

ORDINANCE NO. C-14-

AN ORDINANCE CHANGING THE UNIFIED LAND DEVELOPMENT REGULATIONS OF THE CITY OF FORT LAUDERDALE, FLORIDA, SO AS TO REZONE FROM "P: PARKS, RECREATION AND OPEN SPACE" AND "CC: COMMERCE CENTER DISTRICT" TO "GAA: GENERAL AVIATION AIRPORT DISTRICT", A PORTION OF TRACT 1, "F-X-E PLAT", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 119, PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO DEPICTED AS PARCELS 25, 26, 27, AND 19-B ON THE FORT LAUDERDALE EXECUTIVE AIRPORT, AIRPORT PROPERTY AND LEASE PARCELS MAP, LYING AT THE NORTHWEST INTERSECTION OF NORTHWEST INTERSECTION OF NORTHWEST 12 AVENUE AND WEST COMMERCIAL BOULEVARD, EAST OF RUNWAY 13-31, AND SOUTH OF RUNWAY 8-26, GENERALLY LOCATED EAST OF NORTHWEST 15TH AVENUE, SOUTH OF WEST CYPRESS CREEK ROAD, WEST OF NORTHWEST 12TH AVENUE AND NORTH OF WEST COMMERCIAL BOULEVARD, IN FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND AMENDING THE OFFICIAL ZONING MAP AND SCHEDULE "A" ATTACHED THERETO TO INCLUDE SUCH LANDS.

WHEREAS, the applicant, City of Fort Lauderdale, applied for the rezoning of certain property as described in Section 1 herein; and

WHEREAS, the Planning and Zoning Board at its meeting of September 17, 2014 (PZ Case No. Z14005) did recommend to the City Commission of the City of Fort Lauderdale ("City Commission") that certain lands herein described should be rezoned in the respects mentioned 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, October 21, 2014 and Tuesday, November 4, 2014 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 Unified Land Development Regulations (“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 “P” AND “CC” TO “GAA”:

See Exhibit attached hereto
and made a part hereof

Location: East of N.W. 15th Avenue, south of West Cypress Creek Road, west of N.W. 12th Avenue and north of West Commercial Boulevard.

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.

SECTION 6. 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.

SECTION 7. This approval is conditioned upon the applicant obtaining all other applicable state or federal permits before commencement of the development.

PASSED FIRST READING this the _____ day of _____, 2014.

PASSED SECOND READING this the _____ day of _____, 2014.

