

ORDINANCE NO. C-14-10

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, ALL OF LOT 21, BLOCK 66, "CORAL RIDGE GALT ADDITION NO. 1", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 31, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LOCATED WEST OF MIDDLE RIVER DRIVE, SOUTH OF EAST OAKLAND PARK BOULEVARD, EAST OF NORTH FEDERAL HIGHWAY AND NORTH OF NORTHEAST 26TH STREET, 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 east of and directly across the alley that lies adjacent to the site and west of Middle River Drive, to be rezoned as described in this ordinance together with the construction of a restaurant located at 2650 North Federal Highway, Fort Lauderdale, Florida, and located in an RMM-25 zoning district associated with the development known as Chick-Fil-A; and

WHEREAS, the Planning and Zoning Board at its meeting of December 18, 2013 (PZ Case No. 8-ZR-13) 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, February 4, 2014 and Tuesday, February 18, 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 site plan submitted for review as part of this rezoning request consisting of a 3,497 square foot restaurant with a drive-thru component and surface parking lot is hereby approved, as depicted in Exhibit "A" attached hereto, subject to the conditions imposed by the Development Review Committee, the Planning and Zoning Board and the City Commission, including the allocation of commercial flexibility to lands described in Section 2 of this ordinance.

SECTION 2. 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,
ALL OF LOT 21, BLOCK 66, "CORAL RIDGE GALT
ADDITION NO. 1", ACCORDING TO THE PLAT THEREOF,
RECORDED IN PLAT BOOK 31, PAGE 37, OF THE
PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

Location: West of Middle River Drive, south of East Oakland
Park Boulevard, east of North Federal Highway and
North of Northeast 26th Street

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

SECTION 3. 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 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 4th day of February, 2014.

PASSED SECOND READING this the 18th day of February, 2014.



Mayor
JOHN P. "JACK" SEILER

ATTEST:

