

ORDINANCE NO. 2024-1017

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LIGHTHOUSE POINT, FLORIDA, APPROVING A NOTE AMENDMENT FOR THE CENTRA POINT PLAT FOR THE APPROXIMATE 1.55 ACRE PARCEL LOCATED ON THE EAST SIDE OF NORTH FEDERAL HIGHWAY BETWEEN NORTHEAST 44TH STREET AND NORTHEAST 22ND AVENUE, TO PROVIDE FOR AN AMENDMENT FROM 4,500 SQUARE FOOT OF OFFICE AND 10,000 SQUARE FEET OF COMMERCIAL USE TO 18,000 SQUARE FEET OF COMMERCIAL; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Board reviewed the proposed ordinance at its December 5, 2023. meeting and recommended approval: and,

WHEREAS, the City Commission has considered the recommendations of the Planning and Zoning Board, and finds it is in the best interest of the residents and citizens of the City to approve the note amendment for the Centra Point Plat for the approximate 1.55 acre parcel located on the east side of north federal highway between NE 44th Street and NE 22nd Avenue to provide for an amendment of the existing plat restriction of 4,500 square foot of office and 10,000 square feet of commercial use to a restriction of 18,000 square feet of commercial use:: and

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

Section 1: That the foregoing recitals are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance.

Section 2: The City Commission hereby approves the note amendment for the Centra Point Plat for the approximate 1.55 acre parcel located on the east side of north federal highway between NE 44th Street and NE 22nd Avenue to provide for a plat restriction of 18,000 square feet of commercial use.

Section 3: All Ordinances and Resolutions or parts of Ordinances and Resolutions in conflict herewith, be and the same are hereby repealed, to the extent of such conflict.

Section 4: 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 5: This Ordinance shall become effective upon passage and adoption.

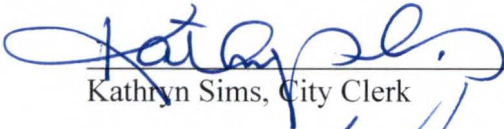
ORDINANCE NO. 2024-1017

PASSED AND ADOPTED ON FIRST READING BY THE CITY COMMISSION OF THE CITY OF LIGHTHOUSE POINT, FLORIDA, THIS 9th DAY OF JANUARY, 2024.

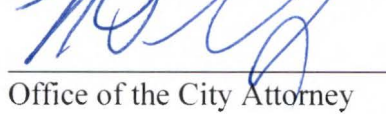
PASSED AND ADOPTED ON SECOND AND FINAL READING BY THE CITY COMMISSION OF THE CITY OF LIGHTHOUSE POINT, FLORIDA THIS 13th DAY OF FEBRUARY, 2024.


Sandy Johnson, Commission President

ATTEST:


Kathryn Sims, City Clerk

APPROVED AS TO FORM:


Office of the City Attorney

	Yes	No	Absent
Commission President Sandy Johnson	_____	_____	<input checked="" type="checkbox"/>
Commission Vice President Michael S. Long	<input checked="" type="checkbox"/>	_____	_____
Commissioner Jason D. Joffe	<input checked="" type="checkbox"/>	_____	_____
Commissioner Everett Marshall III	<input checked="" type="checkbox"/>	_____	_____
Commissioner Patty Petrone	<input checked="" type="checkbox"/>	_____	_____



Gary Dunay
Bonnie Miskel
Scott Backman
Eric Coffman

Hope Calhoun
Dwayne Dickerson
Ele Zachariades
Christina Bilenki

David F. Milledge
Sara Thompson
Jeffrey Schneider

James Hickey, AICP
Director, Planning Department
City of Lighthouse Point
2200 NE 38th St. 33064
Lighthouse Point, FL 33324

December 13, 2023

RE: NVAL Amendment on the Centra Point Plat

Dear Mr. Hickey,

Please accept this letter as a request to place the plat note amendment for the Centra Point Plat submitted by 4210 North Federal, LLC on the January 9th City Commission meeting agenda for 1st reading and on the January 23rd City Commission meeting agenda for 2nd reading.

Thank you in advance for your consideration of this request. Please contact the undersigned should you have any questions.

Sincerely,

Dunay, Miskel & Backman, LLP

Hope Calhoun

Hope Calhoun, Esq.



Business Impact Estimate

This form should be included in the agenda backup for ordinances on first reading, and must be posted on the City's website by the time notice of the proposed ordinance is published.

