



DEPARTMENT OF SUSTAINABLE DEVELOPMENT-URBAN DESIGN & PLANNING

REZONING APPLICATION

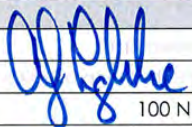


Rev: 2 | Revision Date: 8/8/2019 | I.D. Number: DSD.UDP.RZ

PLANNING & ZONING BOARD (PZB)

DEADLINE: Submittals are received prior to 4:00 PM Monday through Thursday and prior to 12:00 PM on Friday. Pursuant to Section 47-24.1(1), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via e-mail, if plans do not meet the submittal requirements and if changes are required.

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit. **REZONING \$2,200.00**

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

REZONING APPLICATION		
OWNERSHIP INFORMATION		
Property Owner's Name	City of Fort Lauderdale	
Property Owner's Signature		
Address, City, State, Zip	100 N. Andrews Avenue, Fort Lauderdale, FL 33301	
Phone Number / E-mail Address	954-828-5959 / CLagerbloom@fortlauderdale.gov	
Proof of Ownership	Tax Record	Agent Authorization Form
Applicant / Agent's Name	City of Fort Lauderdale, Parks and Recreation Department	
Applicant / Agent's Signature	Phil Thornburg - Director / Signature: 	
Address, City, State, Zip	701 S. Andrews Avenue, Fort Lauderdale, FL 33316	
Phone Number / E-mail Address	954-828-5349 / PThornburg@fortlauderdale.gov	
LOCATION INFORMATION		
Project Name	Cypress Creek Sand Pine Preserve	Project Address 6200 NW 21st Avenue
Legal Description	A portion of Lott 44, "Fort Lauderdale Industrial Airpark Section 2"	
Tax ID Folio Numbers (For all parcels in development)		
Future Land Use Designation	Current Use of Property	
REQUIREMENT COMPARISON	EXISTING DISTRICT	PROPOSED DISTRICT
Zoning District	AIP	Park
Minimum Lot Size	None	None
Lot Density	None	None
Lot Width	None	None
Building Height (Feet / Levels)		
APPLICANT AFFIDAVIT I acknowledge that the Required Documentation and Technical Specifications of the application are met:		STAFF INTAKE REVIEW For Staff use only:
PRINT NAME:	Phil Thornburg	INTAKE BY:
SIGNATURE:		REVIEWED BY:
DATE:	06/06/2022	CASE NUMBER: DATE:

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SUBMITTAL REQUIREMENTS:

- ☐ **APPLICATION PACKAGE** consisting of the following plan set and supporting documentation uploaded to the City of Fort Lauderdale Citizen Access Portal known as [LauderBuild](#).
- ☐ **PROPOSED PLAN SET:**
 - ☐ **COVER SHEET** for plan set that states project name, current zoning district, proposed zoning district, and table of contents.
 - ☐ **CURRENT SURVEY(S)** of property, signed and sealed, showing existing conditions; survey must be as-built and topographic with right-of-way and easement vacations excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of lands not included in the proposed project unless specifically requested by the City.
 - ☐ **RECORDED PLAT** including amendments, with site highlighted.
(This may be obtained from Broward County Public Records at 115 S Andrews Avenue)
 - ☐ **SKETCH AND LEGAL DESCRIPTION** of property to be rezoned.
- ☐ **SUPPORTING DOCUMENTATION:**
 - ☐ **APPLICATION** completed (all pages filled out as applicable) and information uploaded to LauderBuild
 - ☐ **PROOF OF OWNERSHIP** (warranty deed or tax record), including corporation documents if applicable.
 - ☐ **PROPERTY OWNERS SIGNATURE** and/or Agent Authorization Letter Signed by Property Owner.
 - ☐ **ULDR CODE NARRATIVE** providing point-by-point responses, on letterhead, dated, and with author indicated, referencing all applicable sections of the ULDR and indicating how the project complies with the criteria.
 - o [Rezoning Criteria](#) (Section 47-24.4.D)
 - o [Adequacy Review](#) (Section 47-25.2)
 - ☐ **MAIL NOTIFICATION DOCUMENTS** (see MAIL NOTIFICATION below)

MAIL NOTIFICATION

Notice shall be in the form provided by the department and mailed on the date the application is accepted by the department. The names and addresses of homeowner associations shall be those on file with the City Clerk.

