

ORDINANCE NO. C-20-

AN ORDINANCE AMENDING SECTION 47-1.6.B OF THE CITY OF FORT LAUDERDALE, FLORIDA UNIFIED LAND DEVELOPMENT REGULATIONS THROUGH THE REVISION OF THE OFFICIAL ZONING MAP OF CITY OF FORT LAUDERDALE AND SCHEDULE "A" REVISED COMPILATION ATTACHED THERETO AND BY REFERENCE MADE A PART THEREOF, SO AS TO REZONE FROM "B-3 – HEAVY COMMERCIAL/LIGHT INDUSTRIAL BUSINESS DISTRICT" TO "UUV-NE – UPTOWN URBAN VILLAGE NORTHEAST DISTRICT", PORTIONS OF PARCELS "G" AND "H", "PINE CREST ISLES", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 63, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND THAT PORTION OF THAT 60 FOOT ROAD RIGHT OF WAY (N.E. 1ST WAY) NOW VACATED, LYING BETWEEN SAID PARCELS "G" AND "H", LOCATED WEST OF I-95 (STATE ROAD 9), NORTH OF CYPRESS CREEK BOULEVARD (NORTHEAST 62ND STREET), EAST OF NORTH ANDREWS AVENUE, AND SOUTH OF NORTHWEST 66TH STREET, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

WHEREAS, the property, 6500 4R3G, LLC through its agent Poliakoff, Becker & Streitfeld, LLP, requests that the City of Fort Lauderdale initiate the rezoning of certain property as described in Section 2 herein from "B-3 – Heavy Commercial/Light Industrial Business District" to "UUV-NE – Uptown Urban Village Northeast District"; and

WHEREAS, the Planning and Zoning Board, at its meeting of July 15, 2020 (Case No. PLN-REZ-20060001), as the local planning agency, recommended to the City Commission of the City of Fort Lauderdale that the lands herein described should be rezoned from "B-3" to "UUV-NE" 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 public hearings to be held on Tuesday, August 18, 2020, and Tuesday, September 1, 2020, at 6:00 P.M., or as soon thereafter as possible, 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 was given 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. The City Commission finds that the application for rezoning of lands described in Section 2 of this ordinance meets the criteria of Section 47-24.4 of the Unified Land Development Regulations ("ULDR"), subject to the conditions imposed by the Development Review Committee and the Planning and Zoning Board, as enunciated and memorialized in the minutes of its meetings of August 18, 2020, and September 1, 2020, a portion of those findings expressly listed as follows:

[SPACE RESERVED FOR FINDINGS OF FACT]

SECTION 2. That the City of Fort Lauderdale ULDR 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 from Heavy Commercial/Light Industrial Business District ("B-3") to Upton Urban Village Northeast ("UUV-NE") the following lands, situate in the City of Fort Lauderdale, Broward County, Florida, to wit:

PORTIONS OF PARCELS "G" AND "H", "PINE CREST ISLES", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 63, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND THAT PORTION OF THAT 60 FOOT ROAD RIGHT OF WAY (N.E. 1ST WAY) NOW VACATED, LYING BETWEEN SAID PARCELS "G" AND "H", "PINE CREST ISLES", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 63, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND THAT PORTION OF THAT 60 FOOT ROAD RIGHT OF WAY (N.E. 1ST WAY) NOW VACATED, LYING BETWEEN SAID PARCELS "G" AND "H", LOCATED WEST OF I-95 (STATE ROAD 9), NORTH OF CYPRESS CREEK BOULEVARD (NORTHEAST 62ND STREET), EAST OF NORTH ANDREWS AVENUE, AND SOUTH OF NORTHWEST 66TH STREET, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

Location: West of I-95 (State Road 9), north of Cypress Creek Boulevard (Northeast 62ND Street), east of North Andrews Avenue, and south of Northwest 66th Street

Also more particularly described and depicted in Exhibit "A" 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. 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 5. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

SECTION 6. That this Ordinance shall be in full force and effect ten (10) days from the date of final passage.

PASSED FIRST READING this ____ day of August, 2020.

