



December 23, 2024

Fred Nesbitt, President  
Galt Mile Civic Association  
2805 E. Oakland Park Boulevard, 490  
Fort Lauderdale, FL 33306

Sent by email

Dear Mr. Nesbitt,

A presentation on application UDP-L24004 was held via Zoom at 6 pm on December 12, 2024. The City is proposing to amend the City's Future Land Use Map for the Beach Community Center parcel from Commercial to the Parks, Recreation, and Open Space future land use designation. The presentation included information on the process and schedule for the land use plan amendment application.

Discussion with attendees included whether there were development plans for the Beach Community Center. City staff answered that there are no development plans for the Beach Community Center and the intent is to rezone the parcel to Parks, Recreation, and Open Space (P) for long term preservation of park and recreation space.

Two people attended the Zoom meeting. Attached is the PowerPoint presentation from the meeting. Please let me know if you have any questions.

Currently, the application is scheduled on the Planning and Zoning Board agenda at 6 PM, January 15, 2025 which will take place at the Development Services Department at 700 NW 19<sup>th</sup> Avenue, Fort Lauderdale, FL 33311. The Planning and Zoning Board meeting is open to the public and members of the public may make comments on this application at the meeting.

Sincerely,

*Lorraine Tappen*

Lorraine Tappen, AICP, Principal Planner  
Email: [LTappen@fortlauderdale.gov](mailto:LTappen@fortlauderdale.gov)  
Phone: (954) 828-5018

**DEVELOPMENT SERVICES DEPARTMENT**  
700 NW 19<sup>TH</sup> AVENUE | FORT LAUDERDALE, FLORIDA 33311  
954-828-5207 | [www.fortlauderdale.gov](http://www.fortlauderdale.gov)

# Beach Community Center Land Use Plan Amendment

Public Participation Meeting  
December 12, 2024

Urban Design and Planning | Development Services Department | City of Fort Lauderdale



# Background

- The City is rezoning parks to the Parks, Recreation, and Open Space (P) designation.
- To date, 25 parks have been rezoned.
- The Beach Community Center is currently zoned Community Business (CB).



Zoning Map

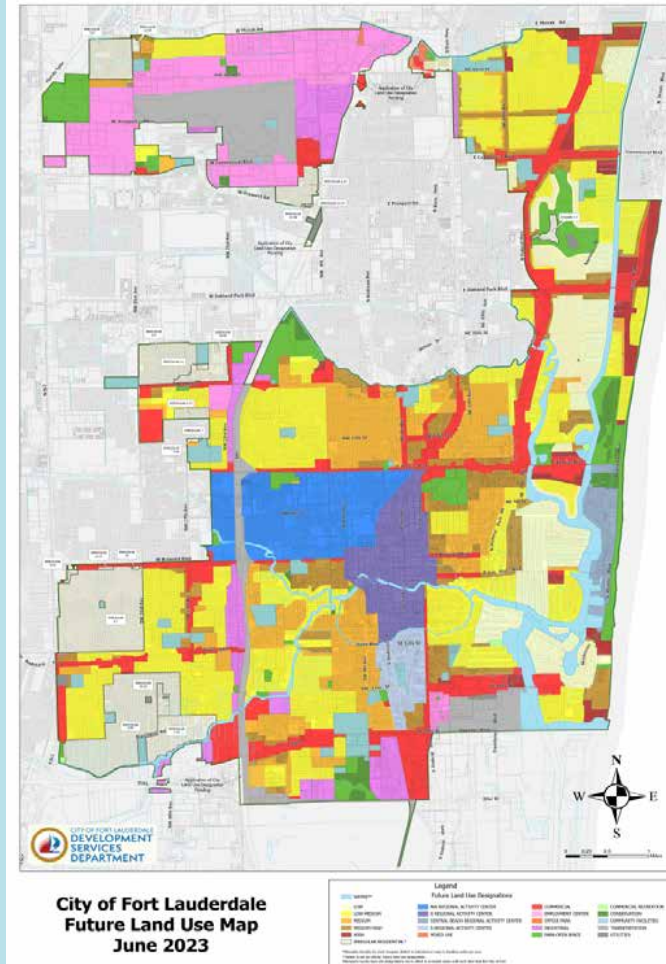


Legend

-  Subject Property
-  Community Business (CB)
-  Residential Multifamily High Rise/  
High Density District (RMH-60)