- **REQUIREMENT:** Mail notice of development proposal shall be provided to real property owners within 300 feet of applicant's property, as listed in the most recent ad valorem tax records of Broward County.
- **TAX MAP:** Applicant shall provide a tax map of all property within the required notification radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
- **PROPERTY OWNERS NOTICE LIST:** Applicant shall provide a property owners notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required notification radius. The list shall also include all homeowners associations, condominium associations, municipalities and counties, as indicated on the tax roll.
- **ENVELOPES:** The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required notification radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. Indicate the following as the return address on all envelopes: City of Fort Lauderdale, Urban Design & Planning, 700 NW 19th Avenue, Fort Lauderdale, FL 33311.
- **DISTRIBUTION:** The City of Fort Lauderdale, Urban Design & Planning will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.

SIGN NOTICE

Applicant must **POST SIGNS** (for Planning and Zoning Board and City Commission Hearings) according to Sec. 47-27.4.

- Sign Notice shall be given by the applicant by posting a sign provided by the City stating the time, date and place of the Public Hearing on such matter on the property which is the subject of an application for a development permit. If more than one (1) public hearing is held on a matter, the date, time and place shall be stated on the sign or changed as applicable.
- The sign shall be posted at least fifteen (15) days prior to the date of the public hearing.
- The sign shall be visible from adjacent rights-of-way, including waterways, but excepting alleys.
- If the subject property is on more than one (1) right-of-way, as described above, a sign shall be posted facing each right-of-way.
- If the applicant is not the owner of the property that is subject of the application, the applicant shall post the sign on or as near to the subject property as possible subject to the permission of the owner of the property where the sign is located or, in a location in the right-of-way if approved by the City.

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- Development applications for more than one (1) contiguous development site shall be required to have sign notice by posting one (1) sign in each geographic direction, (north, south, east and west) on the public right-of-way at the perimeter of the area under consideration.
- If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the City and posting the sign on the property.
- The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearings by another body. The sign information shall be changed as above to reflect any new dates.
- The applicant shall, five (5) days prior to the public hearing, execute and submit to the department an affidavit of proof of posting of the public notice sign according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA
BROWARD COUNTY

_____ PLANNING AND ZONING BOARD

CASE NO. _____

APPLICANT: _____

PROPERTY: _____

PUBLIC HEARING DATE: _____

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

1. Affiant is the Applicant in the above-cited City of Fort Lauderdale **Planning and Zoning Board** Case.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the Board or Commission.
3. That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least **fifteen (15)** days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
4. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the Board or Commission. **Should the application be continued, deferred or re-heard, the sign shall be amended to reflect the new dates.**
5. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design & Planning office **five (5)** calendar days prior to the date of Public Hearing and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
6. 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 therefore.

Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this ____ day of _____, 20__.

(SEAL)

NOTARY PUBLIC
MY COMMISSION EXPIRES:

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.3.i of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. _____ (initial here)

Initials of applicant (or representative) receiving sign as per 47-27.2(3) (A-J).

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June 6, 2022

Department of Sustainable Development
700 NW 19th Avenue
Fort Lauderdale, FL 33311

**Re: City of Fort Lauderdale – Cypress Creek Sand Pine Preserve Park Parcel
Rezoning Request from Airport Industrial Park District (AIP) to Parks, Recreation and Open
Space (P)**

The City of Fort Lauderdale is seeking to rezone 355,164 square feet (8.1534 acres) parcel of land located at 6200 NW 21st Avenue. The request is to rezone from Airport Industrial Park District (AIP) to Parks, Recreation and Open Space (P).

In accordance with the City's Unified Land Development Code, Section 47-24.4, Rezoning, an application to rezone shall address specific criteria contained in Section 47-24.4.D. Outlined below are responses to the criteria.

