

CITY OF LIGHTHOUSE POINT, FLORIDA

ORDINANCE NO. 2022 - 0983

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LIGHTHOUSE POINT, FLORIDA, PROVIDING FOR THE REZONING OF LAND OWNED BY LIGHTHOUSE POINT YACHT CLUB INVESTMENTS, LLC, CONSISTING OF 9.5 NET ACRES MORE OR LESS, IDENTIFIED BY BROWARD COUNTY PROPERTY APPRAISER TAX FOLIO NO. 484317-05-0060, AND LEGALLY DESCRIBED IN EXHIBIT "A" TO THIS ORDINANCE, FROM B-2A (PLANNED BUSINESS DISTRICT) TO YC-MU (YACHT CLUB – MIXED USE); APPROVING THE SITE PLAN PURSUANT TO THE REZONING TO THE YC-MU (YACHT CLUB – MIXED USE) ZONING DISTRICT; PROVIDING FOR THE APPROPRIATE REVISIONS OF THE ZONING DISTRICT MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, at its meeting of September 7, 2021, the City's Planning and Zoning Board after notice and public hearing, has considered the petition to rezone certain property owned by Lighthouse Point Yacht Club Investments, LLC, identified by Broward County Property Appraiser Tax Folio No. 438317-05-0060, within the City, the legal description of which is set forth in Exhibit "A" attached hereto, from B-2A (Planned Business District) to YM-CU (Yacht Club – Mixed Use), found it to be consistent with the City's Comprehensive Land Use Plan as will be amended by the City Commission, and recommended approval to the City Commission provided that the amendments to the Comprehensive Plan relating to the land use for the property and text amendments are approved by the City Commission; and

WHEREAS, the notice and hearing requirements for adoption of rezoning ordinances contained in the Florida Statutes and the City's Code of Ordinances have been satisfied; and

WHEREAS, pursuant to the Yacht Club – Mixed Use District, the site plan is reviewed as part of the rezoning application; and,

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WHEREAS, the Planning and Zoning Board conducted a quasi-judicial hearing on October 5, 2021, and approved the site plan subject to conditions; and,

WHEREAS, the City Commission of the City of Lighthouse Point has conducted a quasi-judicial hearing and considered the petition for rezoning, including the site plan as approved by the Planning and Zoning Board, the finding of consistency and the recommendation of approval of the rezoning by the Planning and Zoning Board, and the comments from the public.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE
CITY OF LIGHTHOUSE POINT, FLORIDA, AS FOLLOWS:**

Section 1. The foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct, and are hereby made a specific part of this Ordinance.

Section 2. The zoning of the property identified by Broward County Property Appraiser Tax Folio No. 438317-05-0060, within the City, the legal description of which is set forth in Exhibit "A" attached hereto, is hereby changed from B-2A (Planned Business District) to YC-MU (Yacht Club - Mixed Use).

Section 3. As part of the approval for the rezoning of the property to YC-MU (Yacht Club-Mixed Use), the City Commission approves the site plan as recommended by the Planning and Zoning Board.

Section 4. The City Administrator is hereby authorized and directed to make appropriate changes on the zoning map of the City, to effectuate the purpose of this ordinance.

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Section 5. If any clause, section, or other part or application of this Ordinance shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part or application shall be considered eliminated and so not affecting the validity of the remaining portion or applications remaining in full force and effect.

Section 6. All ordinances or parts of ordinances, resolutions or parts of resolutions in conflict herewith are to the extent of such conflicts hereby repealed.

Section 7. This Ordinance shall take effect as provided by law.

PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF LIGHTHOUSE POINT, FLORIDA, ON THE FIRST READING, THIS ____ DAY OF _____, 2022.

PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF LIGHTHOUSE POINT, FLORIDA, ON PUBLIC HEARING AND SECOND AND FINAL READING, THIS ____ DAY OF _____, 2022.