Mayor
JOHN P. "JACK" SEILER

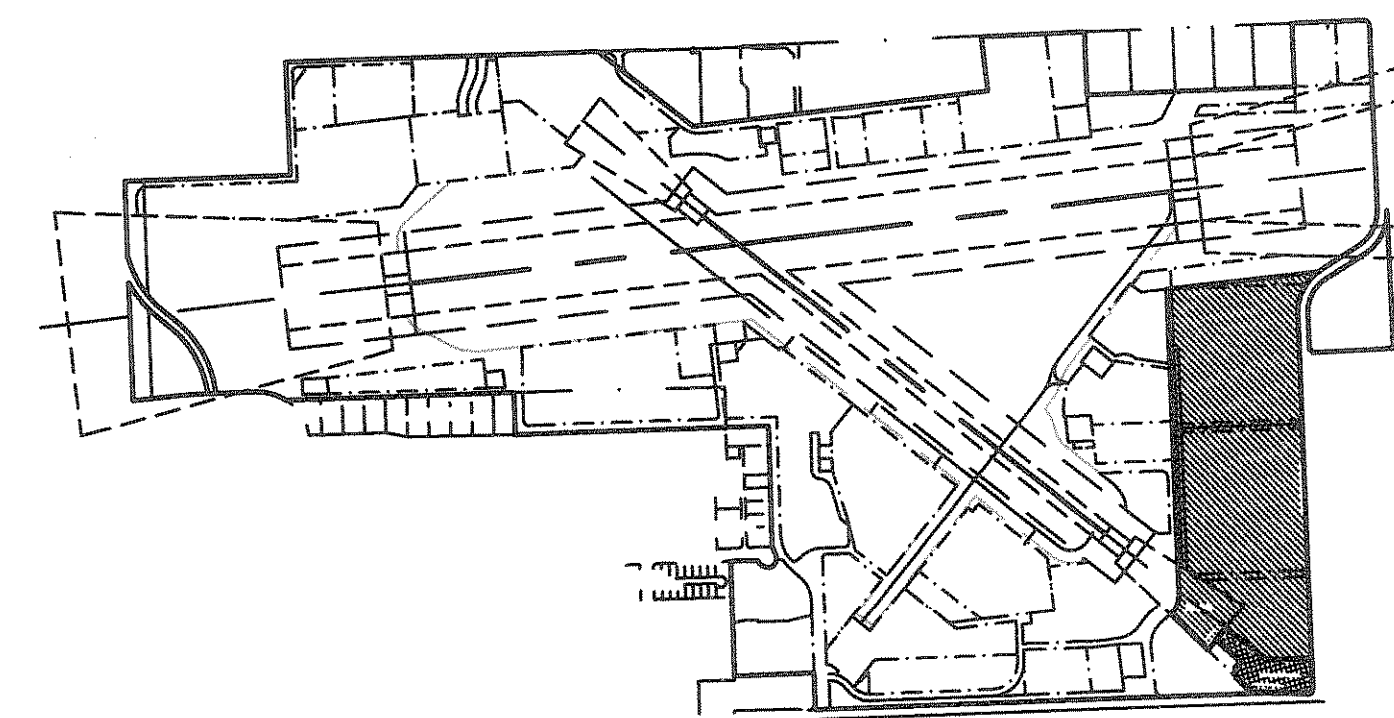
ATTEST:

City Clerk
JONDA K. JOSEPH

SKETCH AND DESCRIPTION

SCALE 1" : 200'

(NOT A SKETCH OF SURVEY)



LOCATION MAP - N.T.S.

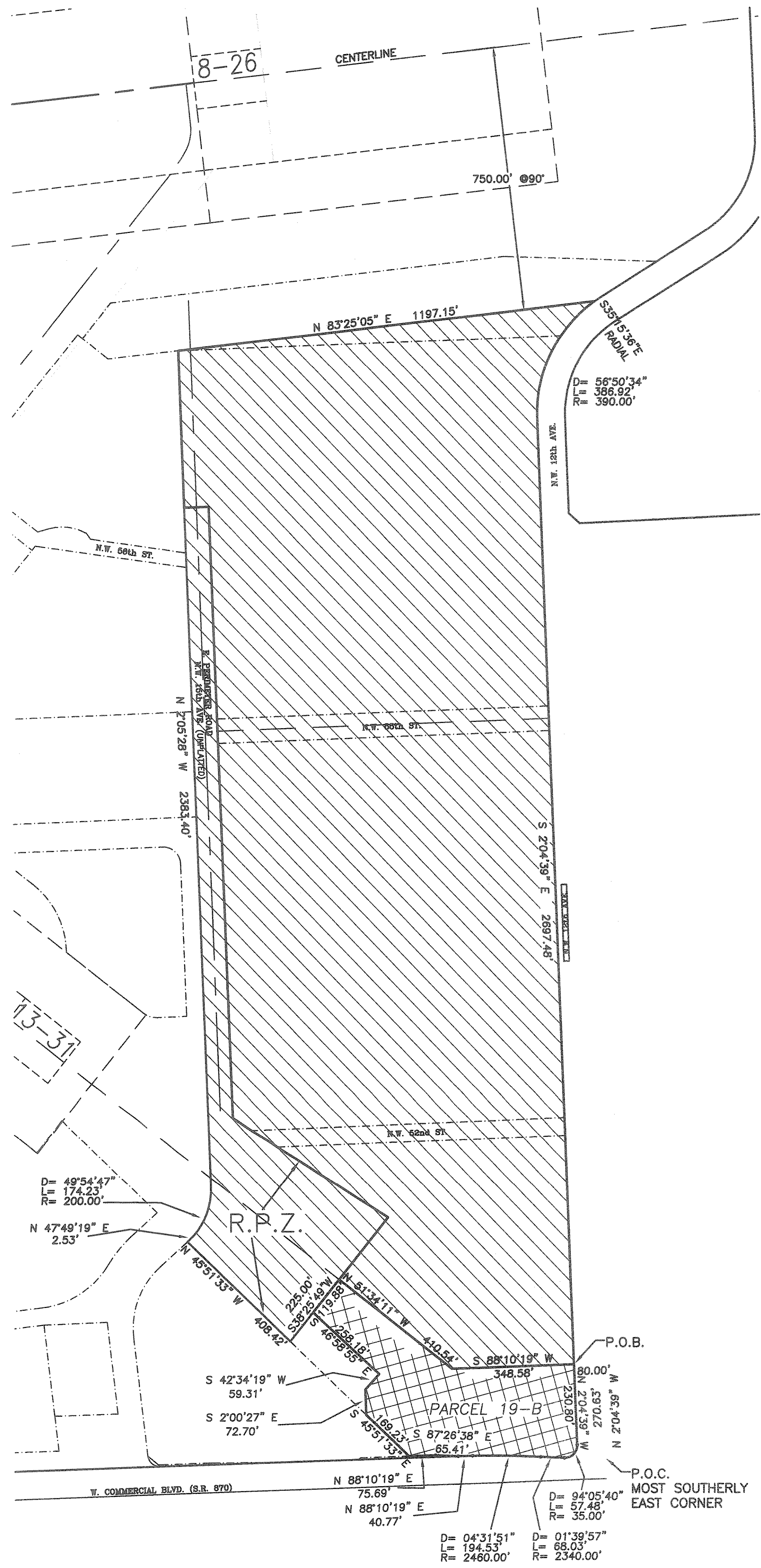
DATE:	MAR. 2010
DESIGNED BY:	T.L.
CHECKED BY:	T.L.
SCALE:	1" : 200'
FIELD BOOK:	

