



**REQUEST:** Rezoning from Residential Single Family and Duplex/Medium Density (RD-15) District to Parks, Recreation and Open Space (P) District

<b>CASE NUMBER</b>	UDP-Z22024	
<b>APPLICANT</b>	City of Fort Lauderdale	
<b>PROPERTY ADDRESS</b>	1311 Citrus Isle	
<b>EXISTING ZONING DISTRICT</b>	Residential Single Family and Duplex/Medium Density (RD-15) District	
<b>PROPOSED ZONING DISTRICT</b>	Parks, Recreation and Open Space (P) District	
<b>LAND USE</b>	Medium Residential	
<b>COMMISSION DISTRICT</b>	4 – Warren Sturman	
<b>NEIGHBORHOOD ASSOCIATION</b>	River Oaks Civic Association	
<b>APPLICABLE ULDR SECTIONS</b>	Section 47-24.4 Rezoning Criteria	
<b>NOTIFICATION REQUIREMENTS</b>	Section 47-27.5, Sign Notice prior to meeting Section 47-27.5, Mail Notice	
<b>SECTION 166.033, FLORIDA STATUTES</b>	The City waives the statutory deadline	
<b>ACTION REQUIRED</b>	Recommend Approval, Recommend Rezoning to a More Restrictive Zoning District, or Deny	
<b>PROJECT PLANNER</b>	Michael P. Ferrera, Urban Planner II	<i>MPF EP</i>

**PROJECT DESCRIPTION:**

The City of Fort Lauderdale is requesting to rezone 57,283 square feet (1.31 acres) of land located at 1311 Citrus Isle from Residential Single Family and Duplex/Medium Density (RD-15) District to Parks, Recreation and Open Space (P) District, which is the existing *Mitchell Family Park*. The location map is attached as **Exhibit 1**. The application, narrative responses to criteria, and sketch and legal description of the property proposed to be rezoned are attached as **Exhibit 2**.

**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.

The property is currently zoned RD-15 and has an underlying land use designation of Medium Residential which is intended primarily for dwellings and other land uses in support of the residential environment. The proposed Parks, Recreation and Open Space zoning district is consistent with this land use designation. Please refer to the Comprehensive Plan Consistency section within this report for additional information.

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

The property where the proposed rezoning is to take place is an existing park. Moving forward with the proposed rezoning will make the current park use consistent with its zoning designation. The character of development of the parcel supports the proposed rezoning. If approved, the rezoning will be consistent with the character of development in 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.

Since the current use of the site is a park, the proposed rezoning will ensure the zoning district is compatible with the existing use. Furthermore, the proposed rezoning will enhance the existing surrounding residential uses by providing park and open space for residents to enjoy. The character of the surrounding area supports the proposed park use.

A general comparison of permitted uses in the current and proposed zoning district is provided in Table 1. For the complete detailed list of uses, refer to ULDR Section 47-5.12, List of Permitted and Conditional Uses; Residential Single Family and Duplex/Medium Density (RD-15) District and ULDR Section 47-8.14, List of Permitted and Conditional Uses; Parks, Recreation and Open Space (P) District. A comparison of current and proposed dimensional standards for each district is provided in Table 2.

**Table 1: Comparison of Zoning District Uses**

Existing Zoning District	Proposed Zoning District
Residential Single Family and Duplex/Medium Density (RD-15) District	Parks, Recreation and Open Space (P) District
<u>Permitted Uses;</u> <u>Residential Uses:</u> Single Family Dwelling Single Family Dwelling, Attached: Cluster Single Family Dwelling, Attached: Duplex/Two (2) Family Dwelling Single Family Dwelling: Zero-lot line Community Residence, 3 residents maximum Family Community Residence, 4 to 10 residents; 1,000' distance separation.	<u>Permitted Uses:</u> Parks, Recreation, and Open Space uses and Facilities Active and Passive Park Facilities Beach Civic Facilities, Cultural Facilities, Educational Facilities Conservation Areas Fishing Pier Indoor and Outdoor Public Recreational Facility
<u>Public Purpose</u> Active and Passive Park Social Service Residential Facility, Level I	
<u>Child Day Care</u> Family Day Care Home	
<u>Accessory Uses, Buildings and Structures</u>	<u>Accessory Uses, Buildings and Structures</u>
Urban Agriculture	<u>Limitations on Uses</u>  Conservation areas. Conservation areas are designated in accordance with the Broward County Land Use Plan Map Series as a means to protect natural resource areas (Broward County Land Use Plan). Uses are limited in conservation areas as follows: <ol style="list-style-type: none"> <li data-bbox="818 1415 1305 1549">i. Passive outdoor recreational uses such as wildlife sanctuaries and feeding stations, nature centers and trails, outdoor research stations and walkways.</li> <li data-bbox="818 1579 1305 1770">ii. Uses which do not impair the natural environment or disturb the natural ecosystem of the area and which are not in conflict with any applicable contractual agreement or management policies of the federal, state, regional, county, municipal or</li> </ol>