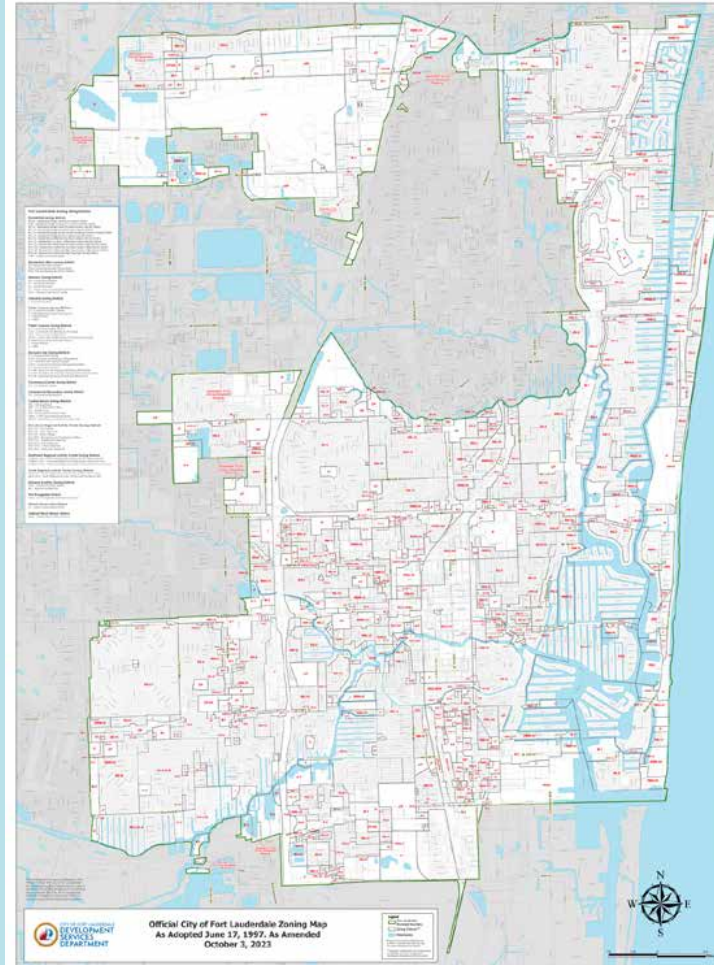
# Future Land Map

- Correlates to the Comprehensive Plan.
- Used by the City, County, and State to plan for existing development and long-term growth.
- Governs future land use of a property.



# Zoning Map

- Correlates to the Zoning Code.
- Zoning code includes permitted uses, building setbacks, landscape and parking requirements.
- Zoning must be consistent with land use designations.



# Future Land Use Map

- The Beach Community Center's future land use designation is Commercial.

Existing Future Land Use



## Legend

-  Subject Property
-  Commercial
-  High (60) Residential

# Future Land Use Map

- The application would change the **land use** to Parks, Recreation, and Open Space.
- Once the land use is changed, the City can **rezone** the property to Parks, Recreation, and Open Space (P).

## Proposed Future Land Use



### Legend

- Subject Property
- Parks, Recreation, and Open Space
- Commercial
- High (60) Residential



# Project Process and Schedule

Task	Date	Complete
Mail Notice Prior to DRC Meeting	October 23, 2024	ü
Mail Notice Prior to Public Participation Meeting	November 19, 2024	ü
Development Review Committee Meeting	December 10, 2024	ü
Public Participation Meeting	December 12, 2024	ü
Planning Zoning Board (PZB) Meeting	January 15, 2025	
City Commission 1st Reading	March 18, 2025	
City Commission 2nd Reading	April 1, 2025	
Broward County Planning Council Recertification of Future Land Use Map	May 1, 2025	

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# Beach Community Center Land Use Plan Amendment

## Questions and Comments

### Contact Information:

Lorraine Tappen

[LTappen@fortlauderdale.gov](mailto:LTappen@fortlauderdale.gov)

Phone: (954) 828-5018

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AFFIDAVIT FORM

Applications: As Required | Rev. 07/21/2022

INSTRUCTIONS: Indicate with an [X] for the type of meeting, provide the applicable project information, hearing date, and indicate applicable public notice requirements. Sign the affidavit with notary. For specific public notice requirements, refer to the Public Participation and Sign Notice Guide or contact the Case Planner. Please print legibly.

