



REQUEST: Rezoning from One-Family Detached Dwelling - County (RS-4) District to Parks, Recreation and Open Space (P) District

Case Number	UDP-Z22011	
Property Owner/Applicant	City of Fort Lauderdale	
General Location	4600 Twin Lakes Boulevard	
Property Size	9,068 square feet / 0.20 acres	
Current Zoning	One-Family Detached Dwelling - County (RS-4) District	
Proposed Zoning	Parks, Recreation and Open Space (P) District	
Existing Use	Park	
Proposed Use	Park	
Future Land Use Designation	Irregular Residential	
Applicable Unified Land Development Regulations (ULDR) Sections	Section 47-24.4 Rezoning Criteria	
Notification Requirements	Section 47-27.5, Sign Notice prior to meeting Section 47-27.5, Mail Notice	
State Statute 166.033 Expiration Date	The City waives the statutory deadline	
Action Required	Recommend Approval, Recommend Rezoning to a More Restrictive Zoning District, or Deny	
Project Planner	Michael P. Ferrera, Urban Planner II	<i>MPF CP</i>

PROJECT DESCRIPTION:

The City of Fort Lauderdale is requesting to rezone 9,068 square feet (0.20 acres) of land located at 4600 Twin Lakes Boulevard from One-Family Detached Dwelling – Broward County (RS-4) District to Parks, Recreation and Open Space (P) District to ensure consistency and continuity with the existing use, *Twin Lakes North 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 RS-4 (Broward County zoning) and has an underlying land use designation of Irregular 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 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 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.

- 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 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.

A general comparison of permitted uses in the current and proposed zoning districts is provided in Table 1. For the complete detailed list of uses, refer to Broward County Zoning Code Section 39-279, List of Permitted and Conditional Uses; One-Family Detached Dwelling – County (RS-4) 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
One-Family Detached Dwelling - County (RS-4) District	Parks, Recreation and Open Space (P) District
<u>Permitted Uses:</u> Single-Family Homes Community Residential Facility with adult day care as an accessory use Nursing Homes Golf Course Places of Worship Family Day Care Temporary Sales Office Wireless Communications Facilities	<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
Accessory Uses, Buildings and Structures	Accessory Uses, Buildings and Structures
	Limitations on Uses 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"> i. Passive outdoor recreational uses such as wildlife sanctuaries and feeding stations, nature centers and trails, outdoor research stations and walkways. 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 nonprofit agency which manages the area.
	Urban Agriculture
Urban Agriculture	<u>Conditional Uses:</u>
<u>Conditional Uses:</u>	Golf Course

Home Office Yard Sales Off-site Parking Lots Outdoor Event	Public Marina Public Unity Communication Towers, Structures, and Stations Yacht Club
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Table 2: Comparison of Dimensional Standards*

	Existing Zoning District	Proposed Zoning District
	One-Family Detached Dwelling - County (RS-4) District	Parks, Recreation and Open Space District (P) District
Density	4 units per net acre	N/A
Building Height	2 stories	60 Feet*
Building Length	N/A	N/A
Floor Area Ratio (FAR)	N/A	N/A
Front Setback	25 Feet	25 Feet*
Rear Setback	15 Feet	25 Feet*
Side Setback	7.5 Feet	25 Feet*
Lot Size	7,500 square feet	N/A
Landscape Area	60%	60 Feet*

**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 Irregular (6.47) Residential. More specifically, the Irregular 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 association within 300 feet of the property. A summary of the meeting with the Twin Lakes North Homeowners Association which took place on June 17, 2022, is attached as **Exhibit 3**. A mail notification requirement to property owners within 300 feet of the property was completed and mailed on July 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 the two street frontages. 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, and Sketch and Legal Description
3. Public Meeting Summary
4. Public Sign Notice Affidavit and Photographs of the Signs