



REQUEST: Rezoning from Airport Industrial Park (AIP) District to Parks, Recreation and Open Space (P) District

Case Number	UDP-Z22007	
Property Owner/Applicant	City of Fort Lauderdale	
General Location	6200 NW 21 st Avenue	
Property Size	355,121 square feet / 8.15 acres	
Current Zoning	Airport Industrial Park (AIP) District	
Proposed Zoning	Parks, Recreation and Open Space (P) District	
Existing Use	Conservation Area	
Proposed Use	Conservation Area	
Future Land Use Designation	Conservation	
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>MPP EP</i>

PROJECT DESCRIPTION:

The City of Fort Lauderdale is requesting to rezone 355,121 square feet (8.15 acres) of land located at 6200 NW 21st Street from Airport Industrial Park (AIP) District to Parks, Recreation and open Space (P) District to ensure consistency and continuity with the existing use, the *Cypress Creek Sand Pine Preserve* open space. The location map is attached as **Exhibit 1**. The application, narrative responses to criteria, 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.

The portion of the property which is currently zoned AIP has an underlying land use designation of Conservation, which is intended to protect water supply, environmentally sensitive lands, wildlife habitat and the natural environment. The proposed Parks, Recreation and Open Space zoning district is consistent with the Conservation 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 property is a conservation area and is protected from development. The proposed rezoning will ensure the zoning district is consistent with the existing open space 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 park to the northwest and consistent with the current use of the subject property, which is open space. The proposed rezoning will ensure the zoning district is compatible with 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 ULDR Section 47-14.11, List of Permitted and Conditional Uses; Airport Industrial Park (AIP) District and ULDR Section 47-8.14, List of Permitted and Conditional Uses; Parks, Recreation and Open Spaces District (P). 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
Airport Industrial Park (AIP) District	Parks, Recreation and Open Space (P) District
Permitted Uses: Aeronautical/Aircraft/Aviation Food and Beverage Lodging Manufacturing Public Purpose Facilities Research and Development Wholesale Operations	Permitted Uses: 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
Urban Agriculture	Accessory Uses, Buildings and Structures
	<p>Limitations on Uses</p> <p>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:</p> <ol style="list-style-type: none"> Passive outdoor recreational uses such as wildlife sanctuaries and feeding stations, nature centers and trails, outdoor research stations and walkways. 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
	Conditional Uses:

<u>Conditional Uses:</u> Heliport, Helistop Vocational Schools	Golf Course Public Marina Public Unity Communication Towers, Structures, and Stations Yacht Club
--	---

Table 2: Comparison of Dimensional Standards*

	Existing Zoning District	Proposed Zoning District
	Airport Industrial Park (AIP) District	Parks, Recreation and Open Space (P) District
Density	N/A	N/A
Building Height	FAA requirements	60 Feet*
Building Length	N/A	N/A
Floor Area Ratio (FAR)	N/A	N/A
Front Setback	Varies on street frontage as provided. All other, shall be 40 feet.	25 Feet*
Rear Setback	Varies on street frontage as provided. All other, shall be 40 feet.	25 Feet*
Side Setback	Varies on street frontage as provided. All other, shall be 40 feet.	25 Feet*
Lot Size	None, unless Commercial Recreation uses that are also an outdoor use.	N/A
Landscape Area	Vehicle Use Area Requirements (Varies on lot size)	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 Conservation. More specifically, the Conservation land use designation is intended to protect water supply, environmentally sensitive lands, wildlife habitat and the natural 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. According to the City's official civic association list and map, there are none within 300 feet of the proposal and therefore, this requirement has been satisfied. However, there is a mail notification requirement to property owners within 300 feet of the property, which 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 3**.

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 Sign Notice Affidavit and Photographs of the Signs