

ORDINANCE NO. 2024-1019

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LIGHTHOUSE POINT, FLORIDA, APPROVING A NON-VEHICULAR ACCESS LINE AMENDMENT FOR THE CENTRA POINTE PLAT FOR THE APPROXIMATE 1.55 ACRE PARCEL LOCATED AT 4210 N. FEDERAL HIGHWAY, TO AMEND PLAT OPENINGS CONSISTENT WITH THE APPROVED SITE PLAN; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Board reviewed the proposed ordinance at its February 6, 2024, 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 Non-Vehicular Access Line (NVAL) amendment for the Centra Pointe Plat for the approximate 1.55-acre parcel located at 4210 N. Federal Highway to relocate the existing 30-foot plat opening in the center of the parcel to a 33-foot opening located at the southern parcel line and to remove the 30-foot plat opening located on the north parcel line along Federal Highway; 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 Non-Vehicular Access Line amendment for the Centra Pointe Plat for the approximate 1.55-acre parcel located at 4210 N. Federal Highway as further described in Exhibit A from the existing plat openings as shown in Exhibit B to the new plat openings as shown in Exhibit C.

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All Ordinances and Resolutions or parts of Ordinances and Resolutions in conflict herewith, be and the same are hereby repealed, to the extent of such conflict.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

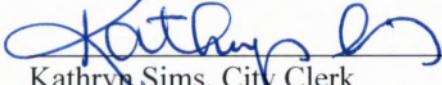
ORDINANCE NO. 2024-1019

PASSED AND ADOPTED ON FIRST READING BY THE CITY COMMISSION OF THE CITY OF LIGHTHOUSE POINT, FLORIDA, THIS 13 DAY OF Feb 2024.

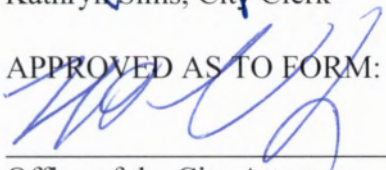
PASSED AND ADOPTED ON SECOND AND FINAL READING BY THE CITY COMMISSION OF THE CITY OF LIGHTHOUSE POINT, FLORIDA THIS 12th DAY OF March, 2024.


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"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commission Vice President Michael S. Long	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Commissioner Jason D. Joffe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Everett Marshall III	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Patty Petrone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CODING: Words in ~~strike-through~~ type are deletion from existing law;
words in underlined type are additions.

EXHIBIT "A"

DESCRIPTION:

ALL OF PARCEL "A", CENTRA POINTE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 145, PAGE 11 OF OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN SECTION 18, TOWNSHIP 48 SOUTH, RANGE 43 EAST, BROWARD COUNTY, FLORIDA.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON NOVEMBER 16, 2023. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY

SHEET 1 OF 1



CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

DAVID P. LINDLEY
 PROFESSIONAL LAND
 SURVEYOR NO. 5005
 STATE OF FLORIDA
 LB 3591

DATE	11-16-2023
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	10677-Property

**PARCEL "A", CENTRA POINTE
OVERALL PROPERTY
SKETCH AND DESCRIPTION**

EXHIBIT "B"

DESCRIPTION:

A NON-VEHICULAR ACCESS LINE AS DESCRIBED IN OFFICIAL RECORDS BOOK 26340, PAGE 798 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING COINCIDENT WITH THE WEST LINE OF PARCEL "A", CENTRA POINTE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 145, PAGE 11 OF SAID PUBLIC RECORDS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "A" AS SHOWN ON SAID PLAT; THENCE ALONG THE WEST LINE OF SAID PARCEL "A", NORTH 07°13'21" EAST A DISTANCE OF 57.00 FEET TO THE POINT OF TERMINUS OF SAID NON-VEHICULAR ACCESS LINE; THENCE CONTINUE ALONG SAID WEST LINE, NORTH 07°13'21" EAST A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING OF SAID NON-VEHICULAR ACCESS LINE; THENCE CONTINUE ALONG SAID WEST LINE, NORTH 07°13'21" EAST A DISTANCE OF 63.74 FEET TO THE POINT OF TERMINUS OF SAID NON-VEHICULAR ACCESS LINE; THENCE CONTINUE ALONG SAID WEST LINE, NORTH 07°13'21" EAST A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "A" AND THE END OF SAID WEST LINE.

SURVEYOR'S NOTES:

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N07°13'21"E, ALONG THE WEST LINE OF PARCEL "A", CENTRA POINTE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 145, PAGE 11 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF RECORD RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

LEGEND/ABBREVIATIONS:

- | | |
|---|--------------------------------|
| P.O.B. – POINT OF BEGINNING | O.R.B. – OFFICIAL RECORDS BOOK |
| P.O.T. – POINT OF TERMINUS | PG(S). – PAGE(S) |
| P.B. – PLAT BOOK | R/W – RIGHT-OF-WAY |
| ⊕ – CENTERLINE | LB – LICENSED BUSINESS |
| FDOT – FLORIDA DEPARTMENT OF TRANSPORTATION | UE – UTILITY EASEMENT |

