ORDINANCE NO. C-13-49

AN ORDINANCE CHANGING THE UNIFIED DEVELOPMENT REGULATIONS OF THE CITY OF FORT LAUDERDALE, FLORIDA, SO AS TO REZONE FROM "P" TO "RS-4.4", A PORTION OF THE NORTH HALF OF SECTION 24, TOWNSHIP 49 SOUTH, RANGE 42 EAST BROWARD COUNTY, FLORIDA, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, GENERALLY LOCATED EAST OF NORTHEAST 22ND AVENUE, SOUTH OF COUNTRY CLUB DRIVE, WEST OF NORTHEAST 25TH AVENUE AND NORTH OF NORTHEAST 37TH DRIVE, IN FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND AMENDING THE OFFICIAL ZONING MAP AND SCHEDULE "A" ATTACHED THERETO TO INCLUDE SUCH LANDS.

WHEREAS, the applicant, Coral Ridge Golf Course, Inc., applied for the rezoning of certain property as described in Section 1 herein, associated with the development known as 3850 Federal; and

WHEREAS, the Planning and Zoning Board at its meeting of October 16, 2013 (PZ Case No. 6-Z-13) 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, December 3, 2013 and Tuesday, December 17, 2013 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:

<u>SECTION 1</u>. 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 TO RS-4.4:

See Exhibit attached hereto and made a part hereof

Location: Generally located east of N.E. 22nd Avenue, south of Country Club Drive, west of N.E. 25th Avenue and north of N.E. 37th Drive.

<u>SECTION 2</u>. 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.

<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.

<u>SECTION 5</u>. That this Ordinance shall be in full force and effect upon an associated ordinance adopting a future land use plan amendment for the same parcel becoming effective in accordance with Section 163.3184(12), Florida Statutes.

<u>SECTION 6</u>. 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.

<u>SECTION 7</u>. 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 3r	
PASSED SECOND READING this the	e day of , 2013.
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	Mayor
	JOHN P. "JACK" SEILER
	COMMY: ONCE CELEEN
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ATTEST:	

City Clerk

JONDA K. JOSEPH

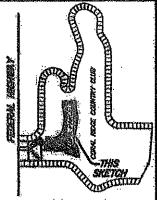
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MCLAUGHLIN ENGINEERING COMPANY *LB#285*

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

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 (N½) of Section 24, Township 49 South, Range 42 East, Broward County, Florida, described as follows:

Commence at the Northwest corner of Lot 32, Block "G", CORAL RIDGE COUNTRY CLUB SUBDIVISION, according to the plat thereof as recorded in Plat Book 36, Page 30, of the public records of Broward County, Florida; thence North 88 09 25 East on the North line of said Lot 32, a distance of 129.89 feet; thence North 01'52'47" West on the East line of Parcel "B", 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 County, Florida, a distance of 336.82 feet to the Point of Beginning, said point lying along the arc of a circular curve to the left from which the radius point bears North 18'33'53" West; thence Northeasterly along the arc of said curve having a radius of 300.00 feet, through a central angle of 2136'19", for an arc distance of 113.12 feet to a point of tangency, thence North 49'49" East, a distance of 125.41 feet to a point of curvature of a circular curve to the right; thence Northeasterly and Easterly along the arc of said curve having a radius of 200.00 feet, through a central angle of 46'53'33", for an arc distance of 163.69 feet to a point of tangency; thence South 83'16'39" East, a distance of 130.03 feet; thence South 0643'21" West, a distance of 145.00 feet; thence South 83'16'39" East, a distance of 161.18 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 101013", for an arc distance of 123.37 feet to a point of tangency; thence North 8633'08" East, a distance of 293.73 feet to a point of curvature of a circular curve to the right; thence Easterly and Southeasterly along the arc of said curve having a radius of 100.00 feet, through a central angle of 61'00'53", for an arc distance of 106.49 feet to a point of tangency, thence South 32'25'59" East, a distance of 17.51 feet to a point of curvature of a circular curve to the right; thence Southerly along the arc of said curve having a radius of 155.00 feet, through a central angle of 07'49'42", for an arc distance of 21.18 feet; thence South 79'38'23" East along a line not radial to the last described curve, a distance of 167.81 feet; thence South 68'54'52" East, a distance of 158,58 feet; thence South

8933'44" East, a distance of 96.39 feet; thence North 05'55'10" West, a distance of 80.07 feet to a point of curvature of a circular curve to the left; thence Northwesterly along the arc of said curve having a radius of 545.00 feet, through a central angle of 26'30'49", for

an arc distance of 252.20 feet to a point of tangency;

CERTIFICATION

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

JERALD A. Mg/AUGHLIN Registered Land Surveyor No. 5269 State of Florida.

MOLAUGHLIN ENGINEERING COMPANY

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MCLAUGHLIN ENGINEERING COMPANY LB#285

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

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; thance Northwesterly and Northerly along the arc of said curve having a radius of 105.00 feet; through a central angle of 41'02'10", for an arc distance of 75.20 feet to a point of tangency; thence North 08'36'11" East, a distance of 559.05 feet to a point of curvature of a circular curve to the left; thence Northeasterly, Northerly and Northwesterly along the arc of sold curve having a radius of 695.00 feet; through a central angle of 284.41 feet to a point of tangency, thence North 14'30'36" West, a distance of 136.35 feet to a point of curvature of a circular curve to the right; thence Northwesterly along the arc of said curve having a radius of 305.00 feet, through a central angle of 1124'55", for an arc distance of 60.77 feet to a point of tangency; thence North 03'25'37" West, a distance of 174.45 feet; thence South 80'05'25" West, a distance of 185.54 feet; thence South 80'05'25" West, a distance of 186.69 feet; thence South 80'05'27" West, a distance of 185.54 feet; thence South 02'09'19" East, a distance of 132.78 feet to a point of curvature of a circular curve to the left; thence Southeasterly along the arc of said curve having a radius of 695.00 feet, through a central angle of 12'41'17", for an arc distance of 153.91 feet to a point of tangency; thence South 14'50'36" 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 arc of said curve having a radius of 305.00 feet, through a central angle of 23'22'47", for an arc distance of 124.81 feet to a point of curvature of a circular curve to the right; thence South 08'36'11" West, a distance of 10.83 feet to a point of curvature of a circular curve to the right; thence South 08'36'11" West, a distance of 145.00 feet; thence North 83'16'19" West, a distance of 145.00 feet; thence North 14'10'10'12" West, a distance of 165.00 feet; thence South of 16

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

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 2nd day of October, 2013. JERALD A. WELAUGHLIN
Registered Land Surveyor No. 5269
Stote of Florida.

MCLAUGHUIN ENGINEERING COMPANY

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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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ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
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33301 PHONE (954) 763-7611 * FAX (954) 763-7615

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ENGINEERING R 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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Certified Correct. Dated at Fort Lauderdale, Florida this	JERALD A MOLAUGHLIN
2nd day of October, 2013.	Registered Land Surveyor No. 5269 State of Florida.
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