

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 "A" ENTITLED "OFFICIAL DOWNTOWN CHARACTER AREA MAP" CONSISTING OF A DEPICTION OF THE BOUNDARIES OF THE CHARACTER AREAS AS ESTABLISHED AND DESCRIBED IN SECTION 47-13.20.6 OF THE ULDR.

WHEREAS, the Planning and Zoning Board at its meeting of October 16, 2019 (PZ Case No. PLN-ULDR-20080002) did recommend to the City Commission that the Official Zoning Map should be amended to provide for Addendum "A" entitled "Official Downtown Character 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 "A" entitled "Downtown Character 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 That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.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 DOWNTOWN CHARACTER AREA



SKETCH
LOCATION



EXHIBIT "A"
LEGAL DESCRIPTION OF DOWNTOWN CHARACTER AREA THAT IS DIVIDED INTO THREE AREAS: NEAR DOWNTOWN, URBAN NEIGHBORHOOD AND DOWNTOWN
CORE, TOGETHER WITH A DOWNTOWN CHARACTER AREA SKETCH.

LANDS LYING IN SECTIONS 2, 3, 10 AND 11, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

NEAR DOWNTOWN DESCRIPTION:

BEGIN AT (REFERENCE POINT "A") THE INTERSECTION OF THE SOUTHWEST 7 STREET CENTERLINE AND THE FLORIDA EAST COAST RAILROAD RIGHT OF
WAY (100 FOOT RIGHT OF WAY) CENTERLINE; THENCE WESTERLY ALONG SAID SOUTHWEST 7 STREET CENTERLINE TO THE INTERSECTION OF SOUTHWEST 3
AVENUE CENTERLINE; THENCE NORTHERLY ALONG SAID CENTERLINE TO THE INTERSECTION OF SOUTHWEST 5 STREET CENTERLINE; THENCE WESTERLY
ALONG SAID CENTERLINE TO THE INTERSECTION OF SOUTHWEST 4 AVENUE CENTERLINE; THENCE NORTHWESTERLY ALONG SAID CENTERLINE AND THE
CENTERLINE OF THE W. H. MARSHALL BRIDGE AND CONTINUING NORTHWESTERLY TO THE INTERSECTION OF THE EASTERLY EXTENSION OF THE SOUTH LINE
OF LOTS 1, 3, 5, AND 7, BLOCK 33, "BRYAN'S SUBDIVISION OF BLOCKS 33 AND 64, FORT LAUDERDALE, FLORIDA", ACCORDING TO THE PLAT THEREOF,
RECORDED IN PLAT BOOK 1, PAGE 29, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION TO
THE INTERSECTION OF SOUTHWEST 7 AVENUE CENTERLINE; THENCE NORTHERLY ALONG SAID CENTERLINE TO THE INTERSECTION OF SOUTHWEST 2 STREET
CENTERLINE; THENCE EASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION OF SOUTHWEST 4 AVENUE CENTERLINE; THENCE NORTHERLY ALONG SAID
CENTERLINE TO THE WESTERLY PROLONGATION OF THE NORTH LINE OF LOTS 11 AND 14, BLOCK 17, "TOWN OF FORT LAUDERDALE", ACCORDING TO THE
PLAT THEREOF, RECORDED IN PLAT BOOK "B", PAGE 40, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE EASTERLY ALONG SAID WESTERLY
PROLONGATION AND CONTINUING ALONG THE NORTH LINE OF LOTS 11 AND 16, BLOCK 16 OF SAID PLAT AND THE EASTERLY PROLONGATION THEREOF TO
THE INTERSECTION OF THE FLORIDA EAST COAST RAILROAD RIGHT OF WAY CENTERLINE; THENCE SOUTHERLY ALONG SAID CENTERLINE TO THE POINT OF
BEGINNING.

