

ORDINANCE NO. C-20-

AN ORDINANCE OF THE CITY OF FORT LAUDERDALE, FLORIDA, AMENDING SECTION 47-1.6 OF THE CITY OF FORT LAUDERDALE, FLORIDA, UNIFIED LAND DEVELOPMENT REGULATIONS (ULDR) THROUGH THE REVISION OF THE OFFICIAL ZONING MAP OF THE CITY OF FORT LAUDERDALE ATTACHING THERETO AND BY REFERENCE MAKING A PART THEREOF ADDENDUM "B" ENTITLED "OFFICIAL DOWNTOWN MASTER PLAN TRANSITIONAL AREA MAP" CONSISTING OF A DEPICTION OF THE BOUNDARIES OF NEIGHBORHOOD TRANSITION AREAS AS ESTABLISHED AND DESCRIBED IN SECTION 47-13.20.F OF THE ULDR.

WHEREAS, the Planning and Zoning Board at its meeting of October 16, 2019 (PZ Case No. PLN-ULDR-20080001) did recommend to the City Commission that the Official Zoning Map should be amended to provide for Addendum "B" entitled "Official Downtown Master Plan Transitional Area Map"; and

WHEREAS, the City Clerk notified the public of public hearings to be held on Tuesday, October 20, 2020, and Thursday, November 5, 2020, 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 amendment.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That the City of Fort Lauderdale, Florida Unified Land Development Regulations ("ULDR") together with the Official Zoning Map of the City of Fort Lauderdale as approved on June 18, 1997, and described in Section 47-1.6 of the ULDR, be amended to provide for the inclusion of Addendum "B" entitled "Downtown Master Plan Transitional Areas", as derived from, depicted and described on the sketch and description attached hereto and made a part hereof.

SECTION 2. That the appropriate City officials of the City of Fort Lauderdale shall create and attach such Addendum derived from the sketch and description to a copy of the Official Zoning Map 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 That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.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 days from the date of final passage.

PASSED FIRST READING this _____ day of _____, 2020.

PASSED SECOND READING this _____ day of _____, 2020.

Mayor
DEAN J. TRANTALIS

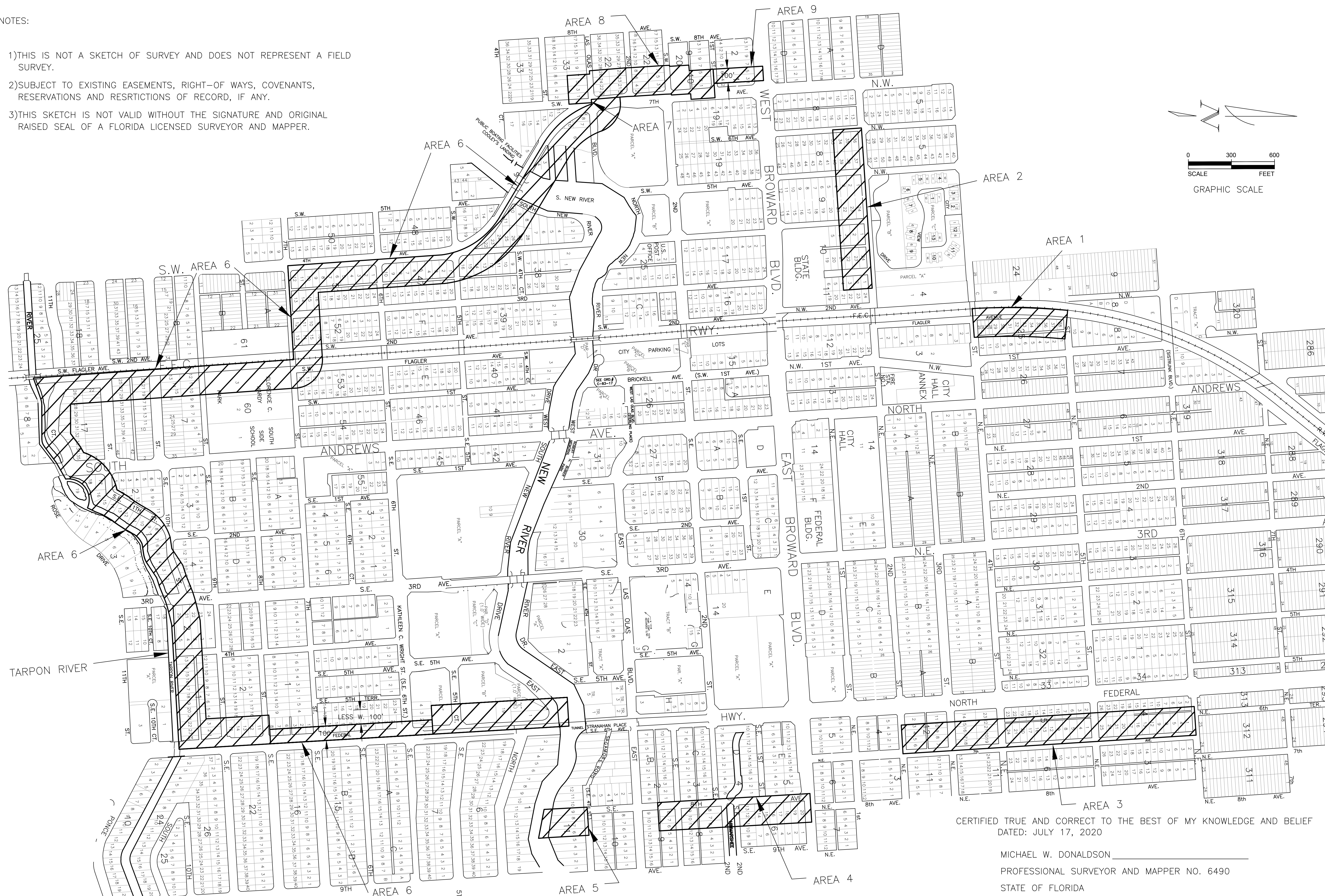
ATTEST:

City Clerk
JEFFREY A. MODARELLI

SKETCH AND DESCRIPTION OF A MASTER PLAN TRANSITIONAL

NOTES:

- 1) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 2) SUBJECT TO EXISTING EASEMENTS, RIGHT-OF WAYS, COVENANTS, RESERVATIONS AND RESRTICTIONS OF RECORD, IF ANY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



CERTIFIED TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF
DATED: JULY 17, 2020

MICHAEL W. DONALDSON _____
PROFESSIONAL SURVEYOR AND MAPPER NO. 6490
STATE OF FLORIDA

DRAWN BY:	CH	DATE:	7/17/2020
DESIGNED BY:	CH	SCALE:	1" = 300'
CHECKED BY:	MD		
FIELD BOOK:		N/A	


CITY OF FORT LAUDERDALE
PUBLIC WORKS DEPARTMENT
ENGINEERING & ARCHITECTURE
 100 North Andrews Avenue, Fort Lauderdale, Florida 33301

[illegible]

PROJECT # 22222
DOWNTOWN MASTER PLAN
TRANSITIONAL AREA
SKETCH AND DESCRIPTION
CITY OF FORT LAUDERDALE

SHEET NO.	OF
1	2
TOTAL:	2
CAD FILE: 22222-SKETCH-DESC	
DRAWING FILE NO.	

DESCRIPTION: DOWNTOWN MASTER PLAN TRANSITION ZONES

AREA 1

A 200.00 FOOT STRIP OF LAND LYING WITHIN A PORTION OF BLOCK 25, “AMENDED PLAT OF BLOCKS 1, 2, 3, 4, 5, 6, 7, 8, 25, 26, 27, 28, 29, 30, 31, 32 AND 33 OF NORTH LAUDERDALE”, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 182, OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA, SAID STRIP OF LAND LYING 200.00 FEET EASTERLY AND PARALLEL TO THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE CENTERLINE INTERSECTIONS OF THE FLORIDA EAST COAST RAILWAY (FEC) AND NORTHWEST 4 STREET; THENCE NORTHERLY ALONG SAID FEC CENTERLINE TO A CURVE CONCAVE TO THE EAST AND CONTINUING ALONG SAID CURVE NORTHERLY AND NORTHEASTERLY TO THE CENTERLINE INTERSECTION OF NORTHWEST 5 STREET AND THE POINT OF TERMINUS OF SAID CENTERLINE.