Ordinance title/reference:

Ordinance No. 2024-2017: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LIGHTHOUSE POINT, FLORIDA, APPROVING A NOTE AMENDMENT FOR THE CENTRA POINT PLAT FOR THE APPROXIMATE 1.55 ACRE PARCEL LOCATED ON THE EAST SIDE OF NORTH FEDERAL HIGHWAY BETWEEN NORTHEAST 44TH STREET AND NORTHEAST 22ND AVENUE, TO PROVIDE FOR AN AMENDMENT FROM 4,500 SQUARE FOOT OF OFFICE AND 10,000 SQUARE FEET OF COMMERCIAL USE TO 18,000 SQUARE FEET OF COMMERCIAL; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE

If any of the following exceptions to the Business Impact Estimate requirement apply, check the applicable box and leave the remainder of the form blank.

- The ordinance is required for compliance with federal or state law or regulation;
- The ordinance relates to the issuance or refinancing of debt;
- The ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The ordinance is required to implement a contract or an agreement, including, but not limited to, any federal, state, local, or private grant, or other financial assistance accepted by the City;
- The ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements, and development permits;
 - b. Sections 190.005 and 190.046, regarding community development districts;
 - c. Section 553.73, relating to the Florida Building Code; or
 - d. Section 633.202, relating to the Florida Fire Prevention Code.

1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare):

2. Estimate of direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Lighthouse Point:

3. Estimate of direct compliance costs that businesses may reasonably incur:

4. Any new charge or fee imposed by the proposed ordinance:

5. Estimate of the City of Lighthouse Point's regulatory costs, including estimated revenues from any new charges or fees to cover such costs:

6. Estimate of the number of businesses likely to be impacted by the proposed ordinance:

7. Additional information (if any):

Prepared by: *[Signature]*, City Clerk Date: 1/18/2024
Name and Title

**CITY OF LIGHTHOUSE POINT, FLORIDA
CITY COMMISSION AGENDA ITEM REPORT
DATE OF COMMISSION MEETING – February 13, 2024**

AGENDA ITEM NO. - 1

PREPARED BY – Dave Dixon, AICP,
City Consultant Planner

ADMINISTRATOR APPROVAL - 

SUBJECT: Second reading and quasi-judicial hearing of Ordinance No. 2024-1017, approving a Plat Note Amendment for the property located at 4210 North Federal Highway

1. BACKGROUND/HISTORY

The Centra Pointe Plat, located at 4210 North Federal Highway, was approved by the City Commission and first recorded on August 21, 1990, and obtained a plat note amendment on October 15th 1996, and again on April 17, 1997 with a restriction of 4,500 square feet of office and 10,000 square feet of commercial use.

The current property owner, 4210 N Federal LLC, intends to improve the site and property and expand the business with a building addition.

The Planning and Zoning Board reviewed and approved the site plan for a 5,799 square-foot addition to the existing building on June 7, 2022. The property is currently developed with three buildings totaling 13,418 square feet, and the approved site plan would increase this to 17,220 square feet with two buildings, allowing the owner to keep an existing storage building on the property.

A plat note amendment is required to increase the use restriction to allow the expansion to be built.

2. FINDINGS/CURRENT ACTIVITY

On November 3, 2023, the Applicant for 4210 N Federal LLC submitted a plat note amendment request to increase the restriction to 18,000 square feet of commercial use. The applicant requested consolidating all uses into a single “commercial” category rather than the existing 4,500 square feet of office and 10,000 square feet of commercial. The applicant requested a marginal increase in square footage over the total needed for project buildout in case additional flexibility becomes necessary over time. Any increase to square footage of the building beyond the approved site plan would require a site plan amendment.

On December 5, 2023, the Planning and Zoning Board reviewed the request and approved a motion to recommend approval of the plat note amendment.

On January 9, 2024, the City Commission approved Ordinance 2024-1017 on first reading.

3. ATTACHMENTS

- a) Ordinance No. 2024-1017
- b) Applicant’s Request Letter from Dunay, Miskel and Backman, LLP.
- c) Business Impact Statement

4. FINANCIAL IMPACT

N/A

5. ACTION OPTIONS/RECOMMENDATION

Recommend the City Commission conduct a quasi-judicial hearing and consider approving Ordinance No. 2024-1017 on second reading.