TOGETHER WITH:

BEGIN AT (REFERENCE POINT "B") THE INTERSECTION OF NORTHWEST 4 STREET CENTERLINE AND THE FLORIDA EAST COAST RAILROAD RIGHT OF WAY
(100 FOOT RIGHT OF WAY) CENTERLINE; THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID RAILROAD CENTERLINE TO THE INTERSECTION OF THE
NORTHWEST 6 STREET CENTERLINE; THENCE EASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION OF THE NORTHEAST 5 AVENUE CENTERLINE;
THENCE NORTHERLY ALONG SAID CENTERLINE TO THE INTERSECTION OF THE NORTHEAST 8 STREET CENTERLINE; THENCE WESTERLY ALONG SAID
CENTERLINE TO THE INTERSECTION OF THE NORTHEAST 3 AVENUE CENTERLINE; THENCE NORTHERLY ALONG SAID CENTERLINE TO THE INTERSECTION OF
THE FLORIDA EAST COAST RAILROAD RIGHT OF WAY CENTERLINE; THENCE NORTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION OF THE EAST
SUNRISE BOULEVARD (NORTHEAST 10 STREET) CENTERLINE; THENCE EASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE NORTH FEDERAL
HIGHWAY (U.S. 1) CENTERLINE; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG SAID CENTERLINE TO THE INTERSECTION OF THE NORTHEAST 4 STREET
CENTERLINE; THENCE WESTERLY ALONG SAID CENTERLINE AND CONTINUING ALONG NORTHWEST 4 STREET CENTERLINE TO THE POINT OF BEGINNING;

TOGETHER WITH:

BEGIN AT (REFERENCE POINT "C") THE INTERSECTION OF NORTH FEDERAL HIGHWAY CENTERLINE AND THE NORTHEAST 2 STREET CENTERLINE; THENCE
EASTERLY ALONG SAID NORTHEAST 2 STREET CENTERLINE TO THE INTERSECTION OF THE NORTHEAST 7 AVENUE CENTERLINE; THENCE SOUTHERLY ALONG
SAID CENTERLINE TO THE INTERSECTION OF THE EAST BROWARD BOULEVARD CENTERLINE; THENCE EASTERLY ALONG SAID CENTERLINE TO THE
INTERSECTION OF THE NORTHERLY PROLONGATION OF THE EAST LINE OF LOTS 20 THROUGH 14 AND 11 INCLUSIVE, BLOCK 6, "BEVERLY HEIGHTS",
ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE
SOUTHERLY ALONG SAID EAST LINE AND ITS SOUTHERLY EXTENSION, BEING A LINE PARALLEL WITH AND 175 FEET EAST OF, AS MEASURED AT RIGHT
ANGLES, THE CENTERLINE OF SOUTHEAST 8 AVENUE TO THE INTERSECTION OF THE NEW RIVER CENTERLINE; THENCE NORTHWESTERLY AND WESTERLY
ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE SOUTH FEDERAL HIGHWAY CENTERLINE; THENCE NORTHERLY ALONG SAID CENTERLINE AND
CONTINUING ALONG NORTH FEDERAL HIGHWAY CENTERLINE TO THE POINT OF BEGINNING.

DOWNTOWN CORE DESCRIPTION:

BEGIN AT (REFERENCE POINT "A") THE INTERSECTION OF SOUTHWEST 7 STREET CENTERLINE WITH THE FLORIDA EAST COAST RAILROAD RIGHT OF
WAY (100 FOOT RIGHT OF WAY) CENTERLINE; THENCE EASTERLY ALONG SAID SOUTHWEST 7 STREET CENTERLINE TO THE INTERSECTION OF THE
SOUTH FEDERAL HIGHWAY (U.S.1) CENTERLINE; THENCE NORTHERLY ALONG SAID CENTERLINE AND CONTINUING ALONG NORTH FEDERAL HIGHWAY
CENTERLINE TO THE INTERSECTION OF NORTHEAST 4 STREET CENTERLINE; THENCE WESTERLY ALONG SAID CENTERLINE AND CONTINUING ALONG
NORTHWEST 4 STREET CENTERLINE TO THE INTERSECTION OF THE FLORIDA EAST COAST RAILROAD RIGHT OF WAY CENTERLINE; THENCE SOUTHERLY
ALONG SAID CENTERLINE TO THE INTERSECTION OF NORTHWEST 2 STREET CENTERLINE; THENCE WESTERLY ALONG SAID CENTERLINE TO THE
INTERSECTION OF NORTHWEST 7 AVENUE CENTERLINE; THENCE SOUTHERLY ALONG SAID CENTERLINE AND CONTINUING ALONG SOUTHWEST 7
AVENUE CENTERLINE TO THE INTERSECTION OF SOUTHWEST 2 STREET CENTERLINE; THENCE EASTERLY ALONG SAID CENTERLINE TO THE
INTERSECTION OF SOUTHWEST 4 AVENUE CENTERLINE; THENCE NORTHERLY ALONG SAID CENTERLINE TO THE WESTERLY PROLONGATION OF THE
NORTH LINE OF LOTS 11 AND 14, BLOCK 17, "TOWN OF FORT LAUDERDALE", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK "B",
PAGE 40, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE EASTERLY ALONG SAID WESTERLY PROLONGATION AND CONTINUING
ALONG THE NORTH LINE OF LOTS 11 AND 16, BLOCK 16 OF SAID PLAT AND THE EASTERLY PROLONGATION THEREOF TO THE INTERSECTION OF THE
FLORIDA EAST COAST RAILROAD RIGHT OF WAY CENTERLINE; THENCE SOUTHERLY ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.