1. The zoning district proposed is consistent with the city's comprehensive plan.

RESPONSE: The City's Comprehensive Plan is designed to address the needs and aspirations of the community while addressing the City's requirements for growth. Rezoning of this parcel will enable the City to meet the following goals and objectives of the City's comprehensive Plan. Goal 1: Provide levels of service for Parks and Recreation Facilities sufficient to meet the existing and future needs of the City of Fort Lauderdale's population. Objective 1.1: The City will provide parkland and open space to meet a Level of Service Standard of 3 acres per one thousand residents. Policy 1.1.2 states that all city owned/designated park sites are to be zoned P for Parks, Recreation and Open Space and have a land use designation of Park-Open Space, where appropriate.

This item additionally advances the *Fast Forward Fort Lauderdale 2035 Vision Plan* and supports the City's *Press Play Fort Lauderdale Strategic Plan 2024* initiative specifically advancing: Goal 3: Be a community that finds opportunities and leverages partnerships to create unique, inviting, and connected gathering in places that highlight our beaches, waterways, urban areas, and parks as well as Objective 1: Improve access to and enjoyment of our beach, Riverwalk, waterways, parks and open spaces for everyone.



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

RESPONSE: The property where the proposed rezoning is to take place is an existing park. Moving forward with the proposed rezoning will further solidify the current park use. Furthermore, the character of development of the parcel with its landscaping and vegetation supports the proposed rezoning. If approved the use of this land, inclusive of the proposed park amenities, will be consistent with the City's pattern of development for Parks and Recreation uses.

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.

RESPONSE: The proposed rezoning of the property to Park is compatible with the surrounding Residential uses within the area of the subject property. 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 residential uses by providing additional park and open spaces for residents/neighbors to enjoy. The character of the surrounding area, together with the enhancements as proposed, all support that the proposed re-zoning is compatible with surrounding districts and uses.

Thank you for your time and attention on this matter.

Sincerely,

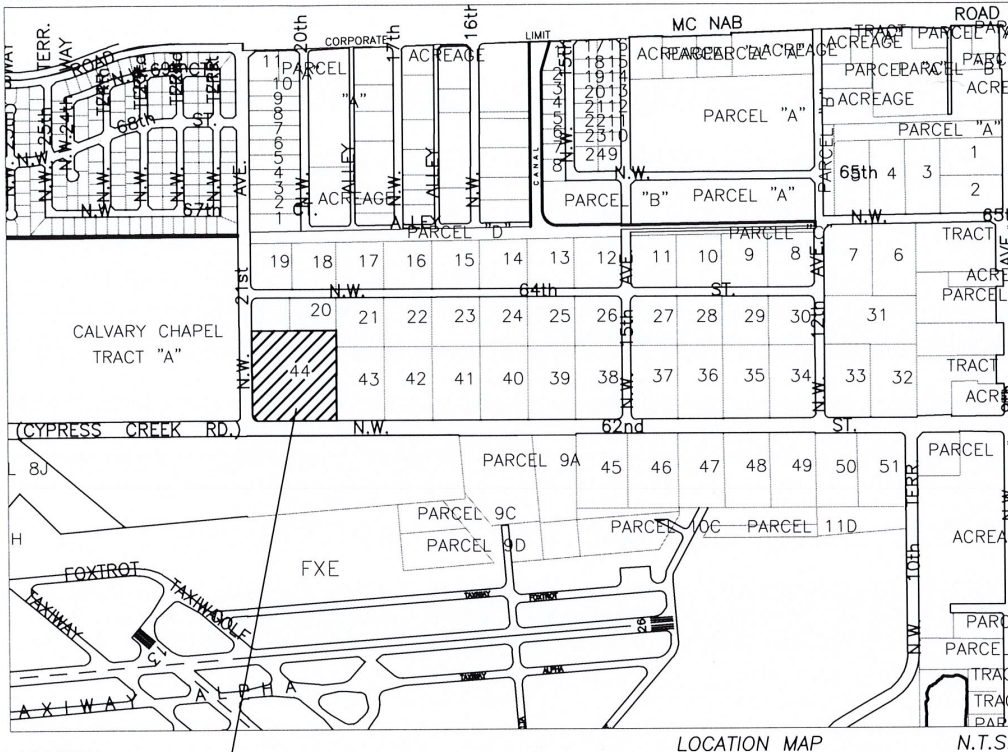
Phil Thornburg
Parks and Recreation Director



