



REZONING APPLICATION

Rev: 2 | Revision Date: 8/8/2019 | I.D. Number: DSD.UDP.RZ

PLANNING & ZONING BOARD (PZB)

DEADLINE: Submittals are received prior to 4:00 PM Monday through Thursday and prior to 12:00 PM on Friday. Pursuant to Section 47-24.1(1), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via e-mail, if plans do not meet the submittal requirements and if changes are required.

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit. **REZONING \$2,200.00**

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

REZONING APPLICATION		
OWNERSHIP INFORMATION		
Property Owner's Name	For purpose of identification, the PROPERTY OWNER is the APPLICANT	
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.	
Address, City, State, Zip		
Phone Number / E-mail Address	/	
Proof of Ownership	Agent Authorization Form	
Applicant / Agent's Name	If AGENT is to represent OWNER, notarized letter of consent is required	
Applicant / Agent's Signature		
Address, City, State, Zip		
Phone Number / E-mail Address	/	
LOCATION INFORMATION		
Project Name	Project Address	
Legal Description		
Tax ID Folio Numbers <i>(For all parcels in development)</i>		
Future Land Use Designation	Current Use of Property	
REQUIREMENT COMPARISON	EXISTING DISTRICT	PROPOSED DISTRICT
Zoning District		
Minimum Lot Size		
Lot Density		
Lot Width		
Building Height (Feet / Levels)		

APPLICANT AFFIDAVIT		STAFF INTAKE REVIEW	
I acknowledge that the Required Documentation and Technical Specifications of the application are met:		For Staff use only:	
PRINT NAME:		INTAKE BY:	
SIGNATURE:		REVIEWED BY:	
DATE:		CASE NUMBER:	
		DATE:	

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SUBMITTAL REQUIREMENTS:

- APPLICATION PACKAGE** consisting of the following plan set and supporting documentation uploaded to the City of Fort Lauderdale Citizen Access Portal known as [LauderBuild](#).
- PROPOSED PLAN SET:**
 - COVER SHEET** for plan set that states project name, current zoning district, proposed zoning district, and table of contents.
 - CURRENT SURVEY(S)** of property, signed and sealed, showing existing conditions; survey must be as-built and topographic with right-of-way and easement vacations excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of lands not included in the proposed project unless specifically requested by the City.
 - RECORDED PLAT** including amendments, with site highlighted.
(This may be obtained from Broward County Public Records at 115 S Andrews Avenue)
 - SKETCH AND LEGAL DESCRIPTION** of property to be rezoned.
- SUPPORTING DOCUMENTATION:**
 - APPLICATION** completed (all pages filled out as applicable) and information uploaded to LauderBuild
 - PROOF OF OWNERSHIP** (warranty deed or tax record), including corporation documents if applicable.
 - PROPERTY OWNERS SIGNATURE** and/or Agent Authorization Letter Signed by Property Owner.
 - ULDR CODE NARRATIVE** providing point-by-point responses, on letterhead, dated, and with author indicated, referencing all applicable sections of the ULDR and indicating how the project complies with the criteria.
 - o [Rezoning Criteria](#) (Section 47-24.4.D)
 - o [Adequacy Review](#) (Section 47-25.2)
 - MAIL NOTIFICATION DOCUMENTS** (see MAIL NOTIFICATION below)

MAIL NOTIFICATION

Notice shall be in the form provided by the department and mailed on the date the application is accepted by the department. The names and addresses of homeowner associations shall be those on file with the City Clerk.

- **REQUIREMENT:** Mail notice of development proposal shall be provided to real property owners within 300 feet of applicant's property, as listed in the most recent ad valorem tax records of Broward County.
- **TAX MAP:** Applicant shall provide a tax map of all property within the required notification radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
- **PROPERTY OWNERS NOTICE LIST:** Applicant shall provide a property owners notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required notification radius. The list shall also include all homeowners associations, condominium associations, municipalities and counties, as indicated on the tax roll.
- **ENVELOPES:** The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required notification radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. Indicate the following as the return address on all envelopes: City of Fort Lauderdale, Urban Design & Planning, 700 NW 19th Avenue, Fort Lauderdale, FL 33311.
- **DISTRIBUTION:** The City of Fort Lauderdale, Urban Design & Planning will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.

