

**PLANNING AND ZONING BOARD
CITY OF FORT LAUDERDALE
CITY HALL COMMISSION CHAMBERS – 1ST FLOOR
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA
WEDNESDAY, JULY 18, 2012 – 6:30 P.M.**

Cumulative

Board Members	Attendance	June 2012-May 2013	
		Present	Absent
Patrick McTigue, Chair	A	1	1
Leo Hansen, Vice Chair	P	2	0
Stephanie Desir-Jean	A	1	1
Michael Ferber	P	2	0
James McCulla	P	2	0
Michelle Tuggle	P	2	0
Tom Welch	P	2	0
Peter Witschen	A	1	1

It was noted that as of 6:48 p.m., a quorum was present at the meeting.

Staff

Ella Parker, Acting Urban Design and Planning Manager
D'Wayne Spence, Assistant City Attorney
Anthony Fajardo, Urban Design and Development
Thomas Lodge, Urban Design and Development
Randall Robinson, Urban Design and Development
Diana Alarcon, Director of Transportation and Mobility
Brigitte Chiappetta, Recording Secretary, Prototype, Inc.

Communications to City Commission

None.

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	<u>Case Number</u>	<u>Applicant</u>
1.	8P11**	Holman Automotive, Inc. / Holman BMW
2.	7P12**	The Pearl at Flagler Village
3.	4Z12** *	Victoria's Corporate Plaza, LLC
4.	5Z12** *	Sunset Presbyterian Church of Fort Lauderdale
5.	6Z12** *	Premiere Automobile Sales, Inc. / Hertz Rental Car
6.	Communication to the City Commission	
7.	For the Good of the City	

4. **Sunset Presbyterian Church of Ft Thomas Lodge
Lauderdale**

5Z12

Request: * * * **Rezoning from Residential Single Family/Low Medium Density District (RS-8) to Community Facility-House of Worship and School (CF-HS), pursuant to ULDR Sec. 47-24.4**

Legal Description: A portion of the north one-half of the Southeast one-quarter of the Northeast one-quarter of the Northwest one-quarter of Section 18, Township 50 South, Range 42 East.

Address: 3550 Davie Blvd

General Location: Southeast corner of Davie Blvd and SW 36th Avenue

District: 3

Disclosures were made, and any members of the public wishing to speak on this Item were sworn in.

Stephen Tilbrook, representing the Applicant, stated that the Sunset Presbyterian Church of Fort Lauderdale has been the owner and operator of the property since 1965. During the week, the facility also operates as the Charter School of Excellence, which serves the Davie Boulevard and Sunset neighborhoods.

The property currently has two zoning categories, which are Community Business (CB) along Davie Boulevard and RS-8 along the southern two-thirds of the location. There are also two land use designations, Commercial and Low/Medium Residential. Before 1997, the RS-8 portion of the property was zoned R-1, which permits churches and schools.

The request is to rezone the RS-8 portion of the property to the more appropriate zoning category of Community Facility-House of Worship and School (CF-HS). Mr. Tilbrook explained that in 1997, when the ULDR was created, a portion of the site was rezoned from R-1 to RS-8; church and school uses were also eliminated as permitted uses within the RS-8 zoning category.

In order to accommodate these changes, the City also amended its zoning map and rezoned most church properties throughout the City from the older residential zoning category to the CF zoning category; however, Sunset Presbyterian was overlooked during this amendment process. Due to this oversight, the property was rezoned to RS-8 instead of CF, which meant the church and school uses that had been in existence since 1965 were now considered legal nonconforming uses. In order to make the overall zoning of the property consistent with the existing uses, this portion must be rezoned to CF-HS.

Mr. Tilbrook concluded that the Application has been presented to the Sunset Civic Association, which has provided a letter of support for the rezoning.

Mr. McCulla requested clarification that only the RS-8 portion of the property would be rezoned. Mr. Tilbrook confirmed this. Mr. McCulla asked if in most cases, the entire property would be rezoned to CF-HS. Mr. Tilbrook explained that churches are a permitted use within CB zoning districts, so no rezoning was necessary for this portion of the property.

Thomas Lodge, representing Urban Design and Development, stated that the 80,804 sq. ft. portion of the site would be rezoned from RS-8 to CF-HS. This proposal is consistent with the City's Comprehensive Plan, as well as the current uses permitted within the land use category.

Mr. McCulla asked if Mr. Lodge agreed the zoning was changed to RS-8 due to an oversight in 1997. Mr. Lodge agreed with this assessment, and confirmed that it was not necessary to rezone the entire property to CF-HS.

There being no further questions from the Board at this time, Vice Chair Hansen opened the public hearing. As there were no members of the public wishing to speak on this Item, Vice Chair Hansen closed the public hearing and brought the discussion back to the Board.

Motion made by Ms. Tuggle, seconded by Mr. Welch, to approve. In a roll call vote, the **motion** passed 5-0.