

ORDINANCE NO. C-15-

AN ORDINANCE CHANGING THE UNIFIED LAND DEVELOPMENT REGULATIONS OF THE CITY OF FORT LAUDERDALE, FLORIDA, SO AS TO REZONE FROM "RMM-25" TO "X-P", THROUGH THE ALLOCATION OF COMMERCIAL FLEX, LOT 1 AND THE EAST HALF OF LOT 2, BLOCK 14, "COLEE HAMMOCK", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 17, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LOCATED EAST OF SOUTHEAST 9TH AVENUE, SOUTH OF SOUTHEAST 2ND COURT, WEST OF SOUTHEAST 10TH TERRACE AND NORTH OF EAST LAS OLAS BOULEVARD, IN FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, 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 X-P District is based in part on the allocation of commercial flexibility and a site plan which meets the criteria provided in the ULDR; and

WHEREAS, the applicant has submitted a site plan as part of the rezoning application to develop a parking lot on the property to be rezoned as described in this ordinance; and

WHEREAS, the Planning and Zoning Board at its meeting of January 20, 2015 (PZ Case No. ZR14002) did recommend to the City Commission that the site plan reviewed in connection with the rezoning application be approved and that the lands herein described should be rezoned from RMM-25 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, March 17, 2015 and Tuesday, April 17, 2015 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 in the respects mentioned, the following lands, situate in the City of Fort Lauderdale, Broward County, Florida, to wit:

REZONE FROM RMM-25 TO X-P:

THROUGH THE ALLOCATION OF COMMERCIAL FLEX, LOT 1 AND THE EAST HALF OF LOT 2, BLOCK 14, "COLEE HAMMOCK", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 17, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SUCH LAND BEING LOCATED IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA,

Location: 223 S.E. 10th Terrace

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 the site plan submitted for review as part of this rezoning request consisting of an 8,250 square foot parking lot is hereby approved, as depicted in Exhibit "B" attached hereto, subject to the conditions imposed by the Development Review Committee, the Planning and Zoning Board and the City Commission.

SECTION 4. Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the

applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. All other applicable state or federal permits must be obtained before commencement of the development.

SECTION 5. 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 6. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

SECTION 7. That this Ordinance shall be in full force and effect ten days from the date of final passage.

PASSED FIRST READING this the _____ day of _____, 2015.

PASSED SECOND READING this the _____ day of _____, 2015.

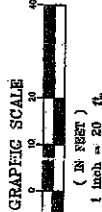
Mayor
JOHN P. "JACK" SEILER

ATTEST:

City Clerk
JONDA K. JOSEPH

McLAUGHLIN ENGINEERING COMPANY
 410 N.W. 29th St.
 Fort Lauderdale, Florida 33309
 (954) 555-1100
 FAX (954) 555-1101
 www.mclaughlin.com

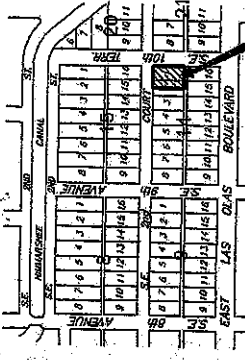
RECORD LAND SURVEY
Lot 3 and the West one-half (W 1/2)
of Lot 2, Block 14, COLEE HARMONCK
Plat Book 1, Page 17, B.C.R.
City of Fort Lauderdale
Broward County, Florida.



- LEGEND**
- A = CENTER ANGLE (DEG.)
 - ANL = ANGLE
 - BLK = BLOCK
 - BLK L = BLOCK LENGTH
 - BLK W = BLOCK WIDTH
 - CONC = CONCRETE
 - CONC B = CONCRETE BERM
 - CONC C = CONCRETE CURB
 - CONC S = CONCRETE SIDEWALK
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- NOTES:**
- 1) This survey reflects all easements and rights-of-way as shown on the plat. The subject property was not surveyed for other easements or rights-of-way of record by McLaughlin Engineering Company.
 - 2) Underground improvements, if any, are not located.
 - 3) This drawing is not valid unless sealed with an embossed surveyor's seal.
 - 4) Boundary survey information does not show title or ownership.
 - 5) All iron rods 1/2" or less in diameter.
 - 6) Reference bench mark: City of Fort Lauderdale Benchmark North half of the Northwest corner of S.E. 9th Avenue and East Line One Hundred and Twenty (120) feet.
 - 7) Elevations shown refer to National Geodetic Vertical Datum (1988), and are indicated thus: 2.50.
 - 8) This property lies in Flood Zone "A", Elevation 2.00. For Flood Insurance Rate Map No. 13011C0117, Dated August 18, 1992, Community Plan No. 125005, show Map Dated October 2, 1992.