STATE OF FLORIDA, BROWARD COUNTY
AFFIDAVIT PUBLIC NOTICE REQUIREMENTS

[X] DEVELOPMENT REVIEW COMMITTEE [X] PLANNING AND ZONING BOARD [ ] HISTORIC PRESERVATION BOARD [ ] CITY COMMISSION

CASE NUMBER: UDP-L24004 PROPERTY: Beach Community Center/3351 NE 33rd Avenue MEETING DATE: January 15, 2025

APPLICANT OR AGENT (IF REPRESENTING APPLICANT): The City of Fort Lauderdale APPEAL REQUEST:

BEFORE ME, the undersigned authority, personally appeared Lorraine Tappen who upon being duly sworn and cautioned, under oath deposes and says:

- 1. Affiant is the Applicant or Agent representing the applicant in the above cited City of Fort Lauderdale Review Case.
2. The Affiant/Applicant has completed the following (indicate all applicable sections with an [X])

[ ] DEVELOPMENT REVIEW COMMITTEE MAIL NOTICE
a. Affiant has been mailed a letter(s) or sent an email(s) to all official city-recognized civic organization(s) within 300 feet of the proposed project.
b. Letter or email referenced above in (a) was sent at least twenty-one (21) days prior to the date of Development Review Committee meeting noted above.
c. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office ten (10) days prior to the date of Development Review Committee and if the Affidavit is not submitted, the meeting on this case shall be cancelled.

[ ] HISTORIC PRESERVATION BOARD MAIL NOTICE
a. Affiant has paid for and ensured that letters were mailed to all property owners located within three hundred (300) feet of the property that is the subject of the application.
b. Letter referenced above (a) was sent at least fifteen (15) days prior to the date set for the first Historic Preservation Board meeting cited above.
c. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office ten (10) days prior to the date of Historic Preservation Board and if the Affidavit is not submitted, the meeting on this case shall be cancelled.

[X] PROJECT PRESENTATION MEETING
a. Affiant has sent a letter(s) via regular mail or sent an email(s) to all property owners whose real property is located within three hundred (300) feet of the proposed project and mailed a letter(s) or sent an email(s) to all official city-recognized civic organization(s) within 300 feet of the proposed project.
b. Letter referenced above (a) was mailed prior to the submittal of the application to the Planning and Zoning Board application. Applicant's Project Presentation meeting was held at least thirty (30) days prior to the date of the Planning and Zoning Board meeting.
c. Affiant has prepared a summary of the Project Presentation meeting cited above that documents the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion and comments expressed during the process.
d. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office fifteen (15) days prior to the date of the Planning and Zoning Board meeting and if the Affidavit has not submitted, the Public Hearing on this case shall be cancelled.

[ ] 10-DAY PUBLIC SIGN NOTICE or [ ] 15-DAY PUBLIC SIGN NOTICE
a. Posted or has caused to be posted on the Property signage provided by the City of Fort Lauderdale, which such signage notifies the date, time and place of the meeting.
b. That (provide number of signs posted) sign(s) as referenced above (a) was posted on (provide date of posting) the property in such manner as to be visible from adjacent streets and waterways and was posted a minimum (see above marked 10 or 15 days) prior to the date of the meeting cited above and has remained continuously posted until the date of execution and filing of this Affidavit.
c. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case. Should the application be continued, deferred or re-heard, the sign shall be amended to reflect the new dates.
d. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office five (5) calendar days prior to the meeting date and if the Affidavit has not submitted, the meeting on this case shall be cancelled.

3. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefor.

Lorraine Tappen
AFFIANT SIGNATURE

IF APPLICANT COMPLETE BELOW

STATE OF FLORIDA:
COUNTY OF:

The foregoing instrument was sworn to and subscribed before me by means of [ ] physical presence or [ ] online notarization, this day of 2022, by who is personally known to me or who has produced as identification.

[SEAL]



KEENDA HOWARD
Commission # HH 470614
Expires December 6, 2027

IF AN AGENT COMPLETE BELOW

STATE OF FLORIDA:
COUNTY OF Broward

The foregoing instrument was sworn to and subscribed before me by means of [ ] physical presence or [ ] online notarization, this day of 19th December 2022, by Notary City of Fort Lauderdale Florida corporation, on behalf of the corporation. He/she is personally known to me or has produced picture I.D. as identification.

(Signature of Notary Public - State of Florida)

Keenda Howard
(Print, Type, or Stamp Commissioned Name of Notary Public)