

ORDINANCE NO. C-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 "RS-8" TO "CB", LOTS 4, 5 AND 6, BLOCK 1, "LAKEWAY", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LOCATED EAST OF SOUTHWEST 9TH AVENUE, SOUTH OF STATE ROAD 84 (MARINA MILE BOULEVARD), WEST OF SOUTHWEST 8TH AVENUE AND NORTH OF SOUTHWEST 25TH STREET, ALL SAID LANDS BEING LOCATED IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

WHEREAS, the applicant, 840 S.W. 24TH Street, LLC, applied for the rezoning of certain property as described in SECTION 1 herein; and

WHEREAS, the Planning and Zoning Board at its meeting of October 18, 2017 (PZ Case No. ZR17005) 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 19, 2017 and Wednesday, January 3, 2018, 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 "RS-8 – RESIDENTIAL SINGLE FAMILY/LOW
MEDIUM DENSITY DISTRICT" TO "CB – COMMUNITY
BUSINESS DISTRICT":

LOTS 4, 5 AND 6, BLOCK 1, "LAKEWAY", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED 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 _____ day of _____, 2017.

PASSED SECOND READING this the _____ day of _____, 2018.

Mayor
JOHN P. "JACK" SEILER

ATTEST:

City Clerk
JEFFREY A. MODARELLI

COUSINS SURVEYORS & ASSOCIATES, INC.



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

PROJECT NUMBER : 8220-16

CLIENT :

JODY OBERHOLTZER

LAND DESCRIPTION AND SKETCH

LAND DESCRIPTION:

LOTS 4, 5 AND 6 IN BLOCK 1 OF "LAKEWAY", ACCORDING TO THE
PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 7 OF THE
PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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.

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
POT	POINT OF TERMINATION
REF.PT.	REFERENCE POINT

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 JUNE, 2017. I FURTHER CERTIFY THAT THIS "LAND DESCRIPTION AND SKETCH" MEETS THE STANDARDS OF PRACTICE 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	06/29/17	----	AM	REC

LAND DESCRIPTION &
SKETCH FOR
REZONING
APPLICATION
(RESIDENTIAL TO
COMMERCIAL)

PROPERTY ADDRESS :

840 W STATE ROAD 84

SCALE: N/A

SHEET 1 OF 2

COUSINS SURVEYORS & ASSOCIATES, INC.



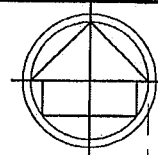
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LAND DESCRIPTION AND SKETCH



STATE ROAD 84 / SW 24TH STREET
MARINA MILE BOULEVARD

NORTH LINE-LOT 2

SOUTH RIGHT-OF-WAY LINE

LOT 2
BLOCK 1

SOUTH LINE-LOT 2
NORTH LINE-LOT 3

ZONE B-1
(COMMERCIAL)

LOT 3
BLOCK 1

S89°58'08"E 113.77'
SOUTH LINE-LOT 3
NORTH LINE-LOT 4

LOT 4
BLOCK 1

AREA=15,300 SQ.FT.

SOUTH LINE-LOT 4
NORTH LINE-LOT 5

LOT 5
BLOCK 1

ZONE RS-8
(RESIDENTIAL)

SOUTH LINE-LOT 5

N89°58'08"W 162.00'

SW 25TH STREET

LOT 26
BLOCK 1

LOT 25
BLOCK 1

ZONE B-1 (COMMERCIAL)
N89°56'13"E
48.00'

N00°09'25"E
21.92'

LOT 6
BLOCK 1

LOT 7
BLOCK 1

S00°09'25"W 110.00'

SOUTH LINE-LOT 6

25.0'

SW 9TH AVENUE

10' AERIAL FPL EASEMENT
(20' IN HEIGHT)
(ORB 16120, PG. 244, B.C.R.)

3' AERIAL FPL EASEMENT
(ORB 2576, PG. 518, B.C.R.)

30.0'

30.0'

25.0'

REVISIONS

LAND DESCRIPTION & SKETCH

DATE

06/29/17

FB/PG

DWN

AM

CKD

REC

LAND DESCRIPTION &
SKETCH FOR
REZONING
APPLICATION
(RESIDENTIAL TO
COMMERCIAL)

PROPERTY ADDRESS :

840 W STATE ROAD 84

SCALE: 1" = 30'

SHEET 2 OF 2