BY:

Kyle Van Buskirk, Commission President

ATTEST:

, City Clerk

APPROVED AS TO FORM:

Office of the City Attorney

	Yes	No	Absent
Commission President Kyle Van Buskirk	____	____	____
Commission Vice President Sandy Johnson	____	____	____
Commissioner Jason D. Joffe	____	____	____
Commissioner Michael S. Long	____	____	____
Commissioner Earl Maucker	____	____	____

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EXHIBIT A

LEGAL DESCRIPTION

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 : 8252-17

CLIENT : LIGHT HOUSE
POINT YACHT CLUB

LAND DESCRIPTION AND SKETCH

LAND DESCRIPTION:

BLOCKS 43 AND 43-A, OF VENETIAN ISLES REPLAT, A REPLAT OF A PORTION OF VENETIAN ISLES 3RD SECTION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 48, PAGE 41, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LEGEND:

CKD	CHECKED BY
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
P.B.	PLAT BOOK
B.C.R.	BROWARD COUNTY RECORDS
POT	POINT OF TERMINATION
REF.PT.	REFERENCE POINT

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 BASED ON THE EAST LINE OF LOT 14, BLOCK 37 OF "VENETIAN ISLES 3RD SECTION" P.B. 47, PG. 13, B.C.R. SAID LINE BEARS N21°43'05"E.

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 JANUARY, 2021. I FURTHER CERTIFY THAT THIS "LAND DESCRIPTION AND SKETCH" MEETS THE STANDARD 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.

Richard E. Cousins

FOR THE FIRM, BY: -----

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION & SKETCH	01/26/21	----	AM	REC
REVISED PER COMMENTS	03/10/21	----	AM	REC

LAND DESCRIPTION
AND SKETCH

PROPERTY ADDRESS :	2701 NE 42ND STREET
SCALE: N/A	
SHEET 1 OF 3	

3921 SW 47TH AVENUE, SUITE 1011

DAVIE, FLORIDA 33314

CERTIFICATE OF AUTHORIZATION : LB # 6448

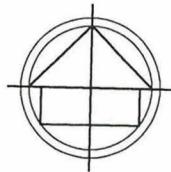
PHONE (954) 689-7766 FAX (954) 689-7799

SCALE: 1" = 110'

SHEET 2 OF 3

PROPERTY :

2701 NE 42ND STREET

CLIENT : LIGHT HOUSE
POINT YACHT CLUBLAND DESCRIPTION
AND SKETCH

POP
NORTHWEST CORNER
LOT 14, BLOCK 37
"VENETIAN ISLES 3RD SECTION"
P.B. 47, PG. 13, B.C.R.

GROSS AREA LIMITS
WESTERLY LINE-BLOCK 43
N21°43'05"E 872.58'

SAN MARCO CANAL
N21°43'05"E 872.58'

N68°16'55"W
100.00'
N21°43'05"E
28.64'

6' FPL EASEMENT
LOT 14,
BLOCK 37
P.B. 47,
PG. 13, B.C.R.

NE 27TH TERRACE

BLOCK 43
"VENETIAN ISLES REPLAT"
P.B. 48, PG. 41, B.C.R.

R=5872.03'
Δ=04°26'12"
A=454.69'

N02°01'59"E
(RADIAL)

R=490.00' N74°06'26"E
Δ=00°02'49" (RADIAL)
A=0.40'
S74°03'37"W
100.00'

NE 42ND
STREET
DETAIL
SCALE: 1"=1'

GROSS AREA LIMITS

SEE DETAIL

S74°03'37"W
100.00'
(RADIAL)

R=390.00'
Δ=17°56'22"
A=119.73'

LOT 15,
BLOCK 44
P.B. 47,
PG. 13, B.C.R.

R=490.00'
Δ=00°02'49"
A=0.40'

GROSS AREA LIMITS
NORTH GRAND CANAL

74.75'
40'
318.67'
N89°26'55"E 335.91'
45'
312.22'

BLOCK 43-A

SOUTH LINE-BLOCK 43-A
NORTH LINE-BLOCK 43
S88°21'01"E
445.01'

NET SITE AREA=413,191 SQ.FT.
9.4856 ACRES

GROSS SITE AREA=526,923 SQ.FT.
12.0965 ACRES

RIALTO CANAL

GROSS AREA LIMITS

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

SCALE: 1" = 110'

SHEET 3 OF 3

PROPERTY :
2701 NE 42ND STREET

CLIENT : LIGHT HOUSE
POINT YACHT CLUB

LAND DESCRIPTION
AND SKETCH
GROSS AREA
DIMENSIONS