CITY OF FORT LAUDERDALE
PUBLIC WORKS DEPARTMENT
ENGINEERING & ARCHITECTURE
100 North Andrews Avenue, Fort Lauderdale, Florida 33301

NO.	DATE	BY	DESCRIPTION

PROJECT # P11404
FXE AIRPORT PROPERTY
SKETCH AND DESCRIPTION
CHANGE LAND USE
PARCEL "P" TO PARCEL "T", AND "EC" TO "T"

SHEET NO.	OF
1	1
TOTAL:	1
CAD FILE:	11404-S&D-25-26-27
DRAWING FILE NO.	4-133-32



DESCRIPTION: PARCEL TO CHANGE LAND USE FROM "P" TO "T"

A PORTION OF TRACT 1, "F-X-E PLAT", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 119, PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY EAST CORNER OF SAID "F-X-E PLAT"; THENCE NORTH 02°04'39" WEST ALONG THE EAST RIGHT OF WAY LINE OF NORTHWEST 12TH AVENUE AND THE LIMITS OF SAID "F-X-E PLAT", A DISTANCE OF 270.63 FEET; THENCE SOUTH 87°55'41" WEST A DISTANCE OF 80.00 FEET TO THE WEST RIGHT OF WAY LINE OF SAID NORTHWEST 12TH AVENUE AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 88°10'19" WEST A DISTANCE OF 348.58 FEET; THENCE NORTH 51°34'11" WEST A DISTANCE OF 410.54 FEET; THENCE SOUTH 38°25'49" WEST, A DISTANCE OF 225.00 FEET; THENCE NORTH 45°51'33" WEST A DISTANCE OF 408.42 FEET, THE LAST TWO DESCRIBED COURSES BEING ALONG THE SOUTHEASTERLY AND SOUTHWESTERLY BOUNDARIES OF THE "RUNWAY PROTECTION ZONE" (RPZ) OF FORT LAUDERDALE EXECUTIVE AIRPORT RUNWAY 13-31; THENCE NORTH 47°49'19" EAST A DISTANCE OF 2.53 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE EASTERLY, NORTHEASTERLY AND NORTHERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 49°54'47" AND AN ARC DISTANCE OF 174.23 FEET TO THE POINT OF TANGENCY; THENCE NORTH 02°05'28" WEST A DISTANCE OF 2383.40 FEET; THENCE NORTH 83°25'05" EAST, ALONG A LINE PARALLEL WITH AND 750.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES, THE CENTERLINE OF FORT LAUDERDALE EXECUTIVE AIRPORT RUNWAY 8-26, A DISTANCE OF 1197.15 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NORTHWEST 12TH AVENUE, SAID POINT BEING ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, WHOSE RADIUS POINT BEARS SOUTH 35°15'36" EAST FROM SAID POINT; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG SAID WEST RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 390.00 FEET, A CENTRAL ANGLE OF 56°50'34" AND AN ARC DISTANCE OF 386.92 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 02°04'39" EAST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 2697.48 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 2,929,095 SQUARE FEET OR 67.24 ACRES, MORE OR LESS.