PASSED SECOND READING this ____ day of September, 2020.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
JEFFREY A. MODARELLI



McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 763-7611 * FAX (954) 763-7615

Michael
Donaldson

Digitally signed
by Michael
Donaldson

Date: 2020.06.24
12:26:41 -04'00'

**SKETCH AND DESCRIPTION
TO ACCOMPANY REZONING PETITION
FROM "B-3" TO "UUV-1,2"**
SHEET 1 OF 4 SHEETS

LEGAL DESCRIPTION:

The Land referred to herein below is situated in the County of Broward, State of Florida, and is described as follows:

PARCEL 1:

BUILDING SITES 1 & 2; ALL AS MORE PARTICULARLY DESCRIBED AS FOLLOWS: PORTIONS OF PARCEL "G" AND "H", PINE CREST ISLES, AS RECORDED IN PLAT BOOK 63, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND THAT PORTION OF THAT CERTAIN 60 FOOT ROAD RIGHT-OF-WAY, N.E. 1ST WAY, NOW VACATED, LYING BETWEEN SAID PARCELS "G" AND "H", ALL MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE LIMITED ACCESS RIGHT-OF-WAY LINE OF I-95 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID N.E. 1ST WAY, NOW VACATED; THENCE NORTH 44°49'32" EAST, ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, A DISTANCE OF 16.25 FEET; THENCE NORTH 45°10'28" WEST, A DISTANCE OF 56.39 FEET; THENCE NORTH 00°12'30" WEST, A DISTANCE OF 139.67 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°47'30" EAST, A DISTANCE OF 14.00 FEET; THENCE NORTH 00°12'30" WEST, A DISTANCE OF 210.00 FEET; THENCE SOUTH 89°47'30" WEST, A DISTANCE OF 110.00 FEET; THENCE SOUTH 00°12'30" EAST, A DISTANCE OF 121.29 FEET; THENCE SOUTH 31°05'15" WEST, A DISTANCE OF 60.31 FEET; THENCE SOUTH 89°47'30" WEST, A DISTANCE OF 82.00 FEET; THENCE SOUTH 00°12'30" EAST, A DISTANCE OF 107.00 FEET; THENCE NORTH 89°47'30" EAST, A DISTANCE OF 82.00 FEET; THENCE NORTH 00°12'30" WEST, A DISTANCE OF 18.29 FEET, THENCE NORTH 31°05'15" EAST, A DISTANCE OF 60.31 FEET THENCE NORTH 89°47'30" EAST; A DISTANCE OF 96.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

AN UNDIVIDED 70 PERCENT INTEREST AS TENANT-IN-COMMON IN THE FOLLOWING COMMON AREAS: THAT PORTION OF PARCEL "H", PINE CREST ISLES, AS RECORDED IN PLAT BOOK 63, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING WEST OF THE NORTHERLY EXTENSION OF THE WEST LINE OF THAT CERTAIN 155 FOOT CANAL, AND THAT PORTION OF THAT CERTAIN 60 FOOT ROAD RIGHT-OF-WAY (N.E. 1ST WAY), NOW VACATED, LYING WEST OF THE LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE 95, AND THAT PORTION OF PARCEL "G", OF SAID PINE CREST ISLES, LYING NORTH OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE INTERSECTION OF THE SAID LIMITED ACCESS RIGHT-OF-WAY LINE AND THE SOUTH RIGHT-OF-WAY LINE OF NORTHEAST 1ST WAY, NOW VACATED; THENCE SOUTH 59°03'29" WEST, ALONG THE SAID LIMITED ACCESS RIGHT-OF-WAY LINE, A DISTANCE OF 81.63 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE; THENCE NORTH 61°06'44" WEST, A DISTANCE OF 370.94 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NORTH ANDREWS AVENUE AND THE POINT OF TERMINATION OF THE HEREIN DESCRIBED LINE;

LESS:

BUILDING SITES 1 & 2; ALL AS MORE PARTICULARLY DESCRIBED AS FOLLOWS: PORTIONS OF PARCELS "G" AND "H", PINE CREST ISLES, AS RECORDED IN PLAT BOOK 63, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND THAT PORTION OF THAT CERTAIN 60 FOOT ROAD RIGHT-OF-WAY, N.E. 1ST WAY, NOW VACATED, LYING BETWEEN SAID PARCELS "G" AND "H", ALL MORE FULLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION CONTINUED ON SHEET 2

CERTIFICATION

Certified Correct. Dated at
Fort Lauderdale, Florida this
13th day of May, 2020.

