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

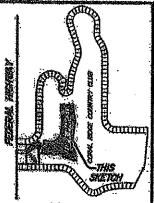
this Ordinance on, 2013, which hearing was advertised in accordance with the provisions of Section 163.3184(11) of the Florida Statutes;
NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:
<u>SECTION 1</u> . That the City of Fort Lauderdale 2008 Comprehensive 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. Jrd AVENUE FORT LAUDERDALE, FLORIDA 33301 PHONE (954) 763-7611 * FAX (954) 763-7615 W.D.

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



SITE LAYOUT NOT TO SCALE

LEGAL DESCRIPTION:

A portion of the North one—half (N½) of Section 24, Township 49 South, Range 42 East, Broward County, Florida, described as follows:

Commence at the Northwest corner of Lot 32, Block "6", CORAL RIDGE COUNTRY CLUB SUBDINSION, 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 129.69 feet; thence North 01'52'47" West on the East line of Parcel "8", 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 18'33'33" 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 19'49'48" East, a distance of 125.41 feet to a point of arresture 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 46'33'33", for an arc distance of 180.03 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 100.00 feet, and distance of 293.73 feet to a point of any acture 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 61'00'33", 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 tangency; thence South 18'38'8 feet, through a central angle of 07'49'42", for an arc distance of 21.18 feet; thence Southerly along the arc of said curve having a radius of 150.00 feet, through a central angle of 07'49'42", for an arc distance of 21.18 feet;

of 167.81 feet; thence South 68°54'52" East, a distance of 158.58 feet; thence South 89°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 are of said curve having a radius of 545.00 feet, through a central angle of 26°30'49", for an arc distance of 25°2.20 feet to a point of tangency;

And the same of th

<u>CERTIFICATION</u>

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

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McAUGHLIN

Registered Land Surveyor No. 5269

Stole of Florida:

FIELD BOOK NO.		BX JMMJ
JOB ORDER NO. <u>U-8008</u> REF. DWG.: 13-3-19	 CHECKED	BY:

Exhibit



McLAUGHLIN ENGINEERING COMPANY LB#285

MP.

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

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

LEGAL DESCRIPTION (CONTINUED):

thence North 3225'59" 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 559.05 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 14'30'36" West, a distance of 136.35 feet to a point of ourvature of a circular curve to the right; thence Northwesterly diang the arc of said curve having a radius of 305.00 feet, through a central angle of 11'24'55", for an arc distance of 60.77 feet to a point of tangency; thence North 03'25'37" West, a distance of 174.46 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 80'06'52" West, a distance of 86.69 feet; thence South 85'64'90" West, a distance of 160.71'90 feet; thence South 80'06'52" West, a distance of 132.78 feet to a point of curvature of a circular curve to the left; thence Southeasterly diang the arc of said curve having a radius of 685.00 feet, through a central angle of 12'41'77", for an arc distance of 153.91 feet to a point of tangency; thence Southeasterly, Southerly and Southwesterly along the arc of said curve having a radius of 305.00 feet, through a central angle of 12'48' 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 305.00 feet, through a central angle of 305.00 feet, thence South 08'35'11" West, a distance of 114.80 feet to a point of tangency; thence South 08'35'11" West, a distance of 145.00 feet; thence South 08'43'21" West, a distance of 145.00 feet; thence South 08'43'21" West, a distance of 7

Said land eltuate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 950,615 square feet or 21,8231 agrees more or less,

<u>CERTIFICATION</u>

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

JERALD A. MOLAUCHLIN Registered Land Surveyor No. State of Florido,	5269
Stöte of Florida,	

Mel ALIGHUM TINGINFERING COMPANY

FIELD BOOK NO.		DRAWN BY: JMMjr
JOB ORDER NO.	U-8006	CHECKED BY:

MGLAUGHLIN ENGINEERING COMPANY
LB#285
ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
400 N.E. Jrd AVENUE FORT LAUDERDALE, FLORIDA
33301 PHONE (954) 763-7611 * FAX (954) 763-7615

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MCLAUGHLIN ENGINEERING COMPANY

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

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

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