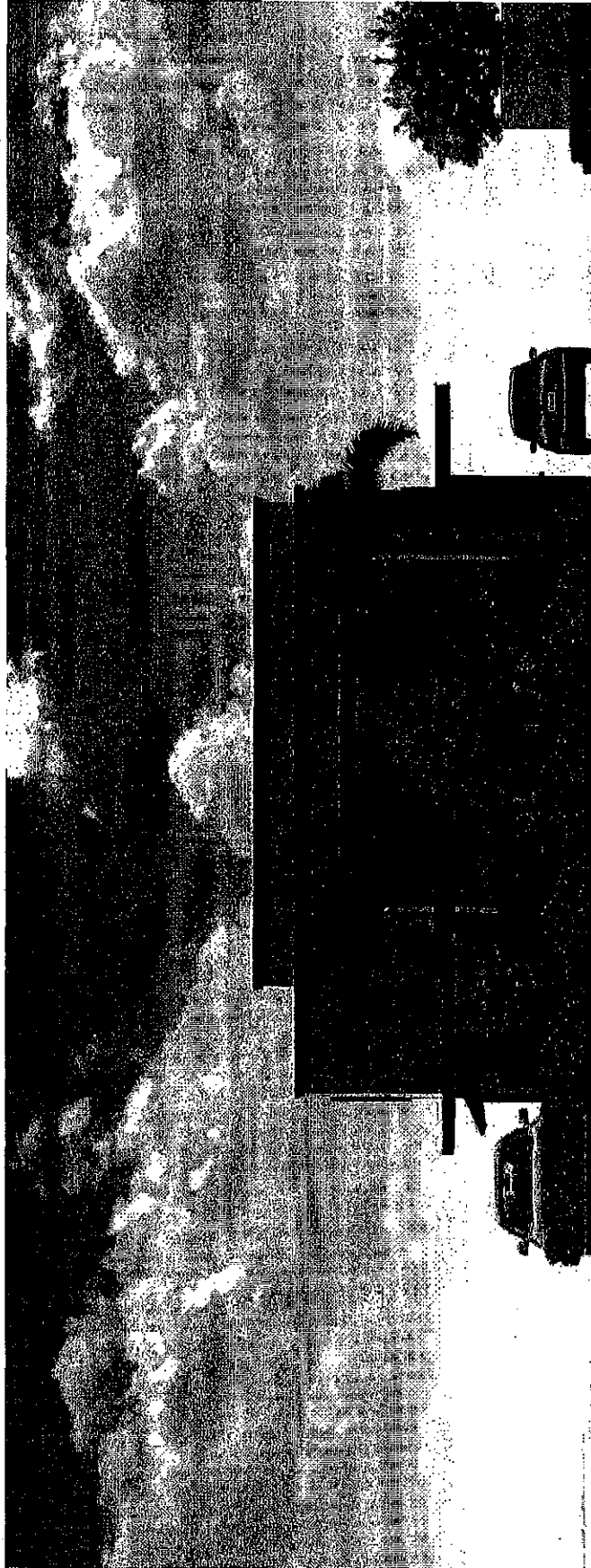


City Clerk
JONDA K. JOSEPH

L:\COMM 2014\Ordinances\February 18\C-14-10.docx

Ordinance No. C-14-10

Larger copies of Exhibit "A" to Ordinance No. C-14-10 adopted on February 18, 2014, are