SIGN NOTICE

Applicant must **POST SIGNS** (for Planning and Zoning Board and City Commission Hearings) according to Sec. 47-27.4.

- Sign Notice shall be given by the applicant by posting a sign provided by the City stating the time, date and place of the Public Hearing on such matter on the property which is the subject of an application for a development permit. If more than one (1) public hearing is held on a matter, the date, time and place shall be stated on the sign or changed as applicable.
- The sign shall be posted at least fifteen (15) days prior to the date of the public hearing.
- The sign shall be visible from adjacent rights-of-way, including waterways, but excepting alleys.
- If the subject property is on more than one (1) right-of-way, as described above, a sign shall be posted facing each right-of-way.
- If the applicant is not the owner of the property that is subject of the application, the applicant shall post the sign on or as near to the subject property as possible subject to the permission of the owner of the property where the sign is located or, in a location in the right-of-way if approved by the City.

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April 24, 2023

Department of Sustainable Development
700 NW 19th Avenue
Fort Lauderdale, FL 33311

**Re: City of Fort Lauderdale – SW 5 Ct. and SW 12 Ave. Parcel
Rezoning Request from Residential Single Family/Duplex/Low Medium (RD-15) Zoning District
and Residential Single Family/Low Medium Density (RS-8) Zoning District to Parks, Recreation
and Open Space (P)**

The City of Fort Lauderdale is seeking to rezone 93,030 square feet (2.1357 acres) parcel of land located at SW 5th Ct. and SW 12 Ave. The request is to rezone from Residential Single Family/Duplex/Low Medium (RD-15) Zoning District and Residential Single Family/Low Medium Density (RS-8) to Parks, Recreation and Open Space (P).

In accordance with the City's Unified Land Development Code, Section 47-24.4, Rezoning, an application to rezone shall address specific criteria contained in Section 47-24.4.D. Outlined below are responses to the criteria.

1. The zoning district proposed is consistent with the city's comprehensive plan.

RESPONSE: The City's Comprehensive Plan is designed to address the needs and aspirations of the community while addressing the City's requirements for growth. Rezoning of this parcel will enable the City to meet the following goals and objectives of the City's comprehensive Plan. Goal 1: Provide levels of service for Parks and Recreation Facilities sufficient to meet the existing and future needs of the City of Fort Lauderdale's population. Objective 1.1: The City will provide parkland and open space to meet a Level of Service Standard of 3 acres per one thousand residents. Policy 1.1.2 states that all city owned/designated park sites are to be zoned P for Parks, Recreation and Open Space and have a land use designation of Park-Open Space, where appropriate.

This item additionally advances the *Fast Forward Fort Lauderdale 2035 Vision Plan* and supports the City's *Press Play Fort Lauderdale Strategic Plan 2024* initiative specifically advancing: Goal 3: Be a community that finds opportunities and leverages partnerships to create unique, inviting, and connected gathering in places that highlight our beaches, waterways, urban areas, and parks as well as Objective 1: Improve access to and enjoyment of our beach, Riverwalk, waterways, parks and open spaces for everyone.

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

RESPONSE: The proposed rezoning will positively impact the area in and around the property by providing necessary Parks and Open space. Parks and open space serve public recreation needs, not only by providing space for outdoor recreational activities, but also by providing visual relief to the landscape. This is especially important for an area with purely residential uses. If approved the use of this land, inclusive of the proposed park amenities, will be consistent with the City's pattern of development for Parks and Recreation uses.

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.

RESPONSE: The adjacent properties surrounding the property proposed to be rezoned are residential uses, with little to no public open space to compliment those uses. The proposed rezoning of the property will provide much needed Park and open space to the surrounding districts and uses. In addition, the rezoning of the property to Park is compatible with the surrounding Residential uses within the area of the subject property.

Thank you for your time and attention on this matter.

Sincerely,



Phil Thornburg
Parks and Recreation Director