

ORDINANCE NO. C-17-17

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 "MHP" TO "RMM-25", LOTS 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 AND A PORTION OF LOT 20, BLOCK 38, "WESTWOOD HEIGHTS", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, FLORIDA, LOCATED NORTH OF SOUTHWEST 27<sup>th</sup> AVENUE, WEST OF SOUTHWEST 4<sup>th</sup> COURT, EAST OF SOUTHWEST 4<sup>th</sup> PLACE AND SOUTH OF SOUTHWEST 28<sup>th</sup> AVENUE, IN FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FORT LAUDERDALE AND SCHEDULE "A" ATTACHED THERETO TO INCLUDE SUCH LANDS.

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WHEREAS, the applicant, Mini Lofts, LLC, applied for the rezoning of certain property as described in SECTION 1 herein from "MHP – Mobile Home Park" zoning district to "RMM-25 – Residential Multifamily High Rose/Medium High Density" zoning district; and

WHEREAS, the Planning and Zoning Board at its meeting of March 15, 2017 (PZ Case No. Z17002) did recommend to the City Commission that the lands herein described should be rezoned from "MHP" to "RMM-25" 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, July 11, 2017, and Tuesday, August 22, 2017, at 6:00 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 City of Fort Lauderdale, Florida Unified Land Development Regulations ("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 in the respects mentioned, the following lands, situate in the City of Fort Lauderdale, Broward County, Florida, to wit:

REZONE FROM "MHP" TO "RMM-25":

LOTS 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 AND A PORTION OF LOT 20, BLOCK 38, "WESTWOOD HEIGHTS", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

Location: North of S.W. 27<sup>th</sup> Avenue, west of S.W. 4<sup>th</sup> Court, east of S.W. 4<sup>th</sup> Place and south of S.W. 28<sup>th</sup> Avenue

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

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.

PASSED FIRST READING this the 11<sup>th</sup> day of July, 2017.

PASSED SECOND READING this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

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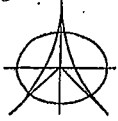
Mayor  
JOHN P. "JACK" SEILER

ATTEST:

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City Clerk  
JEFFREY A. MODARELLI

# COUSINS SURVEYOR & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011  
 DAVIE, FLORIDA 33314  
 CERTIFICATE OF AUTHORIZATION : LB # 6448  
 PHONE (954) 689-7766 FAX (954) 689-7799

M.R. C.K.

PROJECT NUMBER : 5454-05

CLIENT :

SKY230

## LAND DESCRIPTION AND SKETCH

**LAND DESCRIPTION :**

LOTS 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, AND 20, BLOCK 38, OF "WESTWOOD HEIGHTS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE EAST 14 FEET OF LOT 20, BLOCK 38, "WESTWOOD HEIGHTS", AS RECORDED IN PLAT BOOK 6, PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH ALL THAT PORTION OF SAID LOT 20, LYING SOUTHEASTERLY OF THE ARC OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25 FEET AND BEING TANGENT TO A LINE 44 FEET WEST AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST AND TANGENT TO THE SOUTH LINE OF SAID LOT 20.

**ALSO KNOWN AS:**

LOTS 6 THROUGH 19, INCLUSIVE, AND A PORTION OF LOT 20, BLOCK 38 OF "WESTWOOD HEIGHTS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 6;

THENCE SOUTH 00°00'00" WEST ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 120.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6;

THENCE SOUTH 90°00'00" EAST ALONG THE NORTH LINE OF SAID LOTS 16 THROUGH 20, INCLUSIVE, A DISTANCE OF 236.00 FEET;

THENCE SOUTH 00°00'00" WEST ALONG A LINE THAT IS 14.00 FEET WEST OF, AND PARALLEL WITH THE EAST LINE OF SAID LOT 20, A DISTANCE OF 95.00 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 90°00'00" WEST ALONG THE SOUTH LINE OF SAID LOTS 11 THROUGH 20, INCLUSIVE, A DISTANCE OF 436.00 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY;

THENCE NORTH 00°00'00" WEST ALONG THE WEST LINE OF SAID LOTS 10 AND 11, A DISTANCE OF 190.00 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 90°00'00" EAST ALONG THE NORTH LINE OF SAID LOTS 6 THROUGH 10, INCLUSIVE, A DISTANCE OF 225.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE LYING AND BEING IN BROWARD COUNTY, FLORIDA, CONTAINING 87,918 SQUARE FEET (2.0183 ACRES) MORE OR LESS.

**NOTES:**

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. DATA SHOWN HEREON DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. BEARINGS SHOWN HEREON ARE ASSUMED.