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON JANUARY 24, 2024. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY

SHEET 1 OF 2



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

David E. Rohal, P.S.M.
Digitally signed by David E. Rohal, P.S.M.
DN: cn=US, o=FL, ou=BoCA
Raton, ou=Caulfield & Wheeler, Inc., ou=Caulfield & Wheeler, Inc, ou=Survey, cn=David E. Rohal, P.S.M.
email=drohal@cwintstoc.com
Date: 2024.01.25 07:43:15 -0500

DAVID E. ROHAL
PROFESSIONAL LAND SURVEYOR NO. 4315
STATE OF FLORIDA
LB 3591

DATE	1-24-2024
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	10677-Exist NVAL

**PARCEL "A", CENTRA POINTE
EXISTING NON-VEHICULAR ACCESS LINE
SKETCH AND DESCRIPTION**

EXHIBIT "B"

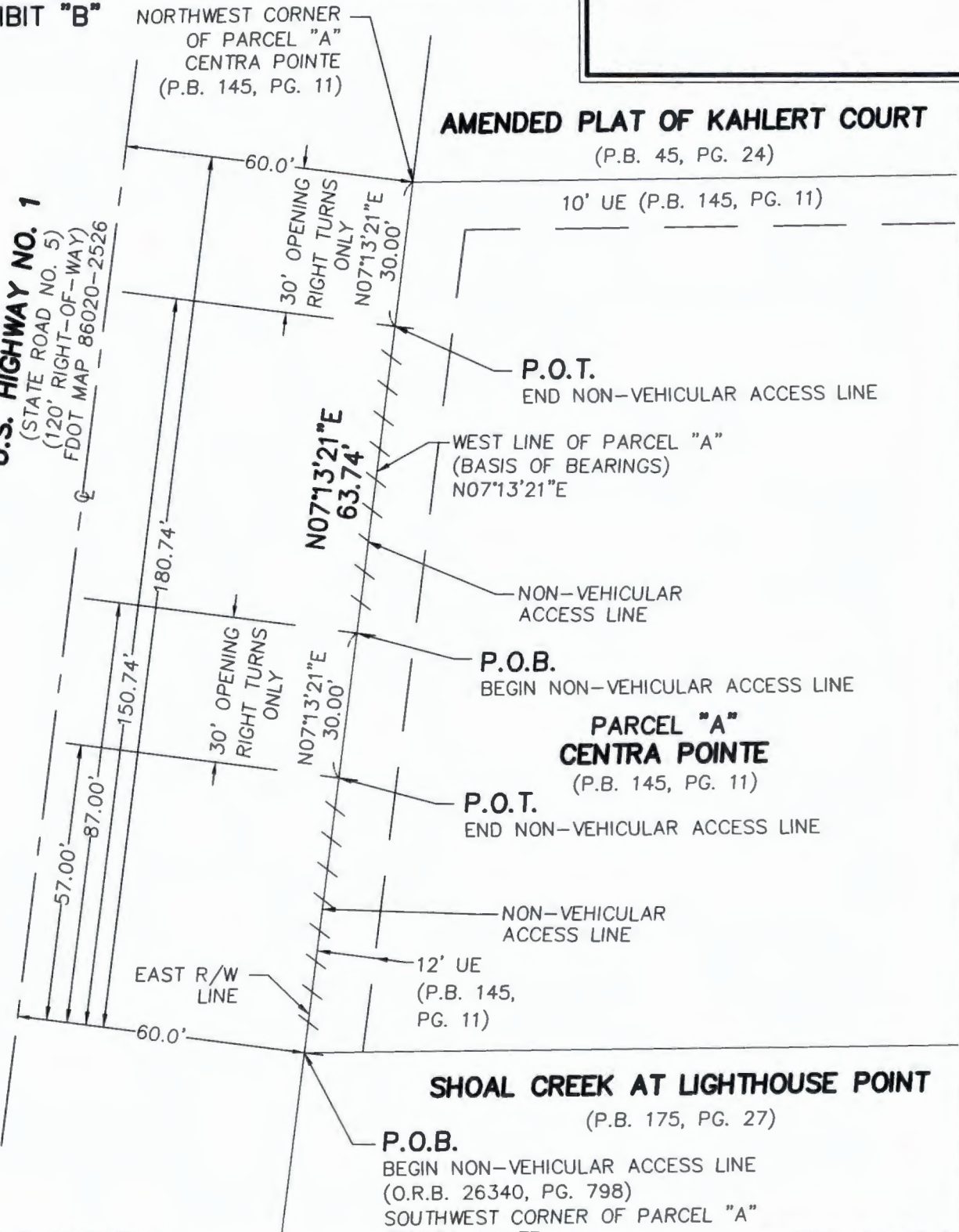
U.S. HIGHWAY NO. 1
(STATE ROAD NO. 5)
(120' RIGHT-OF-WAY)
FDOT MAP 86020-2526

NORTHWEST CORNER
OF PARCEL "A"
CENTRA PENTE
(P.B. 145, PG. 11)

AMENDED PLAT OF KAHLERT COURT

(P.B. 45, PG. 24)