FILE: 954-1785-7616



LEGAL DESCRIPTION:
 Parcel 1
 Lot 1, and the East one-half (E 1/2) of Lot 2, Block 14, COLEE HARMONCK, according to the plat thereof as recorded in Plat Book 1, Page 17, of the public records of Broward County, Florida.

Said lands situated, lying and being in the City of Fort Lauderdale, Broward County, Florida.
 There are no other easements, road reservations or rights-of-way of record affecting this property as recorded in the public records of Broward County, Florida, No. C-7195457 dated March 11, 2007 at 11:00 PM.

- 4) Matters per Plat Book 1, Page 17, B.C.R. affects this property as shown.
- 5) Restrictions per Deed Book 427, Page 55, B.C.R. does not affect this property.
- 6) Easement per O.R. Book 651, Page 218, B.C.R. does not affect this property.
- 7) Easement per O.R. Book 26939, Page 883, B.C.R. does not affect this property.
- 8) Agreement per O.R. Book 26970, Page 1929, B.C.R. does not affect this property.

CERTIFICATION:
 We hereby certify that this survey meets the minimum technical standards as set forth in the Florida Professional Land Surveyors in Chapter 61B17-6, Florida Statutes, pursuant to Section 472.027, Florida Statutes.
 Dated at Fort Lauderdale, Florida, this 10th day of April, 2007.
 Resurveyed the 15th day of October, 2011.
 Resurveyed the 29th day of July, 2014.

McLAUGHLIN ENGINEERING CO.
 Registered Land Surveyor No. 5389
 State of Florida
 Harold A. McLaughlin
 Surveyor

"NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL"

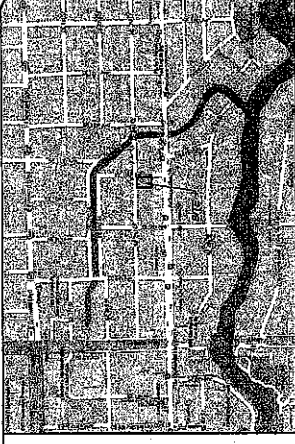
FILE NO. 07-1-034 (3) (11)

DRAWN BY: [Signature]
 CHECKED BY: [Signature]

NO.	DATE	DESCRIPTION

S.E. 10th Terrace
PARKING LOT
SITE PLAN
 CITY OF FORT LAUDERDALE
 FLOOR PLAN

DATE: Jan. 2014
 SCALE: 1"=10'
 DESIGNED BY: M.L.G.
 DRAWN BY: M.A.S.
 JOB NUMBER: 13-3598
 SHEET NO.: SP1
 SEAL: [Blank]
 JUN 23 2015
 C. WATSON, P.E., C.S.P.
 11000 CHAMBERS ROAD, SUITE 200
 FORT LAUDERDALE, FL 33314



LOCATION MAP

SITE PLAN DATA			
LANDSCAPE	AREA (S.F.)	AREA (AC)	AREA (%)
	2,725	0.09	33.03%
PAVED	AREA (S.F.)	AREA (AC)	AREA (%)
	5,625	0.13	66.97%
TOTAL AREA	8,350	0.19	100.00%

PERVIOUS CALCULATIONS			
PERVIOUS	AREA (S.F.)	AREA (AC)	AREA (%)
	2,725	0.09	33.03
IMPERVIOUS	AREA (S.F.)	AREA (AC)	AREA (%)
	5,625	0.13	66.97

PROPOSED TOTAL PARKING		18 SPACES
EXISTING LAND USE	RESIDENTIAL MEDIUM HIGH	
PROPOSED LAND USE	PARKING	
ZONING	PERMITS	
	PERMITS	

WATER AND SEWER PROVIDED BY THE CITY OF FORT LAUDERDALE