SKETCH AND DESCRIPTION

REZONING FROM AIRPORT INDUSTRIAL PARK DISTRICT (AIP) TO PARK (P)

THIS IS NOT A SURVEY



DESCRIPTION: SAND PINE PRESERVE PARK

A PORTION OF LOT 44, "FORT LAUDERDALE INDUSTRIAL AIRPARK SECTION 2", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 63, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 44; THENCE NORTH 01°48'01" WEST, ALONG THE EAST LINE OF SAID LOT 44, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°09'08" WEST, ALONG A LINE PARALLEL WITH AND 5.00 NORTH OF, AS MEASURED AT RIGHT ANGLES, THE SOUTH LINE OF SAID LOT 44, A DISTANCE OF 552.90 FEET; THENCE NORTH 46°50'22" WEST, A DISTANCE OF 49.51 FEET TO THE POINT OF TANGENCY OF THE ARC ALONG THE SOUTHWEST BOUNDARY OF SAID LOT 44, THE LAST THREE COURSES BEING COINCIDENT WITH THE BOUNDARIES OF THAT PARCEL OF LAND DEEDED TO BROWARD COUNTY BY THAT WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 18201, PAGE 957, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01°49'51" WEST ALONG THE WEST BOUNDARY OF SAID LOT 44, A DISTANCE OF 570.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 44; THENCE NORTH 88°09'08" EAST ALONG THE NORTH LINE OF SAID LOT 44, A DISTANCE OF 588.22 FEET TO THE NORTHEAST CORNER OF SAID LOT 44; THENCE SOUTH 01°48'01" EAST ALONG THE EAST LINE OF SAID LOT 44, A DISTANCE OF 605.00 TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA CONTAINING 355164 SQUARE FEET, OR 8.1534 ACRES, MORE OR LESS.

NOTES:

- 1) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 2) SUBJECT TO EXISTING EASEMENTS, RIGHT-OF WAYS, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
- 4) BEARINGS ARE BASED ON SAID PLAT, WITH THE BASIS BEING A BEARING OF SOUTH 88°09'08" WEST ALONG THE SOUTH LINE OF SAID LOT 44.

SHEET 1 OF 2

CERTIFIED TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED: FEBRUARY 14, 2020

MICHAEL W. DONALDSON
PROFESSIONAL SURVEYOR AND MAPPER NO. 6490
STATE OF FLORIDA

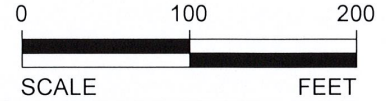
CITY OF FORT LAUDERDALE		
EXHIBIT A		
PLAT BOOK 63, PAGE 8		
LOT 44		
PROPOSED ZONING CHANGE FROM "AIP" TO "P"		
BY: M.D.	ENGINEERING	DATE: 2/14/2020
CHK'D M.D.	DIVISION	SCALE: N.T.S.

SKETCH AND DESCRIPTION

REZONING FROM AIRPORT INDUSTRIAL PARK DISTRICT (AIP) TO PARK (P)



THIS IS NOT A SURVEY



LEGEND:

B.C.R. DENOTES BROWARD COUNTY RECORDS
D.C.R. DENOTES DADE COUNTY RECORDS
P.B. DENOTES PLAT BOOK
P.O.B. DENOTES POINT OF BEGINNING
P.O.C. DENOTES POINT OF COMMENCEMENT
PG. DENOTES PAGE
R/W DENOTES RIGHT OF WAY
N.T.S. DENOTES NOT TO SCALE
FXE DENOTES FORT LAUDERDALE EXECUTIVE AIRPORT

SHEET 2 OF 2

CITY OF FORT LAUDERDALE

EXHIBIT A

PLAT BOOK 63, PAGE 8

PROPOSED ZONING CHANGE FROM "AIP" TO "P"

BY: M.D.

CHK'D M.D.

ENGINEERING
DIVISION

DATE: 2/14/2020

SCALE: 1"=100'