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 December 17, 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.
- <u>SECTION 3</u>. 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.
- <u>SECTION 4</u>. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

PAGE 3

<u>SECTION 5</u>. 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 17th day of December, 2013.

Mayor

JOHN P. "JAĆK" SEILER

ATTEST:

City Clerk

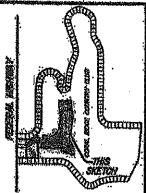
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MCLAUGHLIN ENGINEERING COMPANY
LBW285

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

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



SITE LAYOUT NOT TO SCALE

LEGAL DESCRIPTION:

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

Commence at the Northwest corner of Lot 32, Block "6", CDRAL RIDGE COUNTRY CLUS SUBDINISION, according to the plat thereof as recorded in Plat Book 36, Page 30, of the public records of Broward County, Florida; thence North 015247" West on the North line of said Lot 32, a distance of 128.89 feet; thence North 015247" 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 Gounty, Florida, a distance of 338.82 feet to the Faint of Beginning, said point joing clong the arc of a circular curve to the left from which the radius point bear. North 183333" West; thence Northeasterly along the arc of said curve having a radius of 300.00 feet, through a central angle of 213619", for an arc distance of 113.12 feet to a point of tangency; thence North 19448" East, a distance of 125.41 feet to a point of tangency; thence North 19448" East, a distance of 125.41 feet to a point of tangency; thence North 19448" East, a distance of 155.45 feet to a point of tangency; thence South 831639" East, a distance of 182.65 feet to a point of tangency; thence South 831639" East, a distance of 182.65 feet to a point of tangency; thence South 831639" East, a distance of 161.85 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 695.00 feet, through a central angle of 107633", for an arc distance of 106.49 feet to a point of tangency thence South 2225'59" East, a distance of 1761 feet to a point of tangency thence South 155.00 feet, through a central angle of 107633" for an arc distance of 106.49 feet to a point of tangency thence South 159323" East along a line arc of said curve having a radius of 106.00 feet, through a central angle of 074822" for an arc distance of 106.49 feet to a point of tangency thence South 159323" East along a line not radial to the last described curve, a distance of 167.81 feet thence South 685452" for an orc distance o

CERTIFICATION

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

JERALO A. MOLAUGHLIN

Registered Land Surveyor No. 5269

State of Florida:

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|---------------|------------------------------|-------------|------------------------|---------|
| FIELD BOOK NO | | DRAWN BY | JMMJr | • |
| JOB ORDER NO. | U-8808 REF. DWG.: 13-3-19 | CHECKED BY: | -cimponedis | Exhibit |



McLAUGHLIN ENGINEERING COMPANY

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING 400 N.E. 3rd AVENUE: FORT LAUDERDALE, FLORIDA 3,3901 PHONE (954) 763-7611 * FAX (954) 763-7615 MH.

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 engle of 4102'10", for an are distance of 75.20 feet to a point of tangency; thence North 0836'11" East, a distance of 589.05 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 engle of 2325'47", for an arc distance of 284.41 feet to a point of tangency; thence Northwesterly diang the arc of said curve having a radius of a france of tangency; thence Northwesterly diang the arc of said curve having a radius of 305.00 feet, through a central engle of 1124'59", for an arc distance of 60.77 feet to a point of tangency; thence North 0325'37" West, a distance of 174.45 feet; thence South 80'05'25" West, a distance of 132.78 feet to a point of curvature of a circular curve to the left; thence South 80'05'25" West, a distance of 155.54 feet; thence South 02'05'9" East a distance of 132.78 feet to a point of curvature of a circular curve to the left; thence South 1450'36" East, a distance of 414.78 feet to a point of curvature of a circular curve to the left; thence South 1450'36" East, a distance of 141.78 feet to a point of curvature of a circular curve to the right; thence Southwesterly; Southerly and Southwesterly along the ara of said curve hoving a radius of 305.00 feet; through a central engle of 23'22'2", for an ara distance of 124.81 feet to a point of curvature of a circular curve to the right; thence Southwesterly along the arc of said curve hoving a radius of 305.00 feet; through a central engle of 32'32'2". West, a distance of 100.00 feet; thence South 08'3'3'1" West, a distance of 100.00 feet; thence South 08'3'3'1" West, a distance of 100.00 feet; thence South 08'3'3'1" West, a distance of 145.00 feet to a point of tangency; thence Northwesterly al

Said land elluate, lying and being in the City of Fort Lauderdâle, Broward County, Florida and containing 950,615 square feet or 21.8231 acres more or lees.

<u>CERTIFICATION</u>

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

JERALD A. MeLAUGHUN

Registered Land Surveyor No. 5260
State of Royld.

| FIELD BOOK NO. | | DRAWN BY: MMJr |
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| JOB ORDER NO. | U-8008 | CHECKED BY: |

MGLAUGHLIN ENGINEERING COMPANY

LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING

#400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA

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MCLAUGHLIN ENGINEERING COMPANY
LB#285
ENGINEERING * 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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MCLAUGHLIN ENGINEERING COMPANY
LB#285

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

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