I HEREBY CERTIFY THAT THE ATTACHED "LAND DESCRIPTION AND SKETCH" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION IN APRIL, 2017. I FURTHER CERTIFY THAT THIS "LAND DESCRIPTION AND SKETCH" MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY:

*Richard E. Cousins*  
 RICHARD E. COUSINS  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA REGISTRATION NO. 4188

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION & SKETCH	04/20/17	----	JD	REC
REVISED TITLE	05/08/17	----	JD	REC

LAND DESCRIPTION & SKETCH FOR PROPOSED ZONING CHANGE FROM MHP TO RMM-25

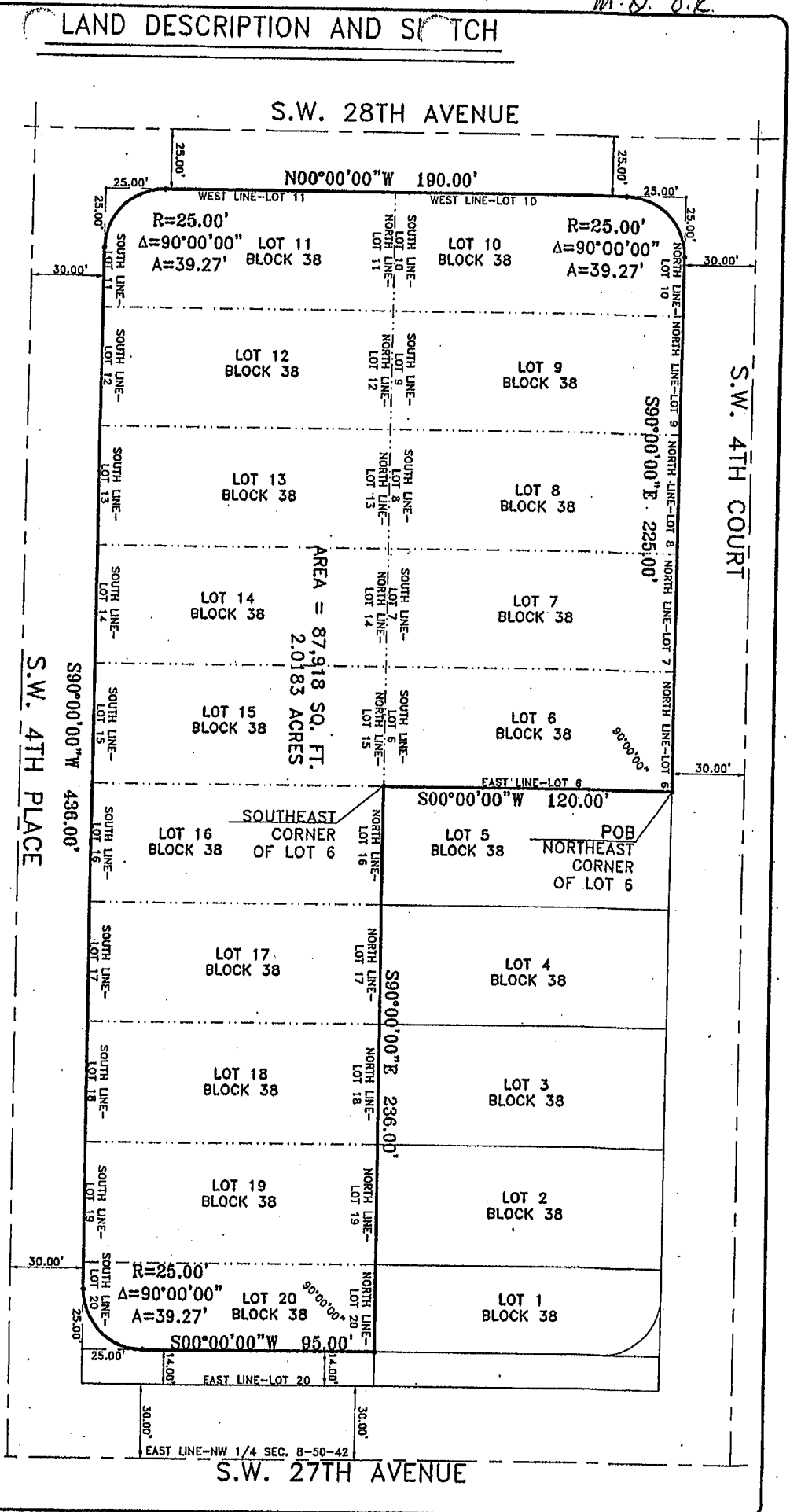
PROPERTY ADDRESS :  
 475 SW 27TH AVENUE

SCALE: 1" = 60'

SHEET 1 OF 2

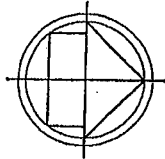
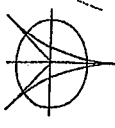
M.D. O.K.

LAND DESCRIPTION AND SKETCH



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 CERTIFICATE OF AUTHORIZATION : LB # 6448  
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PROJECT NUMBER : 5454-05

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LAND DESCRIPTION  
 & SKETCH FOR  
 PROPOSED ZONING  
 CHANGE FROM  
 MHP TO RMM-25

PROPERTY ADDRESS :  
 475 SW 27TH AVENUE

SCALE: 1" = 60'

SHEET 2 OF 2

AREA = 87,918 SQ. FT.  
 2.0183 ACRES

LEGEND:  
 CKD CHECKED BY  
 DWN DRAWN BY  
 FB/Pg FIELD BOOK AND PAGE  
 P.B. PLAT BOOK  
 B.C.R. BROWARD COUNTY RECORDS  
 POB POINT OF BEGINNING  
 POC POINT OF COMMENCEMENT

REVISIONS

LAND DESCRIPTION & SKETCH	DATE	FB/Pg	DWN	CKD
REVISED TITLE	04/20/17	---	JD	REC
	05/08/17	---	JD	REC

S.W. 27TH AVENUE