General revisions made this 2nd day
of June, 2020.

NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). 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 appropriate surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the East right-of-way line of Andrews Avenue, as South 43°15'05" West.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN

Registered Land Surveyor No. 5269
State of Florida.

FIELD BOOK NO. _____

DRAWN BY: JMMjr _____

JOB ORDER NO. V-5245 _____

CHECKED BY: _____

REF. DWG.: 19-3-013

C: \JMMjr\2020\V5245 (REZONE)

EXHIBIT "A"



McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 763-7611 * FAX (954) 763-7615

SKETCH AND DESCRIPTION
TO ACCOMPANY REZONING PETITION
FROM "B-3" TO "UUV-NE"
SHEET 2 OF 4 SHEETS

LEGAL DESCRIPTION (CONTINUED):

COMMENCING AT THE INTERSECTION OF THE LIMITED ACCESS RIGHT-OF-WAY LINE OF I-95 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID N.E. 1ST WAY, NOW VACATED; THENCE NORTH 44°49'32" EAST, ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, A DISTANCE OF 16.25 FEET; THENCE NORTH 45°10'28" WEST, A DISTANCE OF 56.39 FEET; THENCE NORTH 00°12'30" WEST, A DISTANCE OF 139.67 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°47'30" EAST, A DISTANCE OF 14.00 FEET; THENCE NORTH 00°12'30" WEST, A DISTANCE OF 210.00 FEET; THENCE SOUTH 89°47'30" WEST, A DISTANCE OF 110.00 FEET; THENCE SOUTH 00°12'30" EAST, A DISTANCE OF 121.29 FEET; THENCE SOUTH 31°05'15" WEST, A DISTANCE OF 60.31 FEET; THENCE SOUTH 89°47'30" WEST, A DISTANCE OF 82.00 FEET; THENCE SOUTH 00°12'30" EAST, A DISTANCE OF 107.00 FEET; THENCE NORTH 89°47'30" EAST, A DISTANCE OF 82.00 FEET; THENCE NORTH 00°12'30" WEST, A DISTANCE OF 18.29 FEET; THENCE NORTH 31°05'15" EAST, A DISTANCE OF 60.31 FEET; THENCE NORTH 89°47'30" EAST, A DISTANCE 96.00 FEET TO THE POINT OF BEGINNING.

AND LESS:

BUILDING SITE 3, ALL AS MORE PARTICULARLY DESCRIBED AS FOLLOWS: PORTIONS OF PARCELS "G" AND "H", PINE CREST ISLES, AS RECORDED IN PLAT BOOK 63, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND THAT PORTION OF THAT CERTAIN 60 FOOT ROAD RIGHT-OF-WAY, NE., 1ST WAY, NOW VACATED, LYING BETWEEN SAID PARCELS "G" AND "H", ALL MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE LIMITED ACCESS RIGHT-OF-WAY LINE OF I-95 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID N.E. 1ST WAY, NOW VACATED; THENCE NORTH 44°49'32" EAST, ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, A DISTANCE OF 16.25 FEET THENCE NORTH 45°10'28" WEST, A DISTANCE OF 56.39 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°47'30" WEST, A DISTANCE OF 82.00 FEET; THENCE NORTH 00°12'30" WEST, A DISTANCE OF 40.50 FEET; THENCE SOUTH 89°47'30" WEST, A DISTANCE OF 13.50 FEET; THENCE NORTH 00°12'30" WEST, A DISTANCE OF 26.00 FEET THENCE NORTH 89°47'30" EAST, A DISTANCE OF 13.50 FEET; THENCE NORTH 00°12'30" WEST, A DISTANCE OF 40.50 FEET, THENCE NORTH 89°47'30" EAST, A DISTANCE OF 82.00 FEET THENCE SOUTH 00°12'30" EAST, A DISTANCE OF 107.00 FEET TO THE POINT OF BEGINNING. ALSO LESS AND EXCEPT THE FEE SIMPLE RIGHT OF WAY DESCRIBED IN THE AGREED ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 20320, PAGE 502, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 3:

ALL THAT PORTION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 49 SOUTH, RANGE 42 EAST, LYING SOUTHEAST OF THE RIGHT-OF-WAY OF ORIGINAL ANDREWS AVENUE EXTENSION AS SHOWN ON THE STATE RIGHT-OF-WAY MAP #86070-2413 DATED FEBRUARY 27, 1973.