URBAN NEIGHBORHOOD DESCRIPTION:

BEGIN AT (REFERENCE POINT "D") THE INTERSECTION OF NORTHWEST 6 STREET (SISTRUNK BOULEVARD) CENTERLINE AND THE FLORIDA EAST COAST RAILROAD RIGHT OF
WAY (100 FOOT RIGHT OF WAY) CENTERLINE; THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID RAILROAD CENTERLINE TO THE INTERSECTION OF THE NORTHERLY
PROLONGATION OF THE NORTHEAST 3 AVENUE CENTERLINE; THENCE SOUTHERLY ALONG SAID NORTHERLY PROLONGATION AND NORTHEAST 3 AVENUE CENTERLINE TO THE
INTERSECTION OF NORTHEAST 8 STREET CENTERLINE; THENCE EASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION OF NORTHEAST 9 AVENUE CENTERLINE; THENCE
SOUTHERLY ALONG SAID CENTERLINE TO THE INTERSECTION OF NORTHEAST 6 STREET CENTERLINE; THENCE WESTERLY ALONG SAID CENTERLINE TO THE POINT OF
BEGINNING.

TOGETHER WITH:

BEGIN AT (REFERENCE POINT "E") THE INTERSECTION OF SOUTH FEDERAL HIGHWAY (U.S. 1) CENTERLINE WITH THE TARPON RIVER CENTERLINE; THENCE WESTERLY AND
SOUTHWESTERLY ALONG THE TARPON RIVER CENTERLINE TO THE INTERSECTION WITH THE FLORIDA EAST COAST RAILROAD RIGHT OF WAY (100 FOOT RIGHT OF WAY)
CENTERLINE; THENCE NORTHERLY ALONG SAID CENTERLINE TO THE INTERSECTION OF SOUTHWEST 9 STREET CENTERLINE; THENCE EAST ALONG SAID CENTERLINE AND
CONTINUING ALONG THE SOUTHEAST 8 STREET CENTERLINE TO THE INTERSECTION OF THE SOUTH FEDERAL HIGHWAY CENTERLINE; THENCE SOUTHERLY ALONG SAID
CENTERLINE TO THE POINT OF BEGINNING.

TOGETHER WITH:

BEGIN AT (REFERENCE POINT "F") THE INTERSECTION OF SOUTHWEST 7 STREET CENTERLINE WITH THE SOUTHWEST 4 AVENUE CENTERLINE; THENCE NORTHERLY AND
NORTHWESTERLY ALONG THE SOUTHWEST 4 AVENUE CENTERLINE TO THE INTERSECTION OF SOUTHWEST 5 STREET CENTERLINE; THENCE EASTERLY ALONG SAID CENTERLINE
TO THE INTERSECTION OF THE SOUTHWEST 3 AVENUE CENTERLINE; THENCE SOUTHERLY ALONG SAID CENTERLINE TO THE INTERSECTION OF SOUTHWEST 7 STREET
CENTERLINE; THENCE WESTERLY ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.