TOGETHER WITH: AREA 2

A 200.00 FOOT STRIP OF LAND LYING WITHIN A PORTION OF BLOCKS 9 AND 11, “TOWN OF FORT LAUDERDALE”, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK “B”, PAGE 40, OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA AND A PORTION OF PARCEL “A”, “BRIGHTLINE PARKING GARAGE”, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGE 114, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA AND A PORTION OF BLOCK 8, , “BRYAN SUBDIVISION OF BLOCKS 5, 8 AND 19 TOWN OF FORT LAUDERDALE”, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA, SAID STRIP OF LAND LYING 200.00 FEET SOUTHERLY AND PARALLEL TO THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE CENTERLINE INTERSECTIONS OF NORTHWEST 6 AVENUE AND NORTHWEST 2 STREET; THENCE EASTERLY ALONG SAID NORTHWEST 2 STREET CENTERLINE TO THE INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE EAST BOUNDARY LINE OF PARCEL “A”, “NEAR NORTHWEST REDEVELOPMENT PLAT”, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 122, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, AND THE POINT OF TERMINUS OF SAID LINE.

TOGETHER WITH: AREA 3

A 200.00 FOOT STRIP OF LAND LYING WITHIN A PORTION OF BLOCKS 4, 5 AND 12, “HOLMBERG AND MCKEE’S SUBDIVISION”, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 112, OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA AND A PORTION BLOCK 12, “RESUBDIVISION OF BLOCKS 9, 10, 11 AND 12 OF HOLMBERG AND MCKEE’S SUBDIVISION”, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 115, OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA, SAID STRIP OF LAND LYING 200.00 FEET WESTERLY AND PARALLEL TO THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE CENTERLINE INTERSECTIONS OF NORTHEAST 7 AVENUE AND NORTHEAST 2 STREET; THENCE NORTHERLY ALONG SAID NORTHEAST 7 AVENUE CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF NORTHEAST 6 STREET AND THE POINT OF TERMINUS OF SAID LINE.

TOGETHER WITH: AREA 4

A 200.00 FOOT STRIP OF LAND LYING WITHIN A PORTION OF BLOCKS 6, 7, 8 AND 9, “COLEE HAMMOCK”, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 17, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, SAID STRIP OF LAND LYING 200.00 FEET EASTERLY AND PARALLEL TO THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHEAST CORNER OF LOT 6, BLOCK 2 OF SAID PLAT AND ALSO BEING THE WEST RIGHT OF WAY LINE OF SOUTHEAST 8 AVENUE (PLATTED AVENUE “A”); THENCE NORTHERLY ALONG SAID WEST RIGHT OF WAY LINE TO THE INTERSECTION WITH THE CENTERLINE OF WEST BROWARD BOULEVARD AND THE POINT OF TERMINUS OF SAID LINE.

TOGETHER WITH: AREA 5

A 200.00 FOOT STRIP OF LAND LYING WITHIN A PORTION OF BLOCK 11, “COLEE HAMMOCK”, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 17, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, SAID STRIP OF LAND EXTENDING WESTERLY FROM THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY PROLONGATION OF THE WEST LINE OF LOT 6 OF SAID BLOCK 11 AND THE CENTERLINE OF SOUTHEAST 4 STREET (PLATTED BRICKELL BOULEVARD); THENCE SOUTHERLY ALONG SAID WEST LINE OF LOT 6 AND THE PROLONGATION THEREOF TO THE INTERSECTION WITH THE CENTERLINE OF THE NEW RIVER AND THE POINT OF TERMINUS OF SAID LINE.