on file and may be viewed at the City of Fort Lauderdale. Please contact the City Clerk for location of site plans.



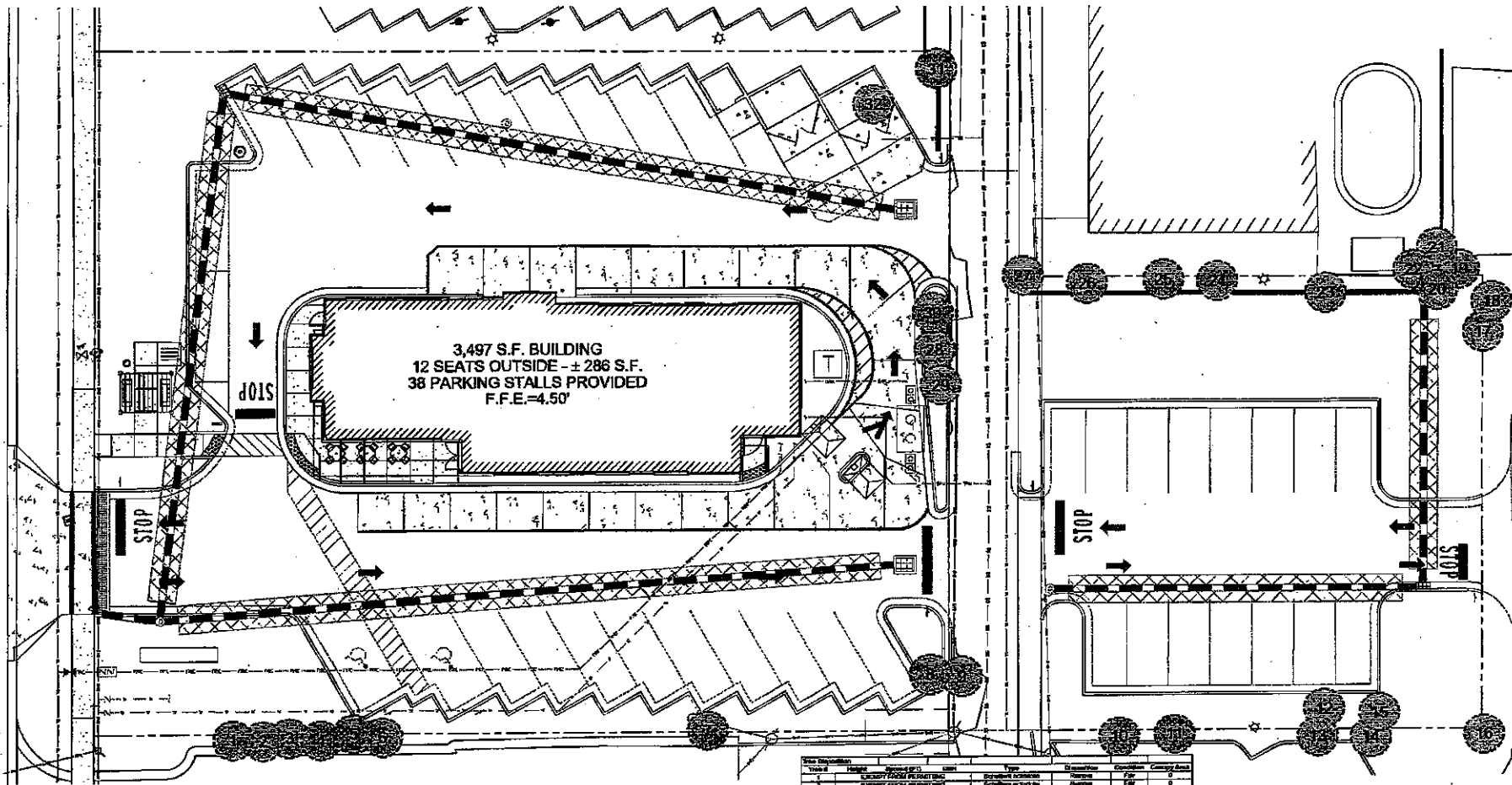
View from East parking lot



View from Federal Highway (US1)