TOGETHER WITH:

BEGIN AT (REFERENCE POINT "G") THE INTERSECTION OF THE CENTERLINE OF SOUTHWEST 7 AVENUE WITH THE EASTERLY PROLONGATION OF SOUTH LINE OF LOTS 7, 5,
3 AND 1, BLOCK 33, "BRYAN'S SUBDIVISION OF BLOCKS 33 AND 64, FORT LAUDERDALE, FLORIDA", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1,
PAGE 29, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE WESTERLY ALONG SAID PROLONGATION TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE
NORTH ALONG THE WEST LINE OF SAID LOT 7 AND CONTINUING NORTHERLY ALONG THE WEST LINE OF LOTS 26, 25, 8 AND 7, BLOCK 22, "BRYAN'S SUBDIVISION OF
BLOCKS 21 AND 22, FORT LAUDERDALE, FLORIDA", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 29, OF THE PUBLIC RECORDS OF DADE
COUNTY, FLORIDA AND THE NORTHERLY PROLONGATION THEREOF TO THE NORTH RIGHT OF WAY LINE OF SOUTHWEST 2 STREET; THENCE EAST ALONG SAID NORTH RIGHT
OF WAY LINE TO THE INTERSECTION OF THE WEST LINE OF LOT 10, BLOCK 20, "TOWN OF FORT LAUDERDALE", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT
BOOK "B", PAGE 40, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; 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 SAID SOUTH 135.00 FEET 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, FORT LAUDERDALE, FLORIDA", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE
15, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 5 AND CONTINUING ALONG THE WEST LINE OF LOTS
6 AND 5 OF BLOCK 1 OF SAID "SUBDIVISION OF LOTS 1, 2, 3 AND 4 - 9 AND 10, BLOCK 20, FORT LAUDERDALE, FLORIDA" TO THE INTERSECTION OF WEST BROWARD
BOULEVARD CENTERLINE; THENCE EASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION OF SOUTHWEST 7 AVENUE CENTERLINE; THENCE SOUTHERLY ALONG SAID
CENTERLINE TO THE POINT OF BEGINNING.

TOGETHER WITH:

BEGIN AT (REFERENCE POINT "H") THE INTERSECTION OF NORTHEAST 6 STREET (SISTRUNK BOULEVARD) CENTERLINE WITH NORTH FEDERAL HIGHWAY (U.S.1) CENTERLINE;
THENCE EASTERLY ALONG SAID NORTHEAST 6 STREET CENTERLINE TO THE INTERSECTION WITH NORTHEAST 7 AVENUE CENTERLINE; THENCE SOUTHERLY ALONG SAID
CENTERLINE TO THE INTERSECTION OF NORTHEAST 2 STREET CENTERLINE; THENCE WESTERLY ALONG SAID CENTERLINE TO THE INTERSECTION OF THE NORTH FEDERAL
HIGHWAY CENTERLINE; THENCE NORTHERLY ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.

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

CERTIFIED TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED ON THE DATE INDICATED HERE USING A SHA
AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE
SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

