet to a point of curvature of a circular curve to the left; thence Northeasterly, Northerly and Northwesterly along the arc of said curve having a radius of 695.00 feet; through a central angle of 23°26'47", for an arc distance of 284.41 feet to a point of tangency; thence North 14°50'36" West, a distance of 136.35 feet to a point of curvature of a circular curve to the right; thence Northwesterly along the arc of said curve having a radius of 305.00 feet, through a central angle of 11°24'59", for an arc distance of 60.77 feet to a point of tangency; thence North 03°25'37" West, a distance of 174.45 feet; thence South 80°05'25" West, a distance of 134.18 feet; thence South 80°06'52" West, a distance of 86.69 feet; thence South 87°54'49" West, a distance of 168.54 feet; thence South 02°09'19" East, a distance of 132.78 feet to a point of curvature of a circular curve to the left; thence Southeasterly along the arc of said curve having a radius of 695.00 feet, through a central angle of 12°41'17", for an arc distance of 153.91 feet to a point of tangency; thence South 14°50'36" East, a distance of 141.78 feet to a point of curvature of a circular curve to the right; thence Southeasterly, Southerly and Southwesterly along the arc of said curve having a radius of 305.00 feet, through a central angle of 23°26'47", for an arc distance of 124.81 feet to a point of tangency; thence South 08°36'11" West, a distance of 310.83 feet to a point of curvature of a circular curve to the right; thence Southwesterly, Westerly and Northwesterly along the arc of said curve having a radius of 330.00 feet, through a central angle of 88°07'10", for an arc distance of 507.53 feet to a point of tangency; thence North 83°16'39" West, a distance of 127.21 feet; thence South 06°43'21" West, a distance of 145.00 feet; thence North 83°16'39" West, a distance of 37.95 feet to a point of curvature of a circular curve to the right; thence Northwesterly along the arc of said curve having a radius of 100.00 feet, through a central angle of 43°06'27", for an arc distance of 75.24 feet to a point of tangency; thence North 40°10'12" West, a distance of 116.92 feet; thence South 49°49'48" West, a distance of 401.93 feet to a point of curvature of a circular curve to the right; thence Southwesterly along the arc of said curve having a radius of 200.00 feet, through a central angle of 12°46'50", for an arc distance of 44.61 feet to a point on the East line of said Parcel "B", CORAL RIDGE COUNTRY CLUB ADDITION NO. 1; thence South 01°52'47" East on said East line, a distance of 106.87 feet to the POINT OF BEGINNING.

Said land situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 950,615 square feet or 21.8231 acres more or less.

CERTIFICATION

Certified Correct. Dated at
Fort Lauderdale, Florida this
2nd day of October, 2013.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