View of North Buffer Wall



TREE DISPOSITION PLAN

Scale: NTS

Remove all existing understory hedges and invasive plant material

Tree ID	Height	Species	Caliber	Type	Condition	Disposition	Quantity	Area
1	12'	EXEMPT FROM PERMITTING	12"	Small tree	Healthy	Preserve	1	0
2	12'	EXEMPT FROM PERMITTING	12"	Small tree	Healthy	Preserve	1	0
3	12'	EXEMPT FROM PERMITTING	12"	Small tree	Healthy	Preserve	1	0
4	12'	EXEMPT FROM PERMITTING	12"	Small tree	Healthy	Preserve	1	0
5	12'	EXEMPT FROM PERMITTING	12"	Small tree	Healthy	Preserve	1	0
6	12'	EXEMPT FROM PERMITTING	12"	Small tree	Healthy	Preserve	1	0
7	12'	EXEMPT FROM PERMITTING	12"	Small tree	Healthy	Preserve	1	0
8	12'	EXEMPT FROM PERMITTING	12"	Small tree	Healthy	Preserve	1	0
9	12'	EXEMPT FROM PERMITTING	12"	Small tree	Healthy	Preserve	1	0
10	12'	EXEMPT FROM PERMITTING	12"	Small tree	Healthy	Preserve	1	0
11	12'	EXEMPT FROM PERMITTING	12"	Small tree	Healthy	Preserve	1	0
12	12'	EXEMPT FROM PERMITTING	12"	Small tree	Healthy	Preserve	1	0
13	12'	EXEMPT FROM PERMITTING	12"	Small tree	Healthy	Preserve	1	0
14	12'	EXEMPT FROM PERMITTING	12"	Small tree	Healthy	Preserve	1	0
15	12'	EXEMPT FROM PERMITTING	12"	Small tree	Healthy	Preserve	1	0
16	12'	EXEMPT FROM PERMITTING	12"	Small tree	Healthy	Preserve	1	0
17	12'	EXEMPT FROM PERMITTING	12"	Small tree	Healthy	Preserve	1	0
18	12'	EXEMPT FROM PERMITTING	12"	Small tree	Healthy	Preserve	1	0
19	12'	EXEMPT FROM PERMITTING	12"	Small tree	Healthy	Preserve	1	0
20	12'	EXEMPT FROM PERMITTING	12"	Small tree	Healthy	Preserve	1	0
21	12'	EXEMPT FROM PERMITTING	12"	Small tree	Healthy	Preserve	1	0
22	12'	EXEMPT FROM PERMITTING	12"	Small tree	Healthy	Preserve	1	0
23	12'	EXEMPT FROM PERMITTING	12"	Small tree	Healthy	Preserve	1	0
24	12'	EXEMPT FROM PERMITTING	12"	Small tree	Healthy	Preserve	1	0
25	12'	EXEMPT FROM PERMITTING	12"	Small tree	Healthy	Preserve	1	0
26	12'	EXEMPT FROM PERMITTING	12"	Small tree	Healthy	Preserve	1	0
27	12'	EXEMPT FROM PERMITTING	12"	Small tree	Healthy	Preserve	1	0
28	12'	EXEMPT FROM PERMITTING	12"	Small tree	Healthy	Preserve	1	0
29	12'	EXEMPT FROM PERMITTING	12"	Small tree	Healthy	Preserve	1	0
30	12'	EXEMPT FROM PERMITTING	12"	Small tree	Healthy	Preserve	1	0
31	12'	EXEMPT FROM PERMITTING	12"	Small tree	Healthy	Preserve	1	0
32	12'	EXEMPT FROM PERMITTING	12"	Small tree	Healthy	Preserve	1	0
33	12'	EXEMPT FROM PERMITTING	12"	Small tree	Healthy	Preserve	1	0
34	12'	EXEMPT FROM PERMITTING	12"	Small tree	Healthy	Preserve	1	0
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36	12'	EXEMPT FROM PERMITTING	12"	Small tree	Healthy	Preserve	1	0
37	12'	EXEMPT FROM PERMITTING	12"	Small tree	Healthy	Preserve	1	0
38	12'	EXEMPT FROM PERMITTING	12"	Small tree	Healthy	Preserve	1	0
39	12'	EXEMPT FROM PERMITTING	12"	Small tree	Healthy	Preserve	1	0
40	12'	EXEMPT FROM PERMITTING	12"	Small tree	Healthy	Preserve	1	0
41	12'	EXEMPT FROM PERMITTING	12"	Small tree	Healthy	Preserve	1	0
42	12'	EXEMPT FROM PERMITTING	12"	Small tree	Healthy	Preserve	1	0
43	12'	EXEMPT FROM PERMITTING	12"	Small tree	Healthy	Preserve	1	0
44	12'	EXEMPT FROM PERMITTING	12"	Small tree	Healthy	Preserve	1	0
45	12'	EXEMPT FROM PERMITTING	12"	Small tree	Healthy	Preserve	1	0
46	12'	EXEMPT FROM PERMITTING	12"	Small tree	Healthy	Preserve	1	0
47	12'	EXEMPT FROM PERMITTING	12"	Small tree	Healthy	Preserve	1	0
48	12'	EXEMPT FROM PERMITTING	12"	Small tree	Healthy	Preserve	1	0
49	12'	EXEMPT FROM PERMITTING	12"	Small tree	Healthy	Preserve	1	0
50	12'	EXEMPT FROM PERMITTING	12"	Small tree	Healthy	Preserve	1	0