LESS

THEREFROM THAT PORTION OF A FIVE FOOT WIDE STRIP OF LAND DEEDED TO BROWARD COUNTY FOR RIGHT-OF-WAY PURPOSES AS RECORDED IN OFFICIAL RECORDS BOOK 8019, PAGE 278, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 4:

BUILDING SITE 3, ALL AS MORE PARTICULARLY DESCRIBED AS FOLLOWS: PORTIONS OF PARCELS "G" AND "H", PINE CREST ISLES, AS RECORDED IN PLAT BOOK 63, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND

THAT PORTION OF THAT CERTAIN 60 FOOT ROAD RIGHT-OF-WAY, NE., 1ST WAY, NOW VACATED, LYING BETWEEN SAID PARCELS "G" AND "H", ALL MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE LIMITED ACCESS RIGHT-OF-WAY LINE OF I-95 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID N.E. 1ST WAY, NOW VACATED; THENCE NORTH 44°49'32" EAST, ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, A DISTANCE OF 16.25 FEET THENCE NORTH 45°10'28" WEST, A DISTANCE OF 56.39 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°47'30" WEST, A DISTANCE OF 82.00 FEET; THENCE NORTH 00°12'30" WEST, A DISTANCE OF 40.50 FEET; THENCE SOUTH 89°47'30" WEST, A DISTANCE OF 13.50 FEET; THENCE NORTH 00°12'30" WEST, A DISTANCE OF 26.00 FEET THENCE NORTH 89°47'30" EAST, A DISTANCE OF 13.50 FEET; THENCE NORTH 00°12'30" WEST, A DISTANCE OF 40.50 FEET, THENCE NORTH 89°47'30" EAST, A DISTANCE OF 82.00 FEET THENCE SOUTH 00°12'30" EAST, A DISTANCE OF 107.00 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION CONTINUED ON SHEET 3

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-5245

CHECKED BY: _____

REF. DWG.: 19-3-013

C: \JMMjr\2020\5245 (REZONE)



McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 763-7611 * FAX (954) 763-7615

**SKETCH AND DESCRIPTION
TO ACCOMPANY REZONING PETITION
FROM "B-3" TO "UUV-NE"
SHEET 3 OF 4 SHEETS**

LEGAL DESCRIPTION (CONTINUED):

PARCEL 5:

AN UNDIVIDED 30 PERCENT INTEREST AS TENANT-IN-COMMON IN THE FOLLOWING COMMON AREAS: THAT PORTION OF PARCEL "H", PINE CREST ISLES, AS RECORDED IN PLAT BOOK 63, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING WEST OF THE NORTHERLY EXTENSION OF THE WEST LINE OF THAT CERTAIN 155 FOOT CANAL, AND THAT PORTION OF THAT CERTAIN 60 FOOT ROAD RIGHT-OF-WAY (N.E. 1ST WAY), NOW VACATED, LYING WEST OF THE LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE 95, AND THAT PORTION OF PARCEL "G", OF SAID PINE CREST ISLES, LYING NORTH OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE INTERSECTION OF THE SAID LIMITED ACCESS RIGHT-OF-WAY LINE AND THE SOUTH RIGHT-OF-WAY LINE OF NORTHEAST 1ST WAY, NOW VACATED; THENCE SOUTH 59°03'29" WEST, ALONG THE SAID LIMITED ACCESS RIGHT-OF-WAY LINE, A DISTANCE OF 81.63 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE; THENCE NORTH 61°06'44" WEST, A DISTANCE OF 370.94 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NORTH ANDREWS AVENUE AND THE POINT OF TERMINATION OF THE HEREIN DESCRIBED LINE;

LESS:

BUILDING SITES 1 & 2; ALL AS MORE PARTICULARLY DESCRIBED AS FOLLOWS: PORTIONS OF PARCELS "G" AND "H", PINE CREST ISLES, AS RECORDED IN PLAT BOOK 63, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND THAT PORTION OF THAT CERTAIN 60 FOOT ROAD RIGHT-OF-WAY, N.E. 1ST WAY, NOW VACATED, LYING BETWEEN SAID PARCELS "G" AND "H", ALL MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE LIMITED ACCESS RIGHT-OF-WAY LINE OF I-95 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID N.E. 1ST WAY, NOW VACATED, THENCE NORTH 44°49'32" EAST, ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, A DISTANCE OF 16.25 FEET; THENCE NORTH 45°10'28" WEST, A DISTANCE OF 56.39 FEET, THENCE NORTH 00°12'30" WEST, A DISTANCE OF 139.67 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°47'30" EAST, A DISTANCE OF 14.00 FEET; THENCE NORTH 00°12'30" WEST, A DISTANCE OF 210.00 FEET; THENCE SOUTH 89°47'30" WEST, A DISTANCE OF 110.00 FEET; THENCE SOUTH 00°12'30" EAST, A DISTANCE OF 121.29 FEET; THENCE SOUTH 31°05'15" WEST, A DISTANCE OF 60.31 FEET; THENCE SOUTH 89°47'30" WEST, A DISTANCE OF 82.00 FEET; THENCE SOUTH 00°12'30" EAST, A DISTANCE OF 107.00 FEET; THENCE NORTH 89°47'30" EAST, A DISTANCE OF 82.00 FEET; THENCE NORTH 00°12'30" WEST, A DISTANCE OF 18.29 FEET, THENCE NORTH 31°05'15" EAST, A DISTANCE OF 60.31 FEET; THENCE NORTH 89°47'30" EAST, A DISTANCE 96.00 FEET TO THE POINT OF BEGINNING.

AND LESS:

BUILDING SITE 3, ALL AS MORE PARTICULARLY DESCRIBED AS FOLLOWS: PORTIONS OF PARCELS "G" AND "H", PINE CREST ISLES, AS RECORDED IN PLAT BOOK 63, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND THAT PORTION OF THAT CERTAIN 60 FOOT ROAD RIGHT-OF-WAY, NE., 1ST WAY, NOW VACATED, LYING BETWEEN SAID PARCELS "G" AND "H", ALL MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE LIMITED ACCESS RIGHT-OF-WAY LINE OF I-95 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID N.E. 1ST WAY, NOW VACATED; THENCE NORTH 44°49'32" EAST, ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, A DISTANCE OF 16.25 FEET THENCE NORTH 45°10'28" WEST, A DISTANCE OF 56.39 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°47'30" WEST, A DISTANCE OF 82.00 FEET; THENCE NORTH 00°12'30" WEST, A DISTANCE OF 40.50 FEET; THENCE SOUTH 89°47'30" WEST, A DISTANCE OF 13.50 FEET; THENCE NORTH 00°12'30" WEST, A DISTANCE OF 26.00 FEET THENCE NORTH 89°47'30" EAST, A DISTANCE OF 13.50 FEET; THENCE NORTH 00°12'30" WEST, A DISTANCE OF 40.50 FEET, THENCE NORTH 89°47'30" EAST, A DISTANCE OF 82.00 FEET THENCE SOUTH 00°12'30" EAST, A DISTANCE OF 107.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT THE FEE SIMPLE RIGHT OF WAY DESCRIBED IN THE AGREED ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 20320, PAGE 502, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ALL OF SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 187,924 SQUARE FEET OR 4.3141 ACRES MORE OR LESS.

