ORDINANCE NO. C-18-

AN ORDINANCE AMENDING SECTION 47-1.6.B OF THE CITY **FORT** LAUDERDALE. **FLORIDA** UNIFIED 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 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY" TO "CB - COMMUNITY BUSINESS", THROUGH THE ALLOCATION OF COMMERCIAL FLEXIBILITY, A PORTION OF BLOCK "A", "YELLOWSTONE PARK AMENDED", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15. PAGE 3. OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LOCATED NORTH AND WEST OF SOUTH FORK NEW RIVER, EAST OF SOUTHWEST 18TH AVENUE AND SOUTH OF SOUTHWEST 16TH STREET, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE. BROWARD COUNTY, FLORIDA. RESCINDING CITY OF FORT LAUDERDALE ORDINANCE NO. C-08-21.

WHEREAS, the applicant, Pier 17 Investments 2014, LLC, applied for the rezoning of certain property as described in <u>SECTION 1</u> herein; and

WHEREAS, the Planning and Zoning Board at its meeting of September 17, 2018 (PZ Case No. ZR17007) 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, November 6, 2018 and Tuesday, November 20, 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:

<u>SECTION 1</u>. 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", THROUGH THE ALLOCATION OF COMMERCIAL FLEXIBILITY:

A PORTION OF BLOCK "A", "YELLOWSTONE PARK AMENDED", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED ON THE SKETCH AND LEGAL DESCRIPTION ATTACHED AS EXHIBIT A.

Location: North and west of South Fork New River, east of S.W. 18th Avenue and south of S.W. 16th Street

<u>SECTION 2</u>. 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.

<u>SECTION 3</u>. 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.

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 That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

<u>SECTION 5</u>. That City of Fort Lauderdale Ordinance No. C-08-21 is hereby rescinded.

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SECTION 6. That this Ordinance shall of final passage.	be in full force and effect ten (10) days from the date
PASSED FIRST READING this the PASSED SECOND READING this the	
ATTEST:	DEAN J. TRANTALIS
City Clerk	



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 BOSSERT ISLES *EXHIBIT* P.B. 46, PG. 42, B.C.R. NORTH LINE OF NW th Scale 1" = 30 BLOCK "A" SW N90°00'00"E *54.00'* P.O.B. N.W. CORNER BLOCK "A" CENTER OF SECTION 16-50-42 THIS SKETCH SITE LAYOUT EAST LINE S.W. SECTION 16-50-42 NOT TO SCALE SKETCH AND DESCRIPTION TO ACCOMPANY REZONING WEST LINE BLOCK PETITION FROM RS—8 TO CB A PORTION OF BLOCK "A" 'YELLOWSTONE PARK AMMENDED" P.B. 15, PG. 3, B.C.R. 181.23 LEGAL DESCRIPTION: portion of Block "A", "YELLOWSTONE PARK AMMENDED" according to the plat thereof as recorded in Plat Book 15, Page 3, of the public records of Broward County, Florida. Beginning at the Northwest corner of said Block "A"; thence North 90°00'00" East on the North line of said Block "A", a distance of 54.00 feet; thence South 16°47'35" East, a distance of 88.13 feet; thence South 14°52'33" West, a distance of 35.56 feet; thence South 33°50'47" West, a distance of 48.63 feet; thence South 26°35'58" West, a distance of 19.36 feet; thence South 81°16'24" West, a distance of 31.48 feet to a point on the West line of said Block "A"; thence North 00°44'28" West on the said West line, a distance of 181.23 feet to the Point of Beginning. Said land situate, lying and being in Broward County, Florida, and containing 10,847 square feet or 0.2490 acre, more or less. **CERTIFICATION** Certified Correct. Dated at Fort Lauderdale, Florida this NOTES: 28th day of June, 2018. 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 MCLAUGHLIN ENGINEERING COMPANY 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 JAMES M. MCLAUGHLIN 4) THIS IS NOT A BOUNDARY SURVEY. Registered Land Surveyor No. 4497 Bearings shown assume the South line of Tract "A" as North 90°00'00" East. State of Florida

FIELD BOOK NO.		DRAWN BY: UST, JMMJr
JOB ORDER NO.	U-3842	CHECKED BY:
	REF. DWG.:	Exhibit "A" C: \JMMjr/2018/U3842 (NEW DATE