WITKIN HULTS
DIVISION OF W&A
1000 W. UNIVERSITY AVENUE, SUITE 100
FORT LAUDERDALE, FL 33402
TEL: 954.473.1111

Chick Fil A
Fort Lauderdale, Florida
TREE DISPOSITION PLAN

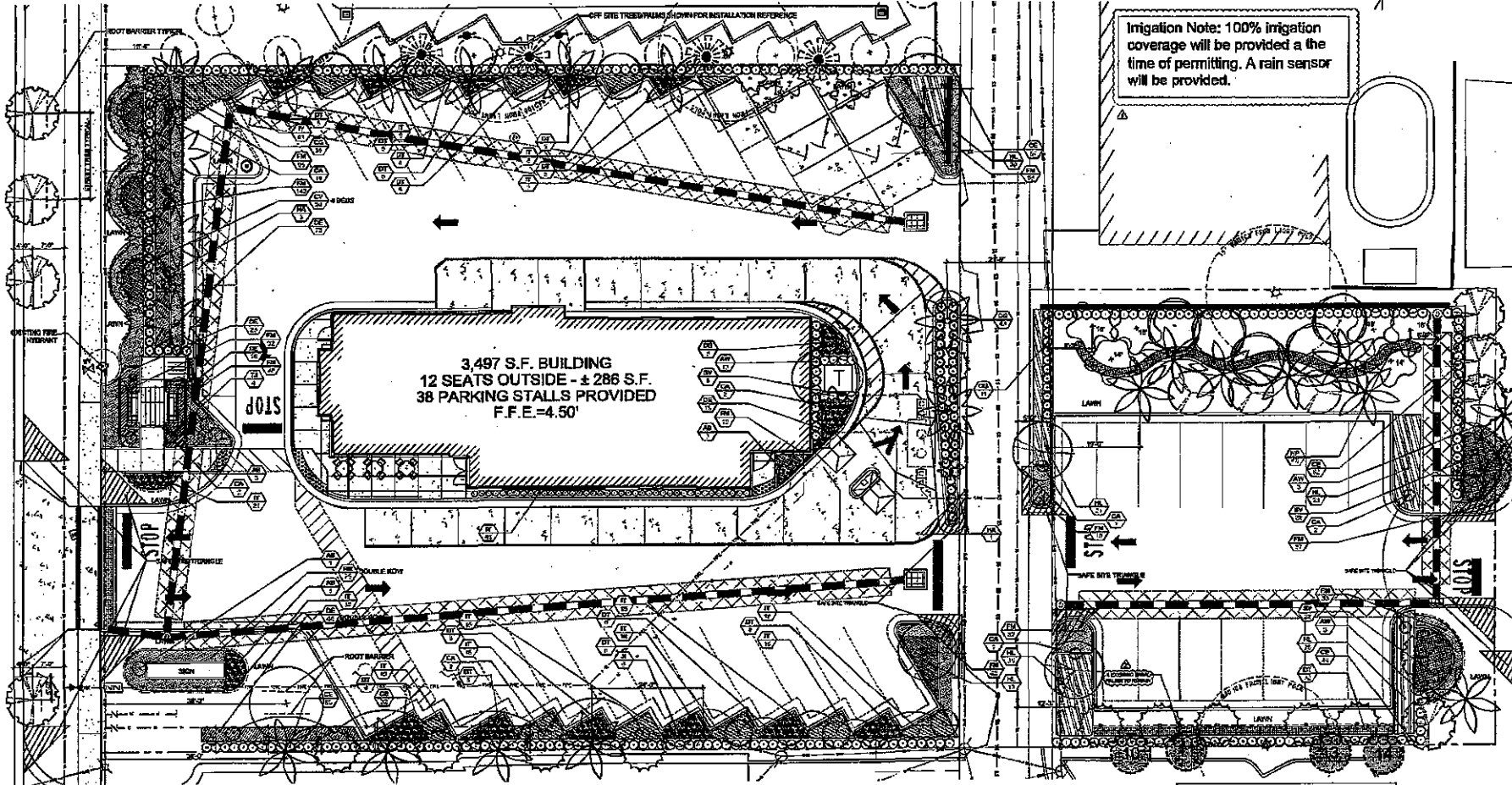
Project:
1012207-CITY CENTER

Date:

Site: 4 LAUDERDALE
MARTIN AVE S.W.

Drawing: 020
Date: 9/17/2019
Scale: PGS
Drawn by: DC
Sheet No:
Call #: 2993042

L-1



Chick Fil A
Fort Lauderdale, Florida
LANDSCAPE PLAN

Revisions:
1) FIELD CITY COMMENTS
2) FIELD CITY COMMENTS

All small trees and palms shall be placed 5'-0" from utilities.
All large trees shall be placed 10'-0" from utilities.

Tree Installation Note: All tree installation to be in accordance with Right Tree Right Place FPL guidelines. No plant material can obstruct visibility between 30" Ht. and 8' Ht.

Safe Sight Triangle: Trees to have 8' Clear Trunk. All shrubs to be maintained at 30" height.

PLANT NUMBER	QUANTITY	PRICE
1.01	1	100.00
1.02	1	100.00
1.03	1	100.00
1.04	1	100.00
1.05	1	100.00
1.06	1	100.00
1.07	1	100.00
1.08	1	100.00
1.09	1	100.00
1.10	1	100.00

LANDSCAPE LEGEND	
1.01	1.01
1.02	1.02
1.03	1.03
1.04	1.04
1.05	1.05
1.06	1.06
1.07	1.07
1.08	1.08
1.09	1.09
1.10	1.10

LANDSCAPE LEGEND	
1.01	1.01
1.02	1.02
1.03	1.03
1.04	1.04
1.05	1.05
1.06	1.06
1.07	1.07
1.08	1.08
1.09	1.09
1.10	1.10

SHRUBS AND CROCODONIA	
1.01	1.01
1.02	1.02
1.03	1.03
1.04	1.04
1.05	1.05
1.06	1.06
1.07	1.07
1.08	1.08
1.09	1.09
1.10	1.10

LANDSCAPE PLAN NORTH

Scale: 1"=20'-0"

Exhibit 2
14-0047
Page 6 of 12

Scale:

UL: #14000330
Master: 02.02

Drawing: Landscape Plan
Date: 12/05/13
Scale: 1"=10'-0"
Drawn by: DUCI
Sheet No.:

L-2

06/15/2014 10:40

EXTERIOR FINISH SCHEDULE

EXTERIOR FINISH	EXTERIOR FINISH
MATERIAL, MANUFACTURER & COLOR (UPON REQUEST)	1.01
FINISH SCHEDULE	1.02
FINISH SCHEDULE	1.03
FINISH SCHEDULE	1.04
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FINISH SCHEDULE	1.95
FINISH SCHEDULE	1.96
FINISH SCHEDULE	1.97
FINISH SCHEDULE	1.98
FINISH SCHEDULE	1.99
FINISH SCHEDULE	2.00