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-5245

CHECKED BY: _____

REF. DWG.: 19-3-013

C: \JMMjr\2020\V5245 (REZONE)



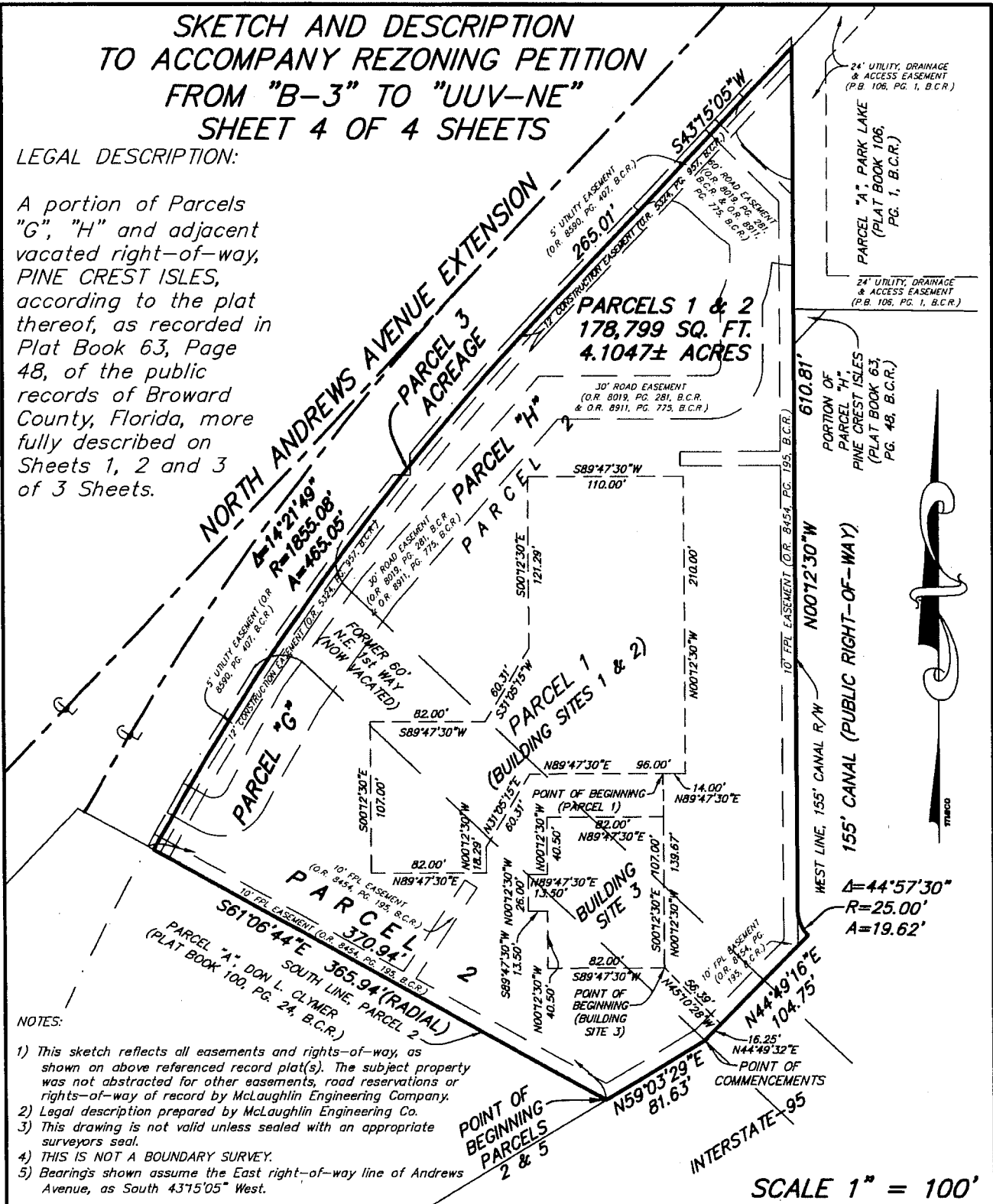
McLAUGHLIN ENGINEERING COMPANY
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**SKETCH AND DESCRIPTION
TO ACCOMPANY REZONING PETITION
FROM "B-3" TO "UUV-NE"
SHEET 4 OF 4 SHEETS**

LEGAL DESCRIPTION:

A portion of Parcels
"G", "H" and adjacent
vacated right-of-way,
PINE CREST ISLES,
according to the plat
thereof, as recorded in
Plat Book 63, Page
48, of the public
records of Broward
County, Florida, more
fully described on
Sheets 1, 2 and 3
of 3 Sheets.



NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). 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 appropriate surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the East right-of-way line of Andrews Avenue, as South 43°15'05" West.

FIELD BOOK NO. _____

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