

ORDINANCE NO. C-18-

AN ORDINANCE AMENDING THE UNIFIED LAND DEVELOPMENT REGULATIONS OF THE CITY OF FORT LAUDERDALE, FLORIDA, AMENDING SECTION 47-1.6.B OF THE 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 "X-P - EXCLUSIVE USE PARKING LOT" TO "B-1 - BOULEVARD BUSINESS", ALL OF LOTS 27, 28, 29 AND 30 AND TO REZONE FROM "CF - COMMUNITY FACILITY" TO "B-1 - BOULEVARD BUSINESS" LOTS 17, 18, 19, 20, 21 AND 22, AND ALL OF LOTS 23, 24, 25 AND 26 ALL IN BLOCK 1, "SEMINOLE FOREST", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LOCATED WEST OF NORTHWEST 12TH AVENUE, NORTH OF WEST BROWARD BOULEVARD, EAST OF NORTHWEST 14TH AVENUE AND SOUTH OF NORTHWEST 1ST STREET, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

WHEREAS, the applicant, Jack and Jill Children's Center, Inc., applied for the rezoning of certain property as described in SECTION 1 herein; and

WHEREAS, the Planning and Zoning Board at its meeting of August 15, 2018 (PZ Case No. Z18005) 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, October 23, 2018 and Tuesday, November 6, 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 "X-P – EXCLUSIVE USE PARKING" DISTRICT TO "B-1 – BOULEVARD BUSINESS" DISTRICT ALL OF LOTS 27, 28, 29 AND 30 AND TO REZONE FROM "CF – COMMUNITY FACILITY" DISTRICT TO "B-1 – BOULEVARD BUSINESS" DISTRICT LOTS 17, 18, 19, 20, 21 AND 22, AND ALL OF LOTS 23, 24, 25 AND 26 ALL IN BLOCK 1, "SEMINOLE FOREST", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

Location: West of N.W. 12th Avenue, north of West
Broward Boulevard, east of N.W. 14th
Avenue and south of N.W. 1st 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 (10) days from the date of final passage.

PASSED FIRST READING this the ____ day of _____, 2018.

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

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
JEFFREY A. MODARELLI



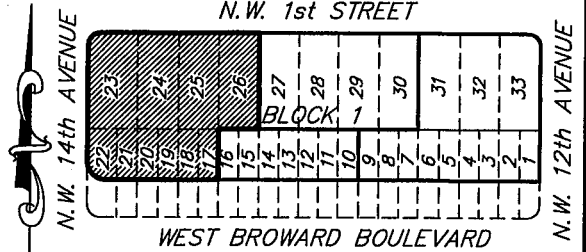
McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 763-7611 * FAX (954) 763-7615

m.d. o.k.

SCALE 1" = 60'

**SKETCH AND DESCRIPTION
TO ACCOMPANY REZONING PETITION
FROM CF TO B-1
A PORTION OF BLOCK 1
SEMINOLE FOREST (14/16 B.C.R.)**

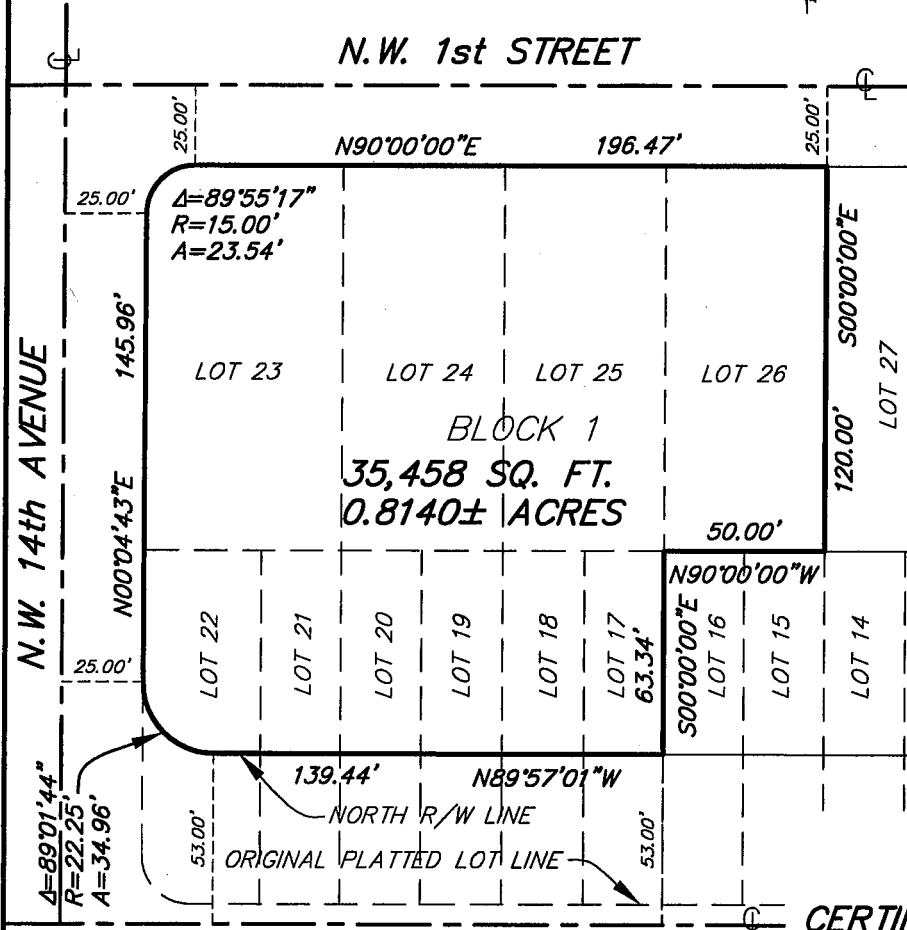


**BLOCK PLAN
NOT TO SCALE**

LEGAL DESCRIPTION:

Lots 17, 18, 19, 20, 21 and 22 Less right-of-way for West Broward Boulevard, per Florida Department of Transportation Right-of-Way Map, Section 86-006-2501, Sheet 13 of 21, dated 8/10/77; AND all of Lots 23, 24, 25 and 26, All in Block 1, SEMINOLE FOREST, according to the plat thereof, as recorded in Plat Book 14, Page 16, of the public records of Broward County, Florida.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 35,458 square feet or 0.8140 acres more or less



WEST BROWARD BOULEVARD
FLORIDA DEPARTMENT OF TRANSPORTATION
RIGHT-OF-WAY, SECTION 86006-2501,
SHEET 13 OF 21, DATED 8/10/77

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 15th day of May, 2018.

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 North line of Block 1, as North 90°00'00" East.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-3359

CHECKED BY: _____

REF. DWG.: 18-3-016

C: \JMMjr/2018/V3359 (REZONE)



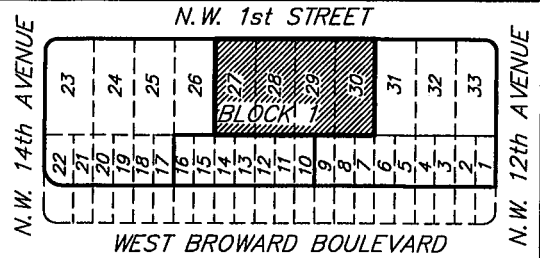
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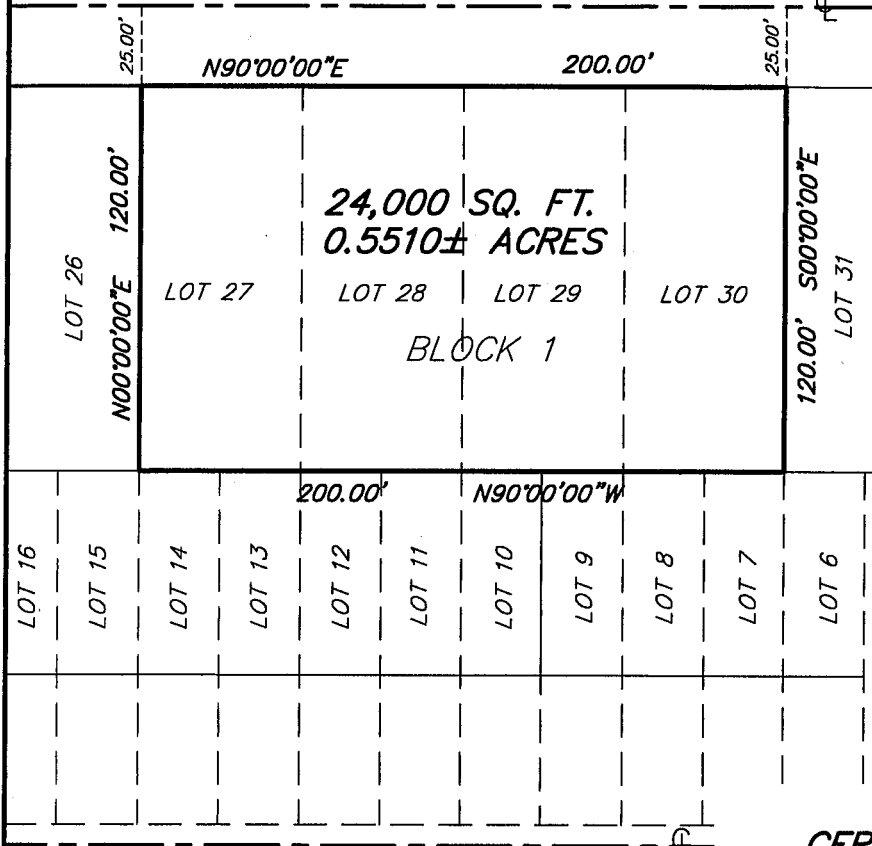
SCALE 1" = 60'

**SKETCH AND DESCRIPTION
TO ACCOMPANY REZONING PETITION
FROM X-P TO B-1
A PORTION OF BLOCK 1
SEMINOLE FOREST (14/16 B.C.R.)**



**BLOCK PLAN
NOT TO SCALE**

N.W. 1st STREET



**24,000 SQ. FT.
0.5510± ACRES**

BLOCK 1

LEGAL DESCRIPTION:

Lots 27, 28, 29 and 30, Block 1, SEMINOLE FOREST, according to the plat thereof, as recorded in Plat Book 14, Page 16, of the public records of Broward County, Florida.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 24,000 square feet or 0.5510 acres more or less.

WEST BROWARD BOULEVARD
FLORIDA DEPARTMENT OF TRANSPORTATION
RIGHT-OF-WAY, SECTION 86006-2501,
SHEET 13 OF 21, DATED 8/10/77

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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CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 15th day of May, 2018.

McLAUGHLIN ENGINEERING COMPANY

[Signature]
JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
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FIELD BOOK NO. _____

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REF. DWG.: 18-3-016

C: \JMMjr/2018/V3359 (REZONE)