TOGETHER WITH (PARCEL 19-B): PARCEL TO CHANGE LAND USE FROM "EC" TO "T"

A PORTION OF TRACT 1, "F-X-E PLAT", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 119, PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY EAST CORNER OF SAID "F-X-E PLAT"; THENCE NORTH 02°04'39" WEST ALONG THE EAST RIGHT OF WAY LINE OF NORTHWEST 12TH AVENUE AND THE LIMITS OF SAID "F-X-E PLAT", A DISTANCE OF 270.63 FEET; THENCE SOUTH 87°55'41" WEST A DISTANCE OF 80.00 FEET TO THE WEST RIGHT OF WAY LINE OF SAID NORTHWEST 12TH AVENUE AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 88°10'19" WEST A DISTANCE OF 348.58 FEET; THENCE NORTH 51°34'11" WEST A DISTANCE OF 410.54 FEET; THENCE SOUTH 38°25'49" WEST, A DISTANCE OF 119.88 FEET; THENCE SOUTH 46°58'55" EAST, A DISTANCE OF 258.18 FEET; THENCE SOUTH 42°34'19" WEST, A DISTANCE OF 59.31 FEET; THENCE SOUTH 02°00'27" EAST, A DISTANCE OF 72.70 FEET; THENCE SOUTH 45°51'33" EAST, A DISTANCE OF 189.23 FEET; THENCE NORTH 88°10'19" EAST, A DISTANCE OF 75.69 FEET; THENCE SOUTH 87°26'38" EAST, A DISTANCE OF 65.41 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY OF COMMERCIAL BLVD; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY NORTH 88°10'19" EAST, A DISTANCE OF 40.77 FEET, TO A POINT OF TANGENCY OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2460.00 FEET, A CENTRAL ANGLE OF 04°31'51" AND AN ARC DISTANCE OF 194.53 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2340.00 FEET A CENTRAL ANGLE 01°39'57" AND AN ARC DISTANCE OF 68.03 FEET TO THE POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE EASTERLY, NORTHEASTERLY AND NORTH ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 94°05'40" AND AN ARC DISTANCE OF 57.48 FEET; THENCE NORTH 02°04'39" WEST, NON-TANGENT TO THE LAST DESCRIBED CURVE, ALONG SAID WEST RIGHT OF WAY LINE OF NORTHWEST 12TH AVENUE, A DISTANCE OF 230.60 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 185477 SQUARE FEET OR 4.26 ACRES, MORE OR LESS.

NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON GRID BEARINGS DERIVED FROM FLORIDA STATE PLANE COORDINATES (1983/90).
- P.O.C. DENOTES POINT OF COMMENCEMENT
- P.O.B. DENOTES POINT OF BEGINNING
- THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.

ANTHONY R. IRVING
PROFESSIONAL SURVEYOR AND MAPPER NO. 4420
STATE OF FLORIDA

DATED: OCTOBER 20, 2010