FIELD BOOK NO. _____

DRAWN BY: JMMJF _____

JOB ORDER NO. U-8006 _____

CHECKED BY: _____

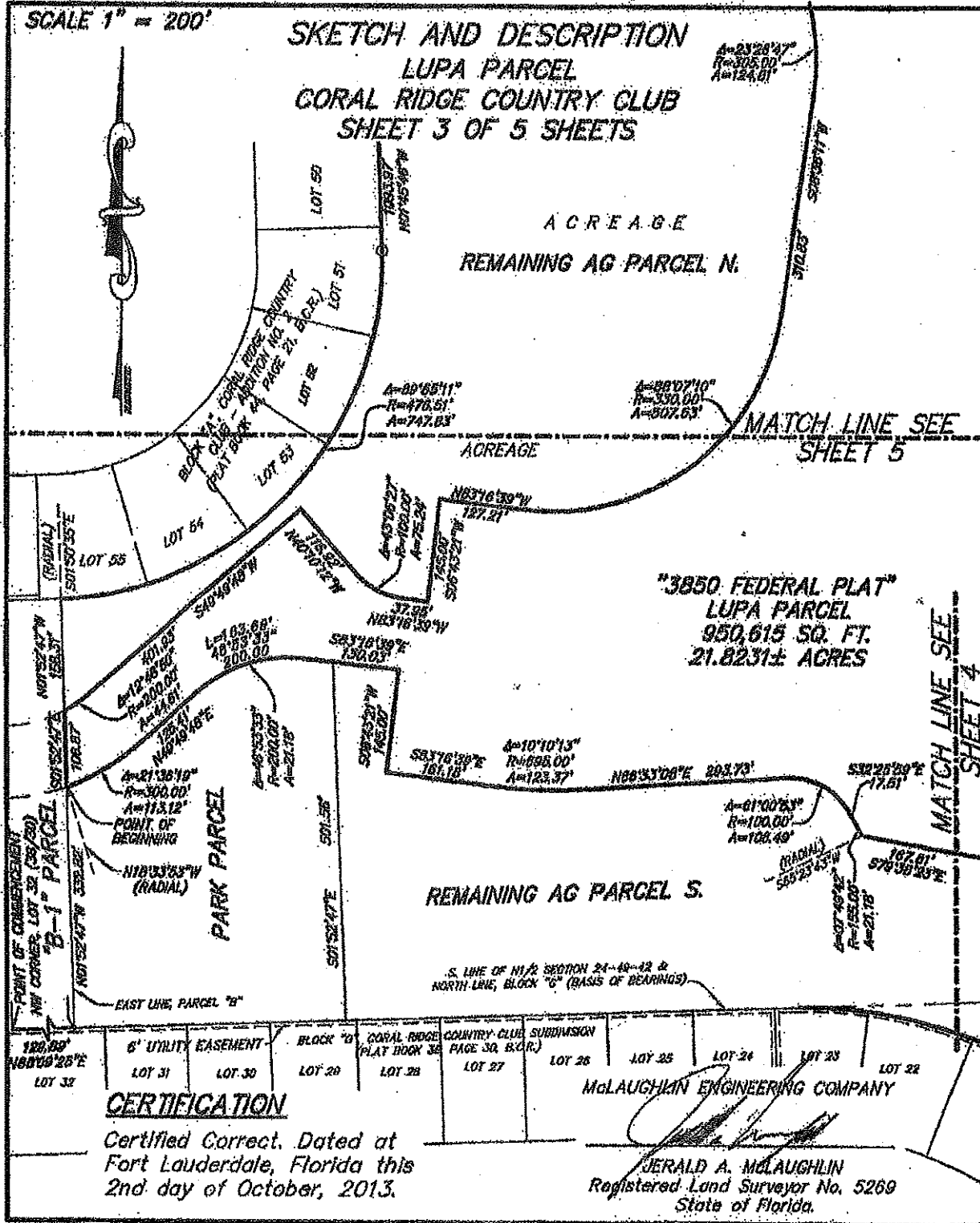
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M.D.
OK