TOGETHER WITH: AREA 6

A 200.00 FOOT STRIP OF LAND LYING WITHIN SECTION 10, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY,FLORIDA, SAID STRIP OF LAND EXTENDING WESTERLY, NORTHERLY, NORTHWESTERLY,EASTERLY, NORTHERLY, EASTERLY AND NORTHEASTERLY, PARALLEL AND CONCENTRIC TO THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF SOUTH FEDERAL HIGHWAY (U.S. I), WITH THE CENTERLINE OF THE NEW RIVER; THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID FEDERAL HIGHWAY TO THE INTERSECTION WITH THE CENTERLINE OF THE TARPON RIVER; THENCE WESTERLY AND SOUTHWESTERLY ALONG SAID TARPON RIVER CENTERLINE TO A SPLIT IN SAID RIVER’S MAIN CHANNEL NORTHEASTERLY OF LOT 19, BLOCK 1, “TARPON RIVER PARK”, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, THENCE WESTERLY AND SOUTH WESTERLY ALONG THE CENTERLINE OF THE CHANNEL LYING BETWEEN LOTS 16, 18 AND 19, BLOCK 1 OF SAID PLAT TO THE CENTERLINE OF THE TARPON RIVER; THENCE CONTINUE SOUTHWESTERLY AND WESTERLY ALONG THE CENTERLINE OF SAID TARPON RIVER TO ITS INTERSECTION WITH THE CENTERLINE OF THE FLORIDA EAST COAST RAILROAD RIGHT OF WAY; THENCE NORTHERLY ALONG SAID CENTERLINE TO ITS INTERSECTION WITH THE CENTERLINE OF SOUTHWEST 7 STREET; THENCE WESTERLY ALONG SAID SOUTHWEST 7 STREET CENTERLINE TO ITS INTERSECTION WITH THE CENTERLINE OF SOUTHWEST 4 AVENUE; THENCE NORTHERLY AND NORTHWESTERLY ALONG THE CENTERLINE OF SAID SOUTHWEST 4 AVENUE AND THE CENTERLINE OF THE W. H. MARSHALL BRIDGE, TO THE INTERSECTION WITH THE CENTERLINE OF WEST LAS OLAS BOULEVARD AND THE POINT OF TERMINUS OF SAID LINE.

LESS AND EXCEPT THE WEST 100 FEET OF THE SAID 200 FOOT STRIP, BEGINNING AT THE INTERSECTION OF SOUTH FEDERAL HIGHWAY AND THE CENTERLINE OF HAVANA DRIVE (SOUTHEAST 8 STREET); THENCE NORTH ALONG SAID SOUTH FEDERAL HIGHWAY CENTERLINE TO THE INTERSECTION OF THE EASTERLY PROLONGATION OF THE MOST EASTERLY SOUTH LINE OF PARCEL “A”, “BROWARD COUNTY COURTHOUSE PHASE II”, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 142, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA.

THE INTENTION IS TO HAVE A CONTIGUOUS STRIP OF LAND 200 FEET IN WIDTH WHERE INDICATED, OFFSET AREAS THAT AREN’T CONTIGUOUS WILL HAVE A 200 FOOT RADIUS WHERE POSSSIBLE OR LINES EXTENDED OR SHORTENED FOR CONNECTIVITY.

TOGETHER WITH: AREA 7

A 200.00 FOOT STRIP OF LAND LYING WITHIN A PORTION OF SOUTHWEST 7 AVENUE RIGHT OF WAY, SAID STRIP OF LAND EXTENDING NORTHERLY AND PARALLEL FROM THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF SOUTHWEST 7 AVENUE, WITH THE EASTERLY CENTERLINE PROLONGATION OF WEST LAS OLAS BOULEVARD; THENCE WESTERLY ALONG SAID EASTERLY PROLONGATION OF THE CENTERLINE OF WEST LAS OLAS BOULEVARD TO THE INTERSECTION OF THE EASTERLY LIMITS OF A 200 FOOT STRIP OF LAND AND THE POINT OF TERMINUS OF SAID LINE.