10' UE (P.B. 145, PG. 11)



P.O.T.
END NON-VEHICULAR ACCESS LINE

WEST LINE OF PARCEL "A"
(BASIS OF BEARINGS)
N07°13'21"E

NON-VEHICULAR
ACCESS LINE

P.O.B.
BEGIN NON-VEHICULAR ACCESS LINE

**PARCEL "A"
CENTRA PENTE**
(P.B. 145, PG. 11)

P.O.T.
END NON-VEHICULAR ACCESS LINE

NON-VEHICULAR
ACCESS LINE

12' UE
(P.B. 145,
PG. 11)

SHOAL CREEK AT LIGHTHOUSE POINT

(P.B. 175, PG. 27)

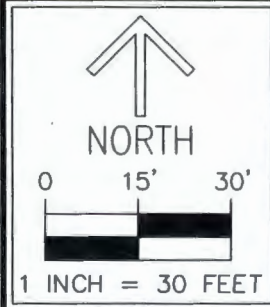
P.O.B.
BEGIN NON-VEHICULAR ACCESS LINE
(O.R.B. 26340, PG. 798)
SOUTHWEST CORNER OF PARCEL "A"
CENTRA PENTE

THIS IS NOT A SURVEY

SHEET 2 OF 2



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CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452



DATE	1-24-2024
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=30'
JOB NO.	10677-Exist NVAL

**PARCEL "A", CENTRA PENTE
EXISTING NON-VEHICULAR ACCESS LINE
SKETCH AND DESCRIPTION**

EXHIBIT "C"

DESCRIPTION:

A NON-VEHICULAR ACCESS LINE BEING COINCIDENT WITH THE WEST LINE OF PARCEL "A", CENTRA POINTE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 145, PAGE 11 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE ALONG THE WEST LINE OF SAID PARCEL "A", SOUTH 07°13'21" WEST, A DISTANCE OF 147.74 FEET TO THE POINT OF TERMINUS OF SAID NON-VEHICULAR ACCESS LINE; THENCE CONTINUE ALONG SAID WEST LINE, SOUTH 07°13'21" WEST, A DISTANCE OF 33.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A" AND THE END OF SAID WEST LINE.

SURVEYOR'S NOTES:

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S07°13'21"W, ALONG THE WEST LINE OF PARCEL "A", CENTRA POINTE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 145, PAGE 11 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF RECORD RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

LEGEND/ABBREVIATIONS:

- P.O.B. - POINT OF BEGINNING
- P.O.T. - POINT OF TERMINUS
- P.B. - PLAT BOOK
- PG(S). - PAGE(S)
- R/W - RIGHT-OF-WAY
- LB - LICENSED BUSINESS
- UE - UTILITY EASEMENT
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- ⊕ - CENTERLINE

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON MARCH 12, 2024. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY

SHEET 1 OF 2



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 7900 GLADES ROAD - SUITE 100
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 PHONE (561)-392-1991 / FAX (561)-750-1452



Digitally signed by
 David E. Rohal, P.S.M.
 Date: 2024.03.12
 08:56:29 -04'00'
 Adobe Acrobat
 version:
 2023.008.20555

DAVID E. ROHAL
 PROFESSIONAL LAND
 SURVEYOR NO. 4315
 STATE OF FLORIDA
 LB 3591

DATE	3-12-2024
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	10677-NVAL

**PARCEL "A", CENTRA POINTE
 NEW NON-VEHICULAR ACCESS LINE AMENDMENT
 SKETCH AND DESCRIPTION**

EXHIBIT "C"

AMENDED PLAT OF KAHLERT COURT

(P.B. 45, PG. 24)

10' UE (P.B. 145, PG. 11)

WEST LINE OF
PARCEL "A"
(BASIS OF
BEARINGS)
S07°13'21"W

P.O.B.
NORTHWEST CORNER
OF PARCEL "A"
CENTRA POINT
(P.B. 145, PG. 11)

NON-VEHICULAR
ACCESS LINE

PARCEL "A"
CENTRA POINT
(P.B. 145, PG. 11)

P.O.T.

12' UE
(P.B. 145,
PG. 11)

SOUTHWEST CORNER OF PARCEL "A"
CENTRA POINT
(P.B. 145, PG. 11)

SHOAL CREEK AT LIGHTHOUSE POINT

(P.B. 175, PG. 27)

U.S. HIGHWAY NO. 1
(STATE ROAD NO. 5)
(120' RIGHT-OF-WAY)
FDOT MAP 86020-2526

180.74'
147.74'

S07°13'21"W
147.74'

RIGHT TURNS
ONLY
33' OPENING

33.00'

THIS IS NOT A SURVEY

SHEET 2 OF 2



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NORTH



1 INCH = 30 FEET

DATE 3-12-2024

DRAWN BY SAS

F.B./ PG. N/A

SCALE 1"=30'

JOB NO. 10677-NVAL

PARCEL "A", CENTRA POINT
NEW NON-VEHICULAR ACCESS LINE AMENDMENT
SKETCH AND DESCRIPTION