

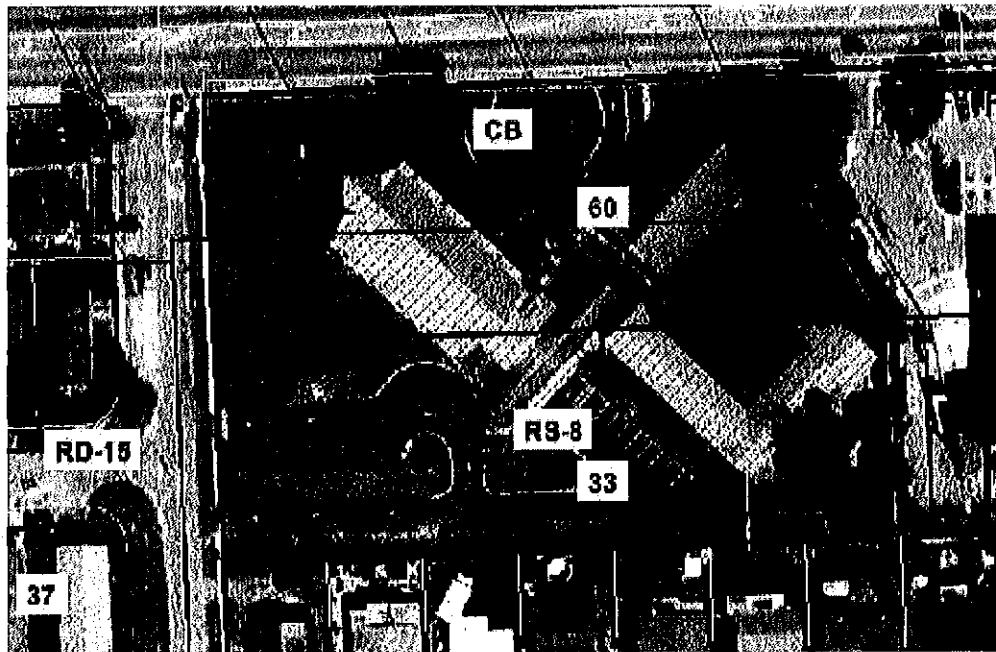
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**Rezoning Criteria Narrative, Sec. 47-24.4
Sunset Presbyterian Church
3550 Davie Boulevard, Fort Lauderdale, Florida 33312**

I. The Property. Pursuant to Section 47.24.4. of the City of Ft. Lauderdale (“City”) Unified Land Development Regulations (“ULDR”), the Sunset Presbyterian Church (“Applicant”) is seeking to rezone a portion of the property located at 3550 Davie Boulevard, Ft. Lauderdale, Florida (“Property”). The folio number of the Property is 5042 18 00 0100. The following narrative is a written description of the rezoning criteria as required under Sec. 47.24.4. of the ULDR.

II. Background Information. The Property currently has two zoning categories with two underlying land use designations. The north 1/3 is zoned Community Business (“CB”) with a commercial land use designation (“CB Property”); the south 2/3 is zoned Single Family Residential (“RS-8”) with a residential land use designation (“RS-8 Property”). The Property was developed as a church and has operated as a church continuously since 1965 (Building Permit No. 00P39065). In addition, a school and/or daycare facility has operated at the Property for several years. (Business Tax No. 729708)

A parcel map is below:



Historically churches in the City were listed as a permitted use in the residential zoning districts. Prior to 1997 the CB Property was zoned B-1 and the RS-8 Property was zone R-1. Churches were a permitted use in the B-1 and R-1 zoning categories. House of worship and school use is currently permitted on the CB Property. *Sec. 47-6.10*. In 1997 the City created the ULDR and eliminated church use from the list of permitted uses in the residential zoning categories. In order to accommodate the ULDR, the City amended its zoning map and rezoned several church properties to the appropriate Community Facility (“CF”) zoning district. Sunset Presbyterian was overlooked during the zoning map amendment process. Due to the City’s oversight, the church and school use on the RS-8 Property is considered a legal non-conforming use. Consequently, the RS-8 Property must be rezoned to Community Facility-House of Worship and School (“CF-HS”) so that the overall zoning of the Property will be consistent with the existing church and school use. *Sec. 47.8.13*.

III. Rezoning Criteria.

A. An application for a rezoning shall be reviewed in accordance with the following criteria under *Sec. 47-24.4.D.* of the ULDR:

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

According to the City’s Comprehensive Plan, areas designated for residential use on the City's Future Land Use Map are intended primarily for dwellings, but other land uses in support of the residential environment, such as, neighborhood parks and schools, may also be appropriate. *City of Ft. Lauderdale Comprehensive Plan Vol. 1, Paragraph III (M)*. In addition, uses permitted in areas designated residential include “Community facilities designed to serve the residential area, such as *schools, churches, day care centers, health clinics, nursing homes, hospitals, rehabilitation quarters, governmental administration, police and fire protection facilities, libraries and civic centers.*” *City of Ft. Lauderdale Comprehensive Plan Vol. 1, Paragraph III (M)(5)*. Accordingly, the proposed CF-HS zoning district is consistent with the City’s Comprehensive Plan

2. Substantial changes in the character of development in or near the area under consideration supports the proposed rezoning.

The change in condition is due to the City’s 1997 creation of the ULDR and zoning map changes. In 1997, there was an oversight in not changing the zoning designation of the RS-8 Property in order to be consistent with the church and school use. As such, the church and school which have operated for several years are now considered a legal non-conforming use. In order for the Property and the existing uses to be legally permitted and consistent with the applicable zoning and land use, the zoning designation for the RS-8 Property should be changed to CF-HS.

In fact, the adjacent property is zoned CB with a commercial land use designation and occupied by a Public Supermarket.

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 Sunset Presbyterian Church was developed as a community church located on the commercial corridor of Davie Boulevard. The existing church and school use is consistent with the historic use of this site and the original development pattern for this neighborhood. The property to the east of the RS-8 Property is developed with a Publix Supermarket. The zoning of the entire Publix property is CB with an underlying land use of commercial. The Property is bordered to the north by Davie Boulevard. The property along Davie Boulevard is zoned CB. The Property to the west is bordered by S.W. 36th Avenue. The property to the west of S.W. 36th avenue is zoned CB and Residential Single Family and Duplex Medium Density (“**RD-15**”). The property to the south is zoned RS-8. There is a significant 45 foot buffer between the church and the single family homes to the south. Accordingly, given the location of the Property, the proposed CF-HS zoning is compatible with the surrounding zoning districts and land use.

B. Development Review Criteria. An application for a rezoning shall be reviewed for compliance with Section 47-25 of the ULDR. Accordingly, please see enclosed the following Narratives:

C. Adequacy Requirements Narrative for Rezoning, Sec. 47-25.2. Exhibit 1.

D. Neighborhood Compatibility Narrative as for Rezoning, Sec. 47-25.3. Exhibit 2.

IV. Conclusion. The purpose of this application is to correct the oversight from 1997 when the City adopted its ULDR and did not rezone the RS-8 Property to a zoning category that would permit church and school use. Accordingly, the RS-8 Property must be rezoned to Community Facility-House of Worship and School (“**CF-HS**”) so that the overall zoning of the Property will be consistent with the existing uses.