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ORDINANCE NO. C-15-06

AN ORDINANCE CHANGING THE UNIFIED LAND DEVELOPMENT REGULATIONS OF THE CITY OF FORT LAUDERDALE, FLORIDA, SO AS TO REZONE FROM B-3 TO CF, LOTS 1, 2, 3, 4, 5, 6, 22, 23, 24 AND 25, BLOCK 12, "CORRECTED PLAT OF EVERGLADE LAND SALES COMPANY'S SECOND ADDITION TO LAUDERDALE, FLORIDA", AND A PORTION OF THAT CERTAIN VACATED ALLEY AS DESCRIBED IN CITY OF FORT LAUDERDALE ORDINANCE NO. C-92-22, AS RECORDED IN OFFICIAL RECORDS BOOK 19751, PAGE 442 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 52, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, FLORIDA, LOCATED EAST OF SOUTHWEST 4TH AVENUE, SOUTH OF SOUTHWEST 27TH STREET, WEST OF SOUTHWEST 3RD AVENUE AND NORTH OF SOUTHWEST 28TH STREET, IN FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND AMENDING THE OFFICIAL ZONING MAP AND SCHEDULE "A" ATTACHED THERETO TO INCLUDE SUCH LANDS.

WHEREAS, the applicant, Broward County Board of County Commissioners, applied for the rezoning of certain property as described in Section 1 herein, associated with the development known as the Broward Addiction Recovery Center; and

WHEREAS, the Planning and Zoning Board at its meeting of December 18, 2014, (PZ Case No. Z14007) 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, February 3, 2015 and Tuesday, February 17, 2015 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, at the City Commission meeting of February 3, 2015, the City Commission deferred second reading of this ordinance to March 3, 2015; 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 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 B-3 TO CF:

See Exhibit attached hereto
and made a part hereof

Location: 325 S.W. 28th Street.

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.

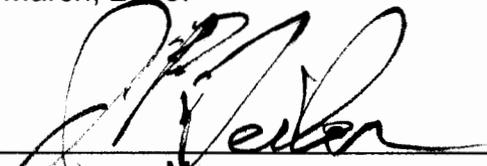
SECTION 4. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

SECTION 5. That this Ordinance shall be in full force and effect ten days from the date of final passage.

SECTION 6. 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.

SECTION 7. 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 3rd day of February, 2015.
PASSED SECOND READING this the 3rd day of March, 2015.



Mayor
JOHN P. "JACK" SEILER

ATTEST:



City Clerk
JONDA K. JOSEPH

4341 S.W. 62nd Avenue
Davie, Florida 33314



STONER & ASSOCIATES, INC.
SURVEYORS - MAPPERS
Florida Licensed Survey
and Mapping Business No. 6693

M. D.
O.K.
Tel. (954) 585-0997
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**LEGAL DESCRIPTION OF
REZONING FROM B-3 TO CF
CITY OF FORT LAUDERDALE
BROWARD COUNTY, FLORIDA**

A PARCEL OF LAND BEING ALL OF LOTS 1, 2, 3, 4, 5, 6, 22, 23, 24 AND 25, BLOCK 12 OF THE CORRECTED PLAT OF EVERGLADE LAND SALES COMPANY'S SECOND ADDITION TO LAUDERDALE, FLORIDA, AS RECORDED IN PLAT BOOK 1, PAGE 52, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND A PORTION OF THAT CERTAIN VACATED ALLEY PER CITY OF FORT LAUDERDALE ORDINANCE No. C-92-22, AS RECORDED IN OFFICIAL RECORDS BOOK 19751, PAGE 442 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,

SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH 01°44'38" EAST, ALONG THE EAST LINE OF SAID LOTS 1 AND 25 AND THE WEST RIGHT OF WAY LINE OF S.W. 3rd AVENUE, A DISTANCE OF 285.63 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 25;

THENCE SOUTH 88°31'17" WEST, ALONG THE SOUTH LINE OF SAID LOTS 22, 23, 24 AND 25 AND THE NORTH RIGHT OF WAY LINE OF S.W. 28th STREET, A DISTANCE OF 200.00 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 22;

THENCE NORTH 01°44'39" WEST, ALONG THE WEST LINE OF SAID LOT 22 AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 142.51 FEET, TO A POINT ON THE CENTERLINE OF SAID VACATED ALLEY;