	nonprofit agency which manages the area.
	Urban Agriculture
<u>Conditional Uses:</u> Family Community Residence, less than 1,000' distance separation. Transitional Community Residence, more than 4 residents /Family Community Residence, more than 10 residents/Community Residence, no license or certification available.	<u>Conditional Uses:</u> Golf Course Public Marina Public Unity Communication Towers, Structures, and Stations Yacht Club

**Table 2: Comparison of Dimensional Standards**

	<b>Existing Zoning District</b>	<b>Proposed Zoning District</b>
	Residential Single Family and Duplex/Medium Density (RD-15) District	Parks, Recreation and Open Space (P) District
<b>Density</b>	15 units per acre	N/A
<b>Building Height</b>	35 feet	60 Feet*
<b>Building Length</b>	None	N/A
<b>Floor Area Ratio (FAR)</b>	N/A	N/A
<b>Front Setback</b>	25 feet	25 Feet*
<b>Rear Setback</b>	15 feet 25 feet when abutting a waterway	25 Feet*
<b>Side Setback</b>	5 ft. - up to 22 ft. in height  Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional 1 ft. per foot of additional height  25 ft. when abutting a waterway	25 Feet*
<b>Lot Size</b>	3,000 square feet to 6,000 square feet	N/A
<b>Landscape Area</b>	As per Section 47-21.13 of the Unified Land Development Regulations	N/A

*\*An increase in the maximum dimensional requirements is subject to the requirements of a site plan level III permit.*

**COMPREHENSIVE PLAN CONSISTENCY:**

The proposed rezoning is consistent with the City's Comprehensive Plan Goals, Objectives and Policies, including the Parks, Recreation, and Open Space Element, Goal 1, Objective 1.1 – Providing for Park Space, ensuring that the provision of parks, facilities, and programs adequately meets or exceeds the needs and desires of the City's residents.

The City's Future Land Use Map indicates this property has a future land use designation of Medium. More specifically, the Medium land use designation is intended primarily for dwellings and other land uses in support of the residential environment. The proposed rezoning meets the intent of the land use designation.

### **PUBLIC PARTICIPATION**

The proposed rezoning request is subject to the public participation requirements established in the ULDR, Section 47-27.4. This section states that public outreach should include any city-recognized civic associations within 300 feet of the property. A summary of the meeting with the River Oaks Civic Association on November 18, 2022, is attached as **Exhibit 3**. A mail notification requirement to property owners within 300 feet of the property was completed and mailed on December 5, 2022.

In addition, this request is subject to public sign notification requirements established in ULDR, Section 47-27.4. Two signs were posted on the property fronting one street frontage. The public sign notice affidavit and photographs of the signs are attached as **Exhibit 4**.

### **PLANNING & ZONING BOARD REVIEW OPTIONS:**

The Planning and Zoning Board shall consider the application and make a determination based on the criteria in ULDR Section 47-24.4, Rezoning Criteria.

If the Planning and Zoning Board determines the application meets criteria as provided in this section, the Planning and Zoning Board shall recommend that the rezoning be approved or recommend a rezoning to a more restrictive zoning district than that requested in the application if necessary to ensure compliance with criteria for the rezoning and if consented to by applicant.

If the Planning and Zoning Board determines that the application does not meet the criteria provided for rezoning or if the applicant does not consent to a more restrictive zoning district, the Planning and Zoning Board shall deny the application and an appeal to the City Commission may be filed by the applicant in accordance with ULDR Section 47-26.B, Appeals.

Project narratives outlining how the rezoning complies with the applicable sections of the ULDR are attached as Exhibit 2, to assist the Board in determining if the proposal meets the criteria.

### **EXHIBITS:**

1. Location Map
2. Application, Narrative Responses to Criteria, and Sketch and Legal Description of the Property
3. Public Meeting Summary
4. Public Sign Notice Affidavit and Photographs of the Signs