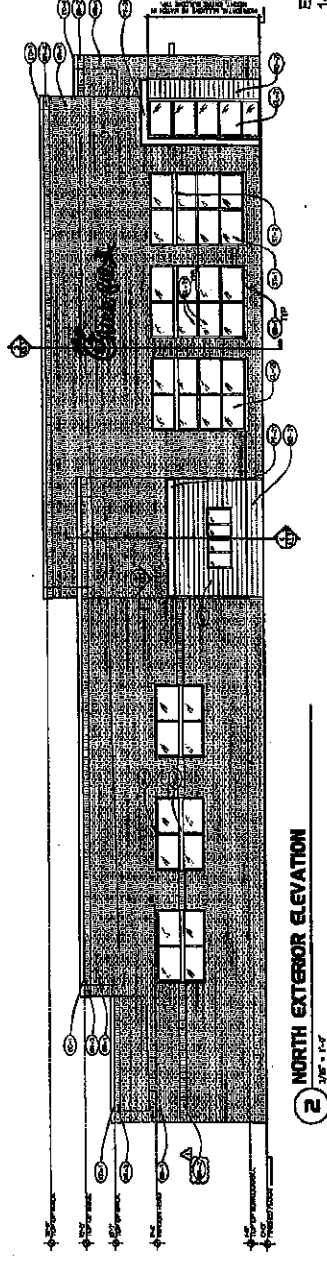
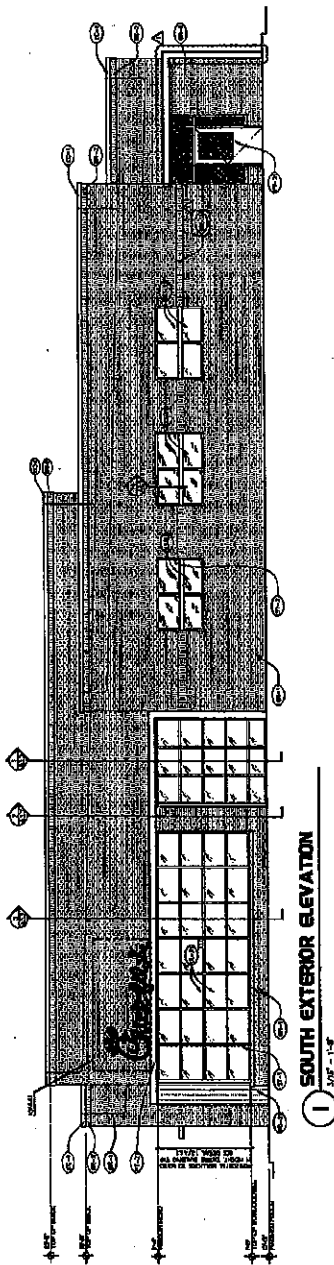


Exhibit 2
14-0047
Page 8 of 12



INTERPLANS
ARCHITECTURE
DESIGN
PROJECT MANAGEMENT

STATE: AUSTRALIA
FSU
2500 N. FEDERAL
BLVD., LAUDERDALE
FLORIDA
SHEET FILE
EXTERIOR
ELEVATIONS -
NORTH & SOUTH
VERSION:
ISSUE DATE: 8-2013

Job No.: 131044
Store: 13104
Date: 8/2013
Drawn By:
Checked By:
Sheet

A-2.2

REVISIONS:

NO.	DATE	BY	DESCRIPTION

Mark Date By

Mark Date By

Mark Date By

Steel



NE 27th St

NE 26th St

NE 26th St

One and Two Story Residential Properties

NE 26th Terrace

NE 26th Ave

One Story Commercial Properties

Proposed Site

One Story Commercial

NE 25th Ave

One Story Commercial Properties

One Story Commercial

Two Story Commercial

One Story Commercial Properties

One and Two Story Residential Properties

NE 24th Terrace

NE 24th St

LEGAL DESCRIPTION TO ACCOMPANY SKETCH
LOT 21, BLOCK 66, PLAT OF CORAL RIDGE GALT ADDITION NO. 1
LYING IN SECTION 25, TOWNSHIP 49 SOUTH, RANGE 42 EAST,
BROWARD COUNTY, FLORIDA

M.D.
OK

LEGAL DESCRIPTION:

LOT 21, BLOCK 66, CORAL RIDGE GALT ADDITION NO. 1, AS RECORDED IN PLAT BOOK 31,
PAGE 37 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 21, BLOCK 66; THENCE SOUTH
75° 50' 25" EAST ALONG THE SOUTH LINE OF SAID LOT 21, A DISTANCE OF 100.00 FEET
TO THE SOUTHEAST CORNER OF SAID LOT 21; THENCE NORTH 14° 09' 35" EAST ALONG
THE EAST LINE OF SAID LOT 21, A DISTANCE OF 100.00 FEET TO THE NORTHEAST
CORNER OF SAID LOT 21; THENCE NORTH 75° 50' 25" WEST ALONG THE NORTH LINE OF
SAID LOT 21, A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 21;
THENCE SOUTH 14° 09' 35" WEST ALONG THE WEST LINE OF SAID LOT 21, A DISTANCE
OF 100.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 21 AND POINT OF
BEGINNING.

CONTAINING 10,000 SQUARE FEET OR 0.22957 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. THE BEARINGS SHOWN HEREON ARE GRID BEARINGS
RELATIVE TO THE FLORIDA EAST ZONE, MERCATOR
PROJECTION; NORTH AMERICAN DATUM (NAD) OF
1983/1980 ADJUSTMENT. SAID BEARINGS ARE
RELATIVE TO A GRID BEARING OF SOUTH 75°50'25"
EAST, ALONG THE SOUTH LINE OF LOT 21, BLOCK 66
AS SHOWN HEREON.


2. NO INSTRUMENTS OF RECORD REFLECTING
EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP
WERE FURNISHED TO THE SURVEYOR EXCEPT AS
SHOWN HEREON. NO OPINION OF TITLE IS
EXPRESSED OR IMPLIED.

NOTE: SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.
DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH
OF DESCRIPTION AS SHOWN ON SHEET 2 OF 2 OF THIS
DOCUMENT.

THIS IS NOT A SURVEY

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT
THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN
ACCORDANCE WITH THE "MINIMUM TECHNICAL STANDARDS" FOR
SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY
THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN
CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION
472.027, FLORIDA STATUTES.



STEVEN N. BRICKLEY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE No. LB - 6841

12-5-2013
DATE OF SIGNATURE

CREECH ENGINEERS, INC.
CORPORATION CERTIFICATE OF AUTHORIZATION No. LB 6705

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CREECH
ENGINEERS, INC.

CIVILIZATION ENGINEERS
7861 S.W. ELLIPE WAY, SUITE 100, FLORIDA 33497 (772) 283-1413
OFFICES ALSO IN MELBOURNE, FORT ST. LUCE AND TALLAHASSEE FL.
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 0100
PROFESSIONAL SURVEYORS AND MAPPERS, LICENSED CERTIFICATE NO. LB-0006700

**SKETCH AND LEGAL DESCRIPTION
OF PARCEL TO BE REZONED**

BROWARD COUNTY

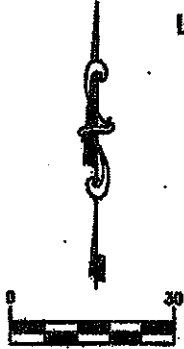
FLORIDA

PROJECT NO. 12140.00 REVISION DATE DEC. 5, 2013 DATE NOV. 26, 2013
DADD FBD 12140.00A SKT LOT 21 BLK 66 SCALE: N/A SHEET 1 OF 2

