RESOLUTION NO. 25-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, DESIGNATING THE PROPERTY COMMONLY KNOWN AS "FRANK CROISSANT HOUSE," LOCATED AT 1313 SOUTH ANDREWS AVENUE, FORT LAUDERDALE, FLORIDA, AS A HISTORIC LANDMARK IN ACCORDANCE WITH SECTION 47-24.11.C.7. OF THE CITY OF FORT LAUDERDALE, FLORIDA, UNIFIED LAND DEVELOPMENT REGULATIONS, PROVIDING FOR CONFLICTS, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 47-24.11.C.7. of the Unified Land Development Regulations of the City of Fort Lauderdale ("ULDR") includes the criteria for the historic designation of a property as a historic landmark; and

WHEREAS, at a public hearing on April 1, 2025, the City Commission of the City of Fort Lauderdale ("City Commission"), considered an application for the historic designation of a structure and site located at 1313 S. Andrews Avenue, Fort Lauderdale, Florida, commonly known as "Frank Croissant House" (collectively "the Property"), as a historic landmark; and

WHEREAS, the City Commission found, upon reviewing the record and evidence presented at the public hearing, that the Property does meet the criteria for designation as a historic landmark under Section 47-24.11.C.7 of the Unified Land Development Regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That the above recitals are true and correct and incorporated into this Resolution by reference.

SECTION 2. The City Commission hereby approves the application for the historic designation of the Property as a historic landmark.

SECTION 3. The historic designation landmark status shall apply to the Property located at 1313 S. Andrews Avenue, Fort Lauderdale, Florida, and legally described in Exhibit "A" attached hereto and incorporated herein.

SECTION 4. The Property designation of the historic landmark and landmark site shall take effect immediately upon adoption of this Resolution.

SECTION 5. The City Clerk is hereby directed to provide a certified copy of this Resolution to the applicant and the property owner within thirty (30) days of the adoption of this Resolution, and to record a copy of this Resolution in the Public Records of Broward County, Florida.

SECTION 6. Any resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

ADOPTED this ____ day of _____, 2025.

_____
Mayor
DEAN J. TRANTALIS

ATTEST:

_____
City Clerk
DAVID R. SOLOMAN

APPROVED AS TO FORM
AND CORRECTNESS:

_____
Interim City Attorney
D'WAYNE M. SPENCE

Dean J. Trantalis	____
John C. Herbst	____
Steven Glassman	____
Pamela Beasley-Pittman	____
Ben Sorensen	____

M D O.K.

STONER
SURVEYORS • MAPPERS
Licensed Business No. 6633

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

TEL (954) 585-0997
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ADDRESS:
1313 S. ANDREWS AVE
FORT LAUDERDALE, FL 33316

EXHIBIT "A"
LEGAL DESCRIPTION OF:
HISTORIC CROISSANT HOUSE
LOTS 7, 8 & PORTION OF LOT 9, BLOCK 22
CROISSANT PARK, PLAT BOOK 4, PAGE 28, B.C.R.
CITY OF FORT LAUDERDALE, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING ALL OF LOT 7 AND 8 TOGETHER WITH A PORTION OF LOT 9, BLOCK 22, CROISSANT PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 7;

THENCE ON AN ASSUMED BEARING OF N.00°00'00"W., ALONG THE EAST LINE OF SAID LOTS 7, 8 AND 9, A DISTANCE OF 118.69 FEET;

THENCE N.89°40'19"W., A DISTANCE OF 125.00 FEET, TO A POINT ON THE WEST LINE OF SAID LOT 9;

THENCE S.00°00'00"E., ALONG THE WEST LINE OF SAID LOTS 7, 8 AND 9, A DISTANCE OF 119.40 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 7;

THENCE N.90°00'00"E., ALONG THE SOUTH LINE OF SAID LOT 7 A DISTANCE OF 125.00 FEET, TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 0.342 ACRES (14,881 SQUARE FEET), MORE OR LESS.

NOTES:

1. THE LEGAL DESCRIPTION AND ASSOCIATED SKETCH SHOWN HEREON ARE INTENDED TO BE UTILIZED FOR THE RECLASSIFICATION OF THE PARCEL DESCRIBED HEREIN TO AN "HISTORIC SITE", IT IS NOT FOR THE SALE OR TRANSFER OF OWNERSHIP OF THE REAL PROPERTY.
2. THE PROPERTY SHOWN HEREON WAS NOT SUBJECTED TO A TITLE SEARCH FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
3. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N.00°00'0"W., ALONG THE EAST LINE OF LOTS 7 THRU 9, BLOCK 22, CROISSANT PARK, RECORDED IN PLAT BOOK 4, PAGE 28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
5. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
6. THIS LEGAL DESCRIPTION WAS PREPARED BY STONER & ASSOCIATES, INC. WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE COULD BE MATTERS OF RECORD THAT ARE NOT SHOWN HEREON.
7. SEE SHEET 2 OF 2 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON.

