

ORDINANCE NO. C-17-23

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 "RO – RESIDENTIAL OFFICE DISTRICT" TO "B-1 – BOULEVARD BUSINESS DISTRICT", LOTS 4 THROUGH 12, LOTS 15 THROUGH 21 AND A PORTION OF LOTS 13 AND 14, ALL IN BLOCK 64-L, "EAST AVENUE SECTION OF CROISSANT PARK", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND THE WEST HALF OF THAT CERTAIN ALLEY IN BLOCK 64-L, "EAST AVENUE SECTION OF CROISSANT PARK", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 57, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LOCATED WEST OF SOUTH FEDERAL HIGHWAY, NORTH OF SOUTHEAST 17<sup>th</sup> STREET, EAST OF SOUTHEAST 4<sup>th</sup> AVENUE AND SOUTH OF SOUTHEAST 16<sup>th</sup> COURT, ALL LOCATED IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

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WHEREAS, the applicant, HS 17<sup>th</sup> Street, LLC, applied for the rezoning of certain property as described in Section 1 and Section 2 herein; and

WHEREAS, the Planning and Zoning Board at its meeting of May 17, 2017 (PZ Case No. Z17006) 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, August 22, 2017 and Wednesday, September 6, 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 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 "B-1 - BOULEVARD BUSINESS DISTRICT" TO  
"R-O - RESIDENTIAL OFFICE DISTRICT":

LOTS 4 THROUGH 12, LOTS 15 THROUGH 21 AND A PORTION OF LOTS 13 AND 14, ALL IN BLOCK 64-L, "EAST AVENUE SECTION OF CROISSANT PARK", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND THE WEST HALF OF THAT CERTAIN ALLEY IN BLOCK 64-L, "EAST AVENUE SECTION OF CROISSANT PARK", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 57, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS AREA 1 AND AREA 2 ON THE SKETCH AND LEGAL DESCRIPTION ATTACHED AS EXHIBIT A.

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 (10) days from the date of final passage.

PASSED FIRST READING this the 22<sup>nd</sup> day of August, 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



**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

Mr. D. O.K.

**SKETCH AND DESCRIPTION  
TO ACCOMPANY REZONING PETITION  
FROM "RO" TO "B-1"  
A PORTION OF BLOCK 64-L,  
AND ADJACENT ALLEY CROISSANT PARK  
SHEET 1 OF 2 SHEETS**

**LEGAL DESCRIPTION:**

Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 15, 16, 17, 18, 19, 20, 21 AND a portion of Lots 13 and 14, Block 64-L, CROISSANT PARK, according to the plat thereof, as recorded in Plat Book 4, Page 28, of the public records of Broward County, Florida; AND The West one-half (W 1/2) of that certain Alley in Block 64-L, EAST AVENUE SECTION OF CROISSANT PARK, according to the plat thereof, as recorded in Plat Book 7, Page 57, of the public records of Broward County, Florida all more fully described as follows:

Beginning at the most North, Northwest corner of said Block 64-L, CROISSANT PARK; thence North 88°49'56" East, on the North line of said Block 64-L and Easterly extension thereof, a distance of 437.39 feet; thence South 01°24'04 East, on the East line of the West one-half (W 1/2) of said Alley, a distance of 261.00 feet; thence South 88°49'56" West, on the Easterly extension of the South line of said Block 64-L and on the South line of said Block 64-L, a distance of 357.50 feet; thence North 40°07'46" West, on the Northeasterly right-of-way line of S.E. 17th Street, a distance of 167.83 feet; thence North 01°24'04" West, on the West line of said Block 64-L, a distance of 105.40 feet to a point of curve; thence Northerly and Easterly on said curve to the right, with a radius of 25.00 feet, a central angle of 90°14'00", an arc distance of 39.37 feet to the Point of Beginning.

Said lands situate, lying and being in City of Fort Lauderdale, Broward County, Florida and containing 113,724 square feet or 2.6107 acres more or less.

**CERTIFICATION**

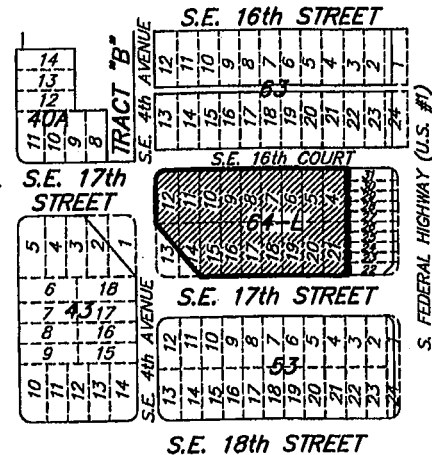
Certified Correct. Dated at Fort Lauderdale, Florida this 24th day of March, 2017.

McLAUGHLIN ENGINEERING COMPANY

JAMES M. McLAUGHLIN JR.  
Registered Land Surveyor No. 4497  
State of Florida.

**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 embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the South line of Block 64-L, as South 88°49'56" West.