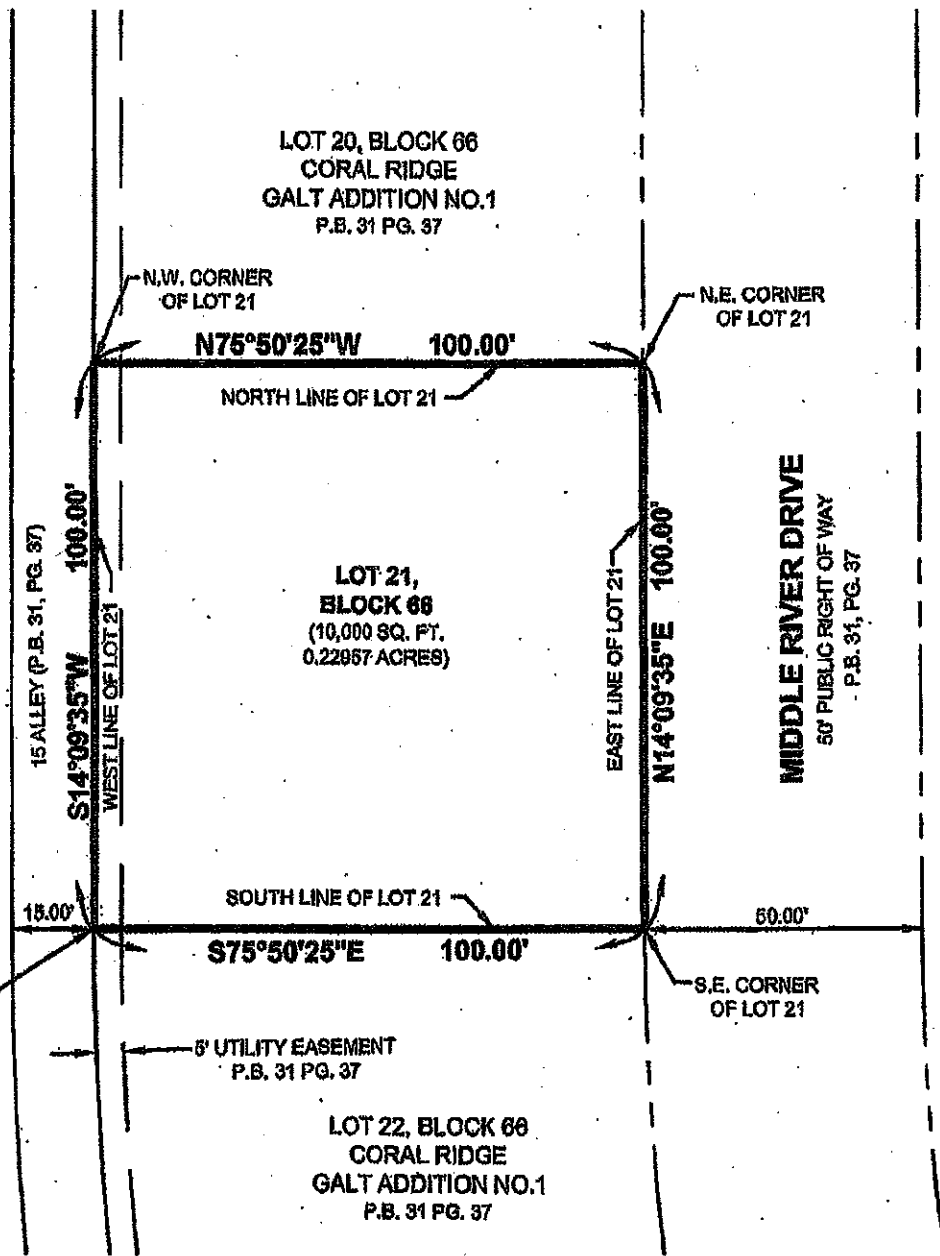
M.D.
OK

SKETCH OF DESCRIPTION

**LOT 21, BLOCK 66, PLAT OF CORAL RIDGE GALT ADDITION NO. 1
LYING IN SECTION 25, TOWNSHIP 49 SOUTH, RANGE 42 EAST,
BROWARD COUNTY, FLORIDA**



(IN FEET)
1 inch = 30 ft.
THIS MAP IS INTENDED TO
BE DISPLAYED AT A SCALE
OF 1" = 30' OR SMALLER



NOTE: SEE SHEET 1 OF 2 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

THIS IS NOT A SURVEY

CREECH
ENGINEERS, INC.

CIVIL ENGINEERING
7881 S.W. ELLIPSE WAY, STUART, FLORIDA 34997 (772) 283-1413
OFFICES ALSO IN MELBOURNE, FORT ST. LUCE AND TALLAHASSEE FL.
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER: 5180
PROFESSIONAL SURVEYORS AND MAPPERS, LICENSED CERTIFICATE NO. 18-000720

**SKETCH AND LEGAL DESCRIPTION
OF PARCEL TO BE REZONED**

BROWARD COUNTY **FLORIDA**
PROJECT NO. 12140.00 | REVISION DATE: DEC. 5, 2013 | DATE: NOV. 28, 2013
DADD FILE 12140.CFA SKT LOT 21 BLK 66 | SCALE: 1"=30' | SHEET 2 OF 2