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 WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATE OF SIGNATURE: 4.10.2024

JAMES D. STONER

PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 – STATE OF FLORIDA

JAMES D. STONER CERTIFICATE NO. 4039 STATE OF FLORIDA REGISTERED SURVEYOR

SEAL

REVISIONS	DATE	BY

DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
4/10/24	DRL	JDS	N/A

SHEET 1 OF 2

SKETCH NO. 24-9686

THE MATERIAL SHOWN HEREON IS THE PROPERTY OF STONER & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF STONER & ASSOCIATES, INC.
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SKETCH OF LEGAL DESCRIPTION:
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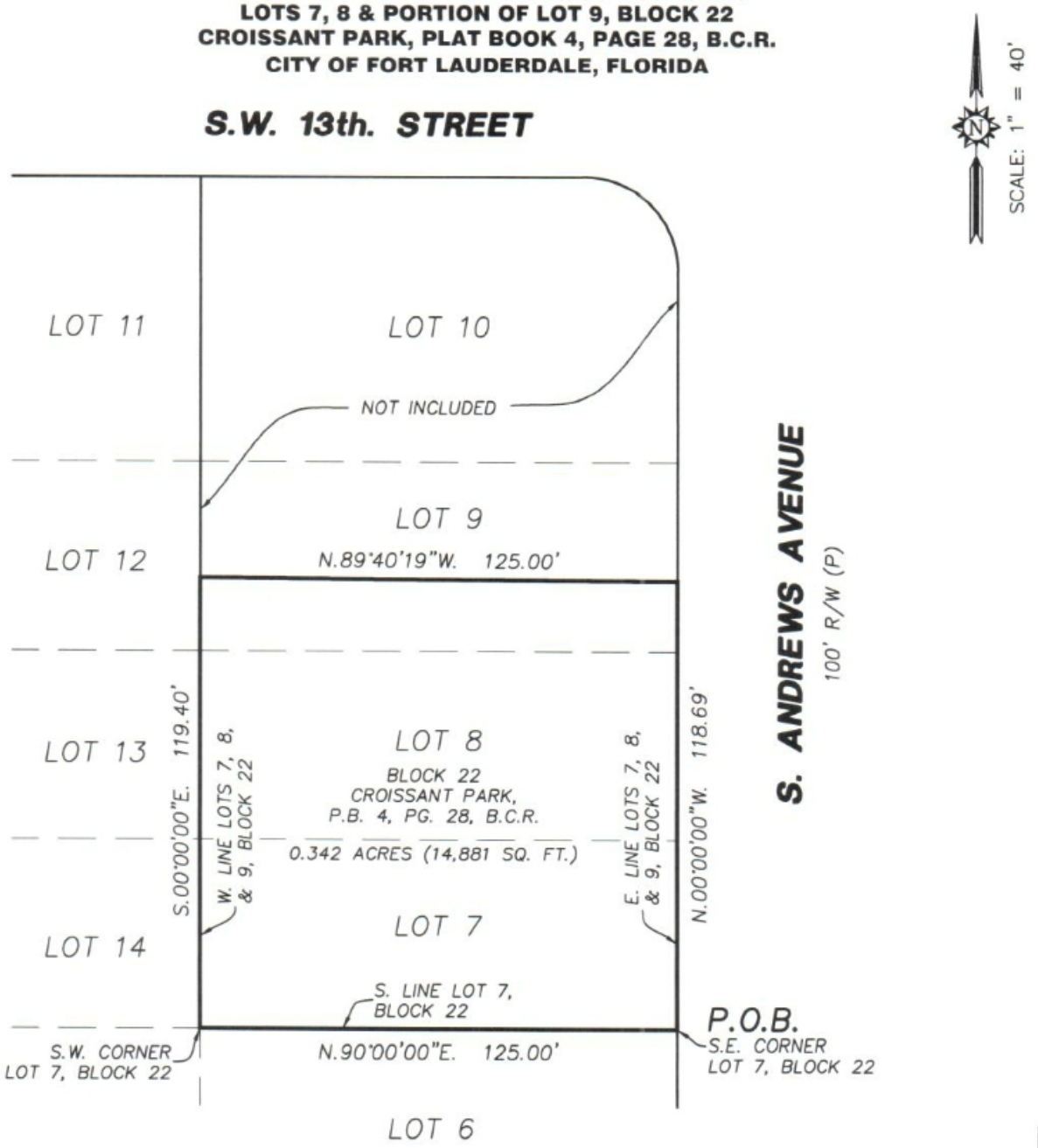
CITY OF FORT LAUDERDALE, FLORIDA



LEGEND:

LB.	LICENSED BUSINESS
P.B.	PLAT BOOK
B.C.R.	BROWARD COUNTY RECORDS
PG.	PAGE
(P)	PLAT
P.O.B.	POINT OF BEGINNING
SQ. FT.	SQUARE FEET
R/W	RIGHT-OF-WAY

SCALE: 1" = 40'

0 10 20 40 80

GRAPHIC SCALE

NOTE:
SEE SHEET 1 OF 2 FOR THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN GRAPHICALLY HEREON.

SHEET 2 OF 2

SKETCH NO. 24-9686