AUGUST 18, 2020

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

Michael
Donaldson

Digitally signed by Michael
Donaldson
Date: 2020.08.18 13:20:16
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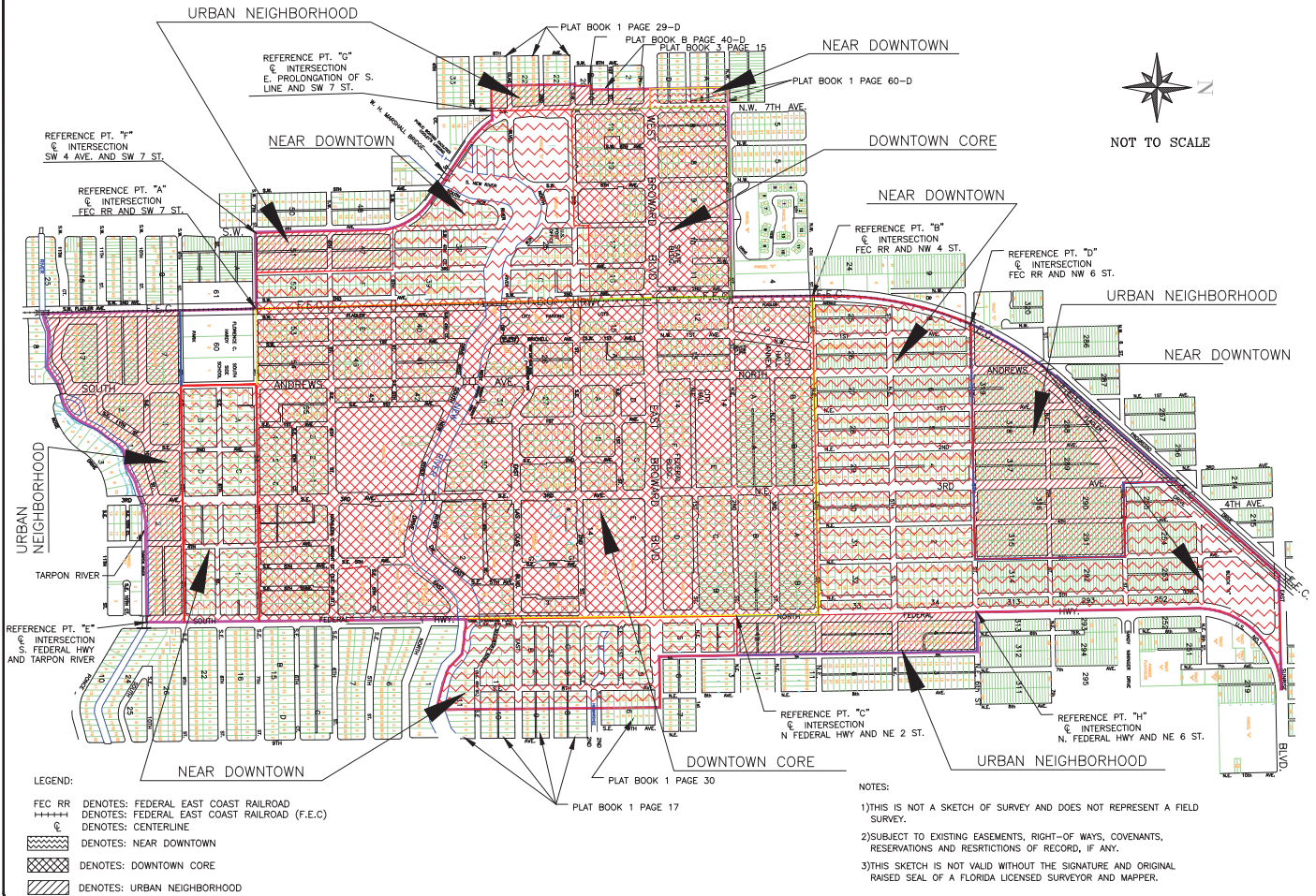
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CITY OF FORT LAUDERDALE
PUBLIC WORKS DEPARTMENT
ENGINEERING & ARCHITECTURE
100 North Andrews Avenue, Fort Lauderdale, Florida 33301

PROJECT # P22222
DOWNTOWN CHARACTER AREA
SKETCH AND DESCRIPTION
CITY OF FORT LAUDERDALE

PROJECT NO. 1 OF 2
TOTAL: 2
CAD FILE: 2222-SKETCH-DESC
DRAWING FILE NO. 4-139-48

SKETCH AND DESCRIPTION DOWNTOWN CHARACTER AREA



CITY OF FORT LAUDERDALE PUBLIC WORKS DEPARTMENT ENGINEERING & ARCHITECTURE 100 North Andrews Avenue, Fort Lauderdale, Florida 33301	
DATE: 8/14/2020	BY: N.S.L.
DESIGNED BY: N.S.L.	CHECKED BY: N.S.L.
DRAWN BY: N.S.L.	FILED BY: N.S.L.
PROJECT NO. 22222	OF 2
PROJECT # 22222 DOWNTOWN CHARACTER AREA SKETCH AND DESCRIPTION CITY OF FORT LAUDERDALE	
CAD FILE: 22222-SKETCH-DESC	DATE: 8/14/2020
ISSUING FILE NO. 4-139-48	