THENCE SOUTH 88°29'22" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 100.00 FEET, TO A POINT ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 6;

THENCE NORTH 01°44'39" WEST, ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF SAID LOT 6, A DISTANCE OF 143.00 FEET, TO THE NORTHWEST CORNER OF SAID LOT 6;

THENCE NORTH 88°29'22" EAST, ALONG THE NORTH LINE OF SAID LOTS 1, 2, 3, 4, 5, AND 6 AND THE SOUTH RIGHT OF WAY LINE OF S.W. 27th STREET, A DISTANCE OF 300.00 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND SITUATE WITHIN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 1.64 ACRES (71,414 SQUARE FEET), MORE OR LESS.

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY STONER & ASSOCIATES, INC. STONER & ASSOCIATES, INC. DID NOT SEARCH THE PUBLIC RECORDS OF BROWARD COUNTY FOR MATTERS AFFECTING THIS PROPERTY.
2. THIS SKETCH OF DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH.
3. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 88°31'17" WEST, ALONG THE SOUTH LINE OF BLOCK 12, CORRECTED PLAT OF EVERGLADE LAND SALES COMPANY'S SECOND ADDITION TO LAUDERDALE, FLORIDA, RECORDED IN PLAT BOOK 1, PAGE 52, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY. (THIS IS NOT A SURVEY). THIS SKETCH AND DESCRIPTION IS "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".

FILE: F:\Draw\Stinger Architects\11-7640 BARC Central SATC Site Demolition\dwg\11-7640-REZONE.dwg
DATE: Jan 06, 2015 - 9:11am EST

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE, ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

REVISIONS	DATE	BY
1 CHANGE HEADERS TITLE	01/08/15	WDLR

RICHARD G. CRAWFORD, JR.
PROFESSIONAL SURVEYOR AND MAPPER NO. 5371 - STATE OF FLORIDA



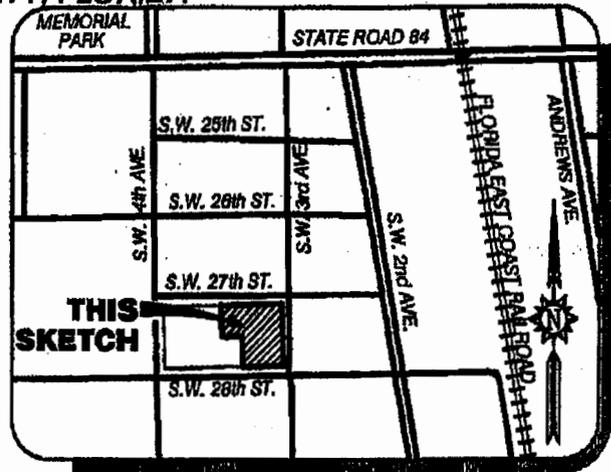
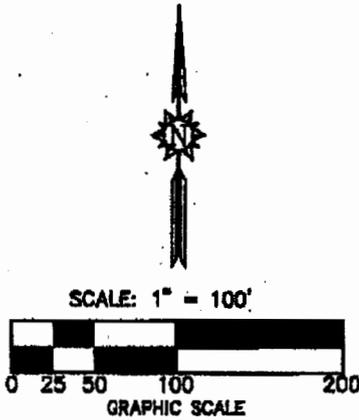
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DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
11/03/14	WDLR	JDS	N/A

SHEET 1 OF 2

11-7640-REZONE

**SKETCH OF DESCRIPTION OF:
 REZONING FROM B-3 TO CF
 CITY OF FORT LAUDERDALE
 BROWARD COUNTY, FLORIDA**



LOCATION MAP
 NOT TO SCALE

- LEGEND**
- M.D.C.R. MIAMI-DADE COUNTY RECORDS
 - B.C.R. BROWARD COUNTY RECORDS
 - P.B. PLAT BOOK
 - PG. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - P.O.B. POINT OF BEGINNING
 - (*) RECORDED IN O.R.B. 19751, PG. 442, B.C.R.
 - LB. LICENSED BUSINESS
 - R/W RIGHT OF WAY
 - (P) INFORMATION SHOWN ON THE PLAT OF RECORD

NOTE:
 SEE SHEET 1 FOR THE LEGAL
 DESCRIPTION OF THE SKETCH
 GRAPHICALLY SHOWN HEREON.