FIELD BOOK NO. \_\_\_\_\_

DRAWN BY: JMMjr

JOB ORDER NO. V-2228

CHECKED BY: JST

REF. DWG.: RD#7-29

C: \JMMjr\2017\V2228

**Exhibit A**



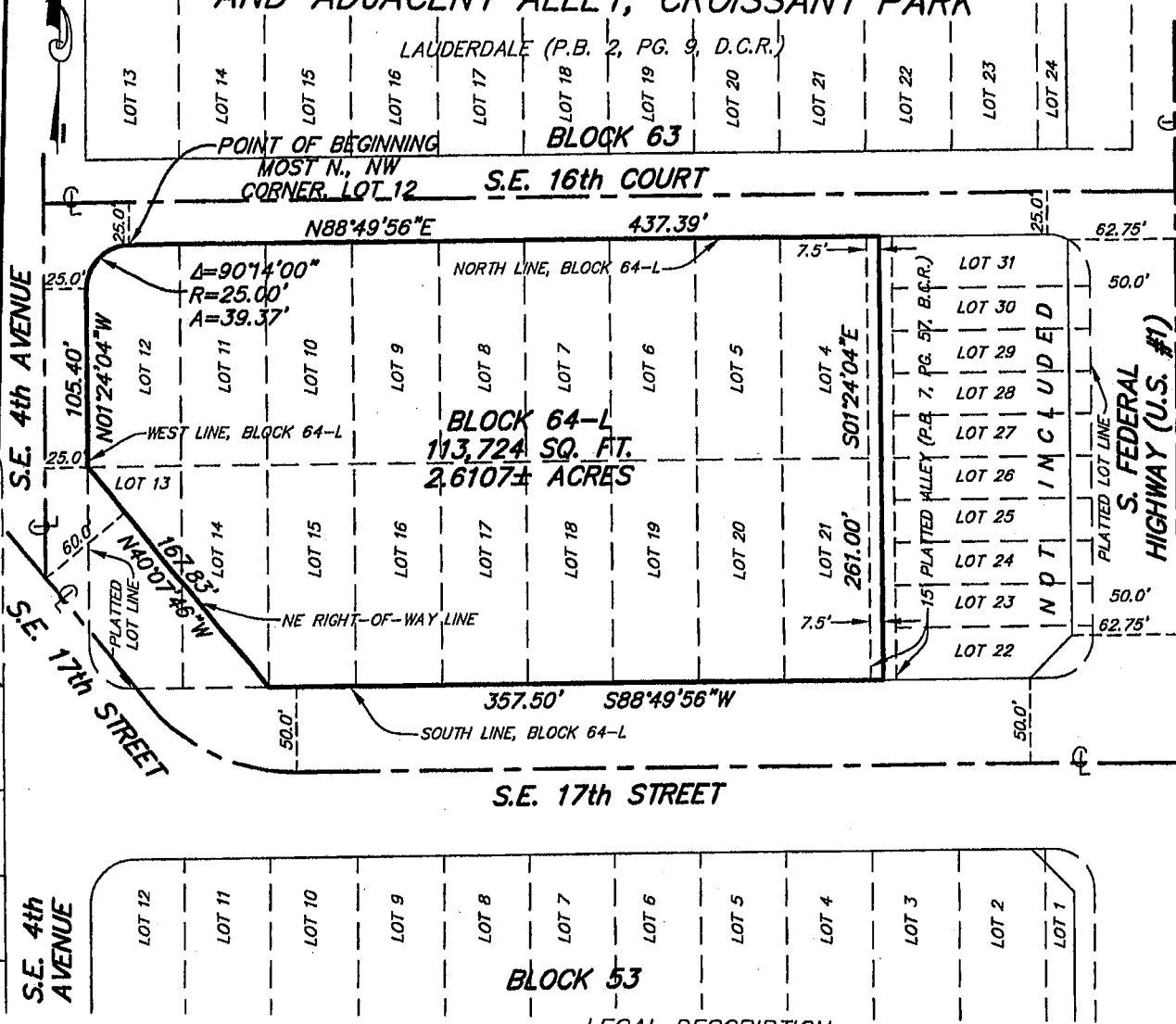
**McLAUGHLIN ENGINEERING COMPANY**  
**LB#285**

Mr. D. O.K.

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**SCALE 1" = 100'**      **SKETCH AND DESCRIPTION**      **SHEET 2**  
**TO ACCOMPANY REZONING PETITION**      **OF 2 SHEETS**

**FROM "RO" TO "B-1"**  
**A PORTION OF BLOCK 64-L,**  
**AND ADJACENT ALLEY, CROISSANT PARK**



**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.
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- 5) Bearings shown assume the South line of Block 64-L, as South 88°49'56" West.

**LEGAL DESCRIPTION:**

A portion of Block 64-L, CROISSANT PARK, according to the plat thereof, as recorded in Plat Book 4, Page 28, of the public records of Broward County, Florida, and the West one-half (W 1/2) of adjacent Alley, more fully described on Sheet 1 of 2 Sheets.

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