FIELD BOOK NO. _____

DRAWN BY: JMM

JOB ORDER NO. U-8006

CHECKED BY: _____

REF. DWG.: 13-3-019

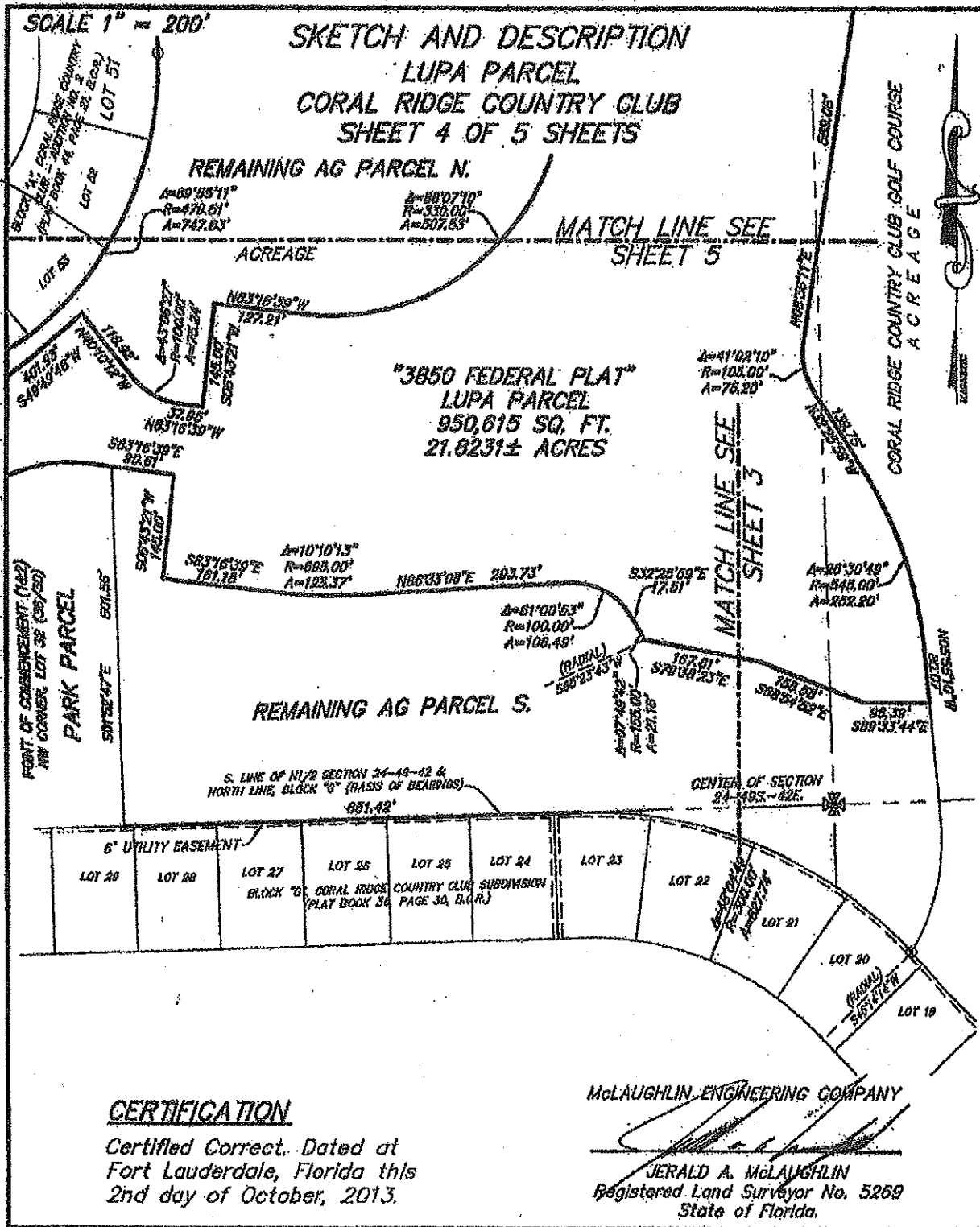
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M.D.
 OK



CERTIFICATION

Certified Correct. Dated at
 Fort Lauderdale, Florida this
 2nd day of October, 2013.

FIELD BOOK NO. _____

DRAWN BY: JMM

JOB ORDER NO. U-8006

CHECKED BY: _____

REF. DWG.: 13-3-019

C: \JMM\2013\U8006(PLAT)



