



**TO:** Honorable Mayor & Members of the  
Fort Lauderdale City Commission

**FROM:** Greg Chavarria, City Manager

**DATE:** December 20, 2022

**TITLE:** Public Hearing – Quasi-Judicial Ordinance Approving a Rezoning from  
Planned Resort Development (PRD) District to Parks, Recreation and Open  
Space (P) District – North Seabreeze Boulevard – City of Fort Lauderdale–  
Case No. UDP-Z22013 – (**Commission District 2**)

---

**Recommendation**

Staff recommends the City Commission consider an ordinance rezoning 0.44 acres of land, located at North Seabreeze Boulevard, from Planned Resort Development (PRD) District to Parks, Recreation and Open Space (P) District.

**Background**

The City of Fort Lauderdale is requesting to rezone 19,265 square feet (0.44 acres) of land located at North Seabreeze Boulevard from Planned Resort Development (PRD) District to Parks, Recreation and Open Space (P) District to ensure consistency and continuity with the existing use, which is Cortez Triangle Park. A location map of the subject site is provided as Exhibit 1. The application and narrative responses to criteria are attached as Exhibit 2, and the sketch and legal description of the property is attached as Exhibit 3.

The rezoning of City owned properties that are used and maintained as public park space protects those properties in three significant ways. First, by rezoning a property to Parks, Recreation, and Open space it creates a record of the City's intended use for the property. Second, the zoning limits the use of the property to those uses typically associated with public parks and open spaces. Lastly, the City's Charter provides protection to lands zoned Park, Recreation, and Open Space by limiting the sale, transfer, or lease for more than (1) year without a unanimous vote of the entire City Commission.

**Review Criteria:**

Pursuant to the City's Unified Land Development Regulations (ULDR) Section 47-24.4.D, Rezoning Criteria, an application for a rezoning shall be reviewed in accordance with the following criteria:

1. The zoning district proposed is consistent with the City's Comprehensive Plan.

*This property is currently zoned PRD and has an underlying land use designation of Central Beach Regional Activity Center, which is intended to encourage high quality mix of uses, promote a strong local economy, integrated with residential, hotel, commercial and recreational uses, a strong waterfront, and marina experience, complemented by a world-class pedestrian environment and open space. The proposed Parks, Recreation and Open Space zoning district is consistent with this land use designation.*

2. The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration.

*The existing use of the property is a park. The proposed rezoning will ensure the zoning district is consistent with the existing use. The proposed rezoning will not adversely impact the character of development in or near the area under consideration.*

3. The character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses.

*The proposed rezoning of the property to Park is compatible with the surrounding residential, hotel and mix of uses. Since the current use of the site is a park, the proposed rezoning will ensure the zoning district is compatible with the existing uses and support nearby properties with a park and open space.*

The Planning and Zoning Board (PZB) reviewed the application on October 19, 2022, and recommended approval by a vote of 6-0. The PZB meeting minutes and staff report are attached as Exhibit 4 and Exhibit 5, respectively. In addition, the public sign notice and affidavit for the October 19, 2022, PZB meeting are attached as Exhibit 6.

The City Commission shall consider the application and the record and recommendations forwarded by the Department and PZB and public comments on the application to determine whether the application meets the criteria for a rezoning. If the City Commission determines that the rezoning meets the criteria for rezoning, the City Commission shall approve the change in zoning as requested in the application or approve a change to a more restrictive zoning district than that requested in the application if necessary to meet the criteria provided for rezoning and if consented to by the applicant. If the City Commission determines that the proposed rezoning does not meet the criteria in, or if the applicant does not consent to a more restrictive zoning district, the City Commission shall deny the application.

### **Resource Impact**

There is no fiscal impact associated with this action.

### **Strategic Connections**

This item is a 2022 Commission Priority, advancing the Smart Growth initiative.

This item supports the *Press Play Fort Lauderdale 2024* Strategic Plan, specifically advancing:

- Neighborhood Enhancement
- Goal 4: Build a thriving and inclusive community of neighborhoods
- Objective: Ensure a range of affordable housing options

This item advances the *Fast Forward Fort Lauderdale 2035* Vision Plan: We Are Community.

This item supports the *Advance Fort Lauderdale 2040 Comprehensive Plan* specifically advancing:

- The Neighborhood Enhancement Focus Area
- The Future Land Use Element
- Goal 2: The City shall encourage sustainable, smart growth which designates areas for future growth, promotes connectivity, social equity, preservation of neighborhood character and compatible uses.
- The Urban Design Element
- Goal 1: Promote high-quality and sustainable building design elements which complement the public realm.

### **Attachments**

Exhibit 1 – Location Map

Exhibit 2 – Application and Narrative Responses to Criteria

Exhibit 3 – Sketch and Legal Description of the Property

Exhibit 4 – October 19, 2022, PZB Meeting Minutes

Exhibit 5 – October 19, 2022, PZB Staff Report

Exhibit 6 – PZB Public Sign Notice and Affidavit

Exhibit 7 – Ordinance

---

Prepared by: Michael P. Ferrera, Urban Planner II, Development Services Department

Department Director: Christopher Cooper, AICP, Development Services Department