TOGETHER WITH: AREA 8

A 200.00 FOOT STRIP OF LAND LYING WITHIN A PORTION OF BLOCK 33, “BRYAN SUBDIVISION BLOCK 33 AND 64”, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 24, AND BLOCK 22, “BRYAN SUBDIVISION BLOCKS 21 AND 22”, AND BLOCK 20, “TOWN OF FORT LAUDERDALE”, AS RECORDED IN PLAT BOOK “B”, PAGE 40, AND BLOCK 10, “SUBDIVISION OF LOTS 1, 2, 3 AND 4 – 9 AND 10, BLOCK 20, FORT LAUDERDALE”, AS RECORDED IN PLAT BOOK 3, PAGE 24, ALL ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PUBLIC RECORDS OF DADE COUNTY FLORIDA. SAID STRIP OF LAND EXTENDING EASTERLY AND PARALLEL TO THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWEST CORNER OF THE EAST HALF OF LOT 7, BLOCK 33, BRYAN SUBDIVISION BLOCK 33 AND 64; THENCE NORTH ALONG THE WEST LINE OF SAID EAST HALF OF LOT 7 AND THE PROLONGATION THEREOF TO INTERSECT THE CENTERLINE OF WEST LAS OLAS BOULEVARD: THENCE WESTERLY ALONG SAID CENTERLINE TO THE SOUTHERLY PROLONGATION OF THE WEST LINE OF LOTS 26, 25, 8 AND 7, BLOCK 22, BRYAN’S SUBDIVISION OF BLOCKS 21 AND 22, FORT LAUDERDALE, AND THE NORTHERLY EXTENSION THEREOF, TO THE NORTH RIGHT OF WAY LINE OF SOUTHWEST 2 STREET; THENCE EAST ALONG SAID RIGHT OF WAY LINE TO INTERSECT THE WEST LINE OF LOT 10, BLOCK 20, TOWN OF FORT LAUDERDALE; THENCE NORTHERLY ALONG SAID WEST LINE OF LOT 10 TO THE NORTHWEST CORNER OF THE SOUTH 135.00 FEET OF SAID LOT 10; THENCE EASTERLY ALONG THE SOUTH 135.00 FEET OF SAID LOT 10 TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 5, BLOCK 10, SUBDIVISION OF LOTS 1, 2, 3 AND 4 – 9 AND 10, BLOCK 20; THENCE NORTHERLY ALONG THE WEST LINE OF LOT 5 TO THE INTERSECTION OF SOUTHWEST 2 STREET CENTERLINE AND THE POINT OF TERMINUS OF SAID LINE.

TOGETHER WITH: AREA 9

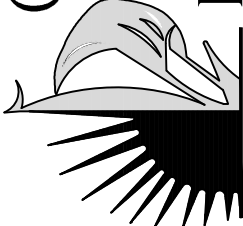
A 100.00 FOOT STRIP OF LAND LYING WITHIN A PORTION OF BLOCK 1, ”SUBDIVISION OF LOTS 1, 2, 3 AND 4 – 9 AND I 0, BLOCK 20, TOWN OF FORT LAUDERDALE” ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 15, OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA. SAID STRIP OF LAND EXTENDING EASTERLY AND PARALLEL TO THE FOLLOWING DESCRIBED LINE:

BEGINNING THE INTERSECTION OF SOUTHWEST 2 STREET CENTERLINE AND THE SOUTHERLY PROLONGATION OF THE WEST LINE OF LOT 6 OF SAID BLOCK 1; THENCE NORTHERLY ALONG THE WEST LINE OF LOTS 6 AND 5 AND THE NORTHERLY PROLONGATION THEREOF TO THE INTERSECTION OF THE CENTERLINE OF WEST BROWARD BOULEVARD AND THE POINT OF TERMINUS OF SAID LINE.

ALL SAID LANDS LYING, BEING AND SITUATED IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

DRAWN BY:	DATE:	DESIGNED BY:	SCALE:	CHECKED BY:	FIELD BOOK:
	7/17/2020				

CITY of FORT LAUDERDALE



PUBLIC WORKS DEPARTMENT

ENGINEERING & ARCHITECTURE

100 North Andrews Avenue, Fort Lauderdale, Florida 33301

NO.	DATE	BY	CHK'D	REVISIONS	
				DESCRIPTION	

PROJECT # P22222

DOWNTOWN MASTER PLAN

TRANSITIONAL AREA

SKETCH AND DESCRIPTION

CITY OF FORT LAUDERDALE

SHEET NO.	OF
2	2
TOTAL: 2	
CAD FILE: 2222-SKETCH-DESC	
DRAWING FILE NO. 4-139-48	