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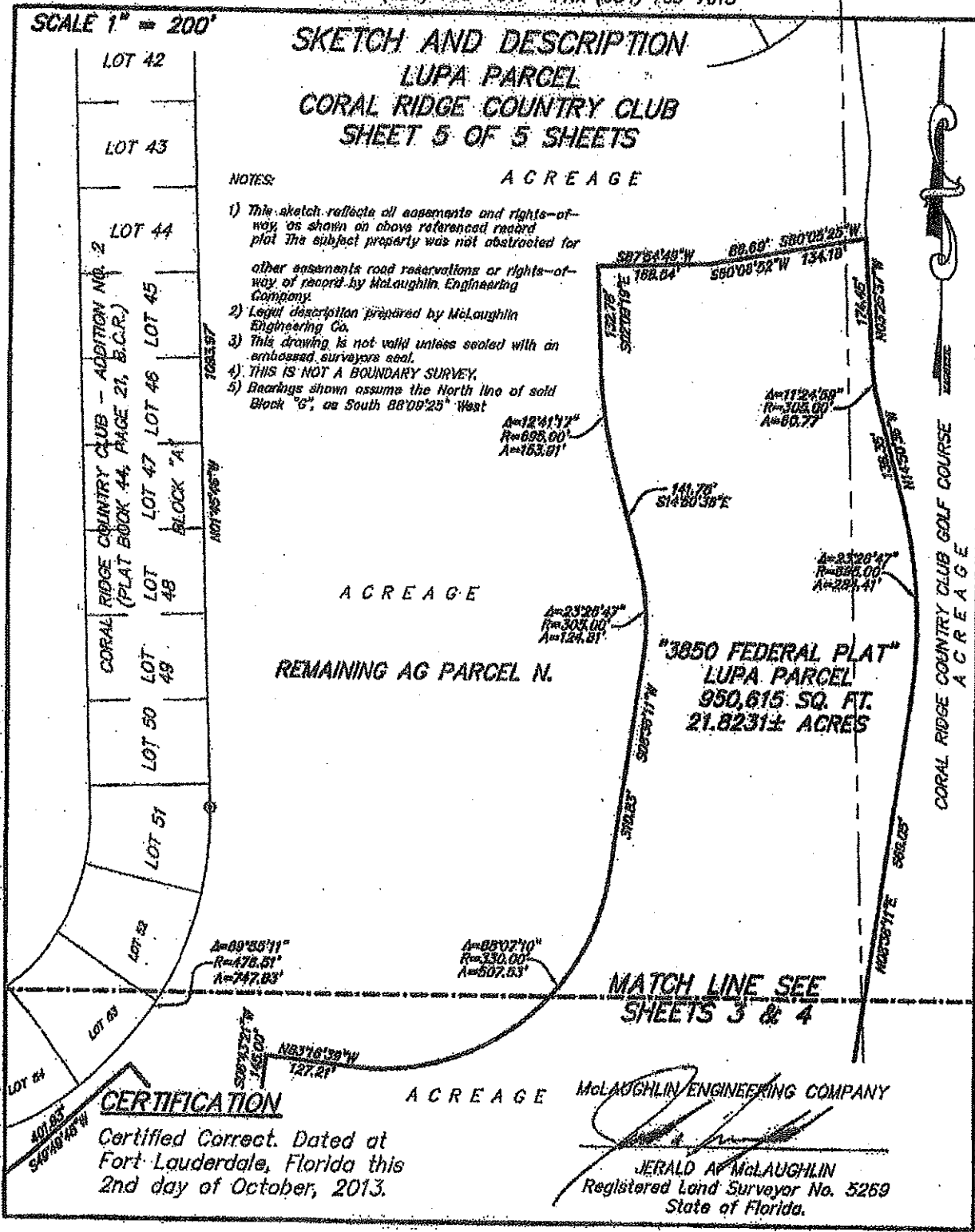
M.D.
O.K

SCALE 1" = 200'

SKETCH AND DESCRIPTION
LUPA PARCEL
CORAL RIDGE COUNTRY CLUB
SHEET 5 OF 5 SHEETS

NOTES: ACREAGE

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat. 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) Bearings shown assume the North line of said Block "G", as South 88°08'25" West



CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 2nd day of October, 2013.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
 Registered Land Surveyor No. 5259
 State of Florida.

FIELD BOOK NO. _____
 JOB ORDER NO. U-8006
 REF. DWG.: 13-3-019

DRAWN BY: JMMjr
 CHECKED BY: _____
 C: \JMMjr\2013\U8006(PLAT)