



REQUEST: Rezoning from Planned Resort Development (PRD) District to Parks, Recreation and Open Space (P) District

CASE NUMBER	UDP-Z22013	
APPLICANT	City of Fort Lauderdale	
AGENT	City of Fort Lauderdale	
GENERAL LOCATION	North of Cortez Street, South of Castillo Street, East of S. Birch Road, and West of N. Seabreeze Boulevard	
EXISTING ZONING	Planned Resort Development (PRD) District	
PROPOSED ZONING	Parks, Recreation and Open Space (P) District	
LAND USE	Central Beach Regional Activity Center	
COMMISSION DISTRICT	District 2 – Steven Glassman	
NEIGHBORHOOD ASSOCIATION	Central Beach Alliance	
LOT SIZE	19,265 square feet / 0.44 acres	
APPLICABLE 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	
SECTION 166.033, FLORIDA STATUTES	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 19,265 square feet (0.44 acres) of land located north of Cortez Street, south of Castillo Street, east of S. Birch Road, and west of N. Seabreeze Boulevard from Planned Resort Development (PRD) District to Parks, Recreation and Open Space (P) District to ensure consistency and continuity with the existing use, which is a park (*Cortez Triangle Park*). The Location Map is attached as **Exhibit 1**. The Application, Narrative Responses, and Sketch and Legal Description of the properties 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.

This property is currently zoned PRD and has an underlying land use designation of Central Beach Regional Activity Center (RAC), which is intended to encourage a mix of uses, promote a strong local economy, integrated with residential, hotel, commercial and recreational uses, a strong waterfront, and marina experience, complemented by a world-class pedestrian environment and open space. 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 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.

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 proposed rezoning of the property to Park is compatible with the surrounding residential, hotel and mix of 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 and the Central Beach RAC area 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 a complete detailed list of uses, refer to ULDR Section 47-12.5, District Requirements and Limitations; Planned Resort Development (PRD) District and ULDR Section 47-8.14, List of Permitted and Conditional Uses; Parks, Recreation and Open Spaces (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 (PRD) District	Proposed (P) District
<u>Permitted Uses:</u> Hotels and Suite Hotels Conference Centers Commercial Retail Uses Residential Parking Structures Others Uses Catering to Tourists as approved by the Planning and Zoning Board Parking Lots/Temporary Parking Lots Active and Passive Park	<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, Structures	Accessory Uses, Buildings, Structures
	<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: <ul 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> Marinas Moped/Scooter Rental	<u>Conditional Uses:</u> Golf Course Public Marina Public Unity Communication Towers, Structures, and Stations Yacht Club

Table 2: Comparison of Dimensional Standards*

	Existing (PRD) District	Proposed (P) Zoning District
Density	48 units per acre (maximum)	N/A
Building Height	200 feet (maximum)	60 feet*
Building Length	200 feet (maximum)	N/A
Floor Area Ratio (FAR)	6 (maximum)	N/A
Front Setback	20 feet of the proposed ROW along A-1-A 20 feet of any other public ROW	25 feet*
Rear Setback	20 feet of the proposed ROW along A-1-A 20 feet of any other public ROW	25 feet*
Side Setback	20 feet of the proposed ROW along A-1-A 20 feet of any other public ROW	25 feet*
Lot Size	10 Acres (minimum)	N/A
Landscape Area	20% of vehicle use area	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 Central Beach Regional Activity Center. The Central Beach Regional Activity Center land use designation is intended to encourage high quality mix of uses, promote a strong local economy, integrated with residential, hotel, commercial and recreational uses, a strong waterfront and marina experience, complemented by a world-class pedestrian environment and open space. 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 Central Beach Alliance Homeowner's Association 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 October 4, 2022.

In addition, this request is subject to public sign notification requirements established in ULDR, Section 47-27.4. Four signs were posted on the property fronting the 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