



REQUEST: Amend City of Fort Lauderdale Comprehensive Plan Future Land Use Map, Beach Community Center Parcel from Commercial to Parks, Recreation, and Open Space Designation

CASE	UDP-L24004	
PROJECT NAME	Beach Community Center Land Use Plan Amendment	
APPLICATION TYPE	Land Use Plan Amendment	
APPROVAL LEVEL	PZB Review, City Commission Approval	
REQUEST	Amend City of Fort Lauderdale Comprehensive Plan Future Land Use Map, Beach Community Center Parcel from Commercial to Parks, Recreation, and Open Space Designation	
APPLICANT	City of Fort Lauderdale	
AGENT	Carl Williams, Director, Parks and Recreation	
PROPERTY ADDRESS	3351 NE 33 rd Avenue	
ABBREVIATED LEGAL DESCRIPTION	Gulf Ocean Mile 34-16 B Lots 1-9, Block 6	
ZONING DISTRICT	Community Business (CB)	
LAND USE	Commercial	
PROPOSED LAND USE	Parks, Recreation, and Open Space	
COMMISSION DISTRICT	1-John Herbst	
NEIGHBORHOOD ASSOCIATION	Gulf Mile Civic Association	
APPLICABLE ULDR SECTIONS	ULDR Section 47-24.8, Comprehensive Plan Amendment ULDR Section 47-25.2, Adequacy Requirements	
NOTIFICATION REQUIREMENTS	ULDR, Section 47-27.6, Sign Notice 15 days prior to meeting ULDR, Section 47-27.4, Public Participation	
SUBMITTAL	September 30, 2024	
COMPLETENESS ISSUED	October 1, 2024	
EXPIRATION	N/A	
ACTION REQUIRED	Approve, Approve with Conditions, or Deny	
CASE PLANNER	Lorraine Tappen, AICP, Principal Urban Planner	<i>LT</i> <i>EP</i>

PROJECT DESCRIPTION:

City staff is proposing to amend the Comprehensive Plan Future Land Use Map and the Broward County Future Land Use Map to change the future land use designation of the Beach Community Center parcel, a 0.69-acre site located at 3351 NE 33rd Avenue, from Commercial to Parks, Recreation, and Open Space. Should the land use be changed, the City will also initiate rezoning of the parcel to Parks, Recreation, and Open Space (P) District.

The City has undertaken an effort to rezone all applicable city parks to the Parks, Recreation, Open Space (P) zoning district and to date, 25 parks have been rezoned in the past three years. The future land use designation of the Beach Community Center is Commercial and parks are not a permitted use in this designation. Amending the City's Comprehensive Plan Future Land Use Map for the Beach Community Center to change the future land use to Parks, Recreation, and Open Space will allow rezoning the Beach Community Center to Parks, Recreation, and Open Space (P).

PRIOR REVIEWS:

The Development Review Committee (DRC) reviewed the land use plan amendment on December 10, 2024. A location map is attached as Exhibit 1 and DRC comments are attached as Exhibit 2.

REVIEW CRITERIA:

Pursuant to the ULDR, Section 47-24.8, a Comprehensive Plan amendment application shall be reviewed in accordance with the following criteria:

1. Any person requesting a proposed change to the City's adopted land use plan map or text within the City's adopted Comprehensive Plan shall be required to submit a comprehensive plan amendment application.

City staff have prepared the application.

2. An application shall be submitted to the Department for review by the Planning and Zoning Board (Local Planning Agency) and for approval and adoption by the City Commission, in accordance with the requirements of F.S. Ch. 163 and F.A.C. Rule 9J-5.

The application includes a detailed amendment report that outlines the existing uses, analyzes public facilities and services, and reviews of applicable goals, objectives and policies in both the City of Fort Lauderdale Comprehensive Plan and the Broward County Land Use Plan with supporting exhibits. Note, Florida Administrative (F.A.C.) Rule 9J-5 was repealed by the Florida Legislature in 2011.

3. An amendment to the City's Comprehensive Plan must be recertified by the Broward County Planning Council (BCPC) prior to the approval taking effect.

Provisional certification will be granted when Broward County Commission conducts the adoption hearing on the amendment. City staff is required to submit recertification documents to BCPC staff post adoption.

LAND USE AMENDMENT ANALYSIS:

The land use plan amendment (LUPA) application requires an analysis based on the existing or proposed amendment intensity. The analysis must include the planning rationale based on the City's Comprehensive Plan and the impact of such on public services. The LUPA application provides a point by point narrative on the availability of public facilities to evaluate any change in demand on public services. The public service analysis includes potable water, wastewater, drainage, traffic impacts, mass transit, and solid waste. Staff has summarized the LUPA analysis below. See Exhibit 3, Beach Community Center Land Use Plan Amendment Application for detailed analysis.

Development Intensity

For analysis purposes, the maximum floor area of potential future development was estimated for both the existing Commercial future land use designation and the proposed Parks, Recreation, and Open Space. For the Commercial future land use designation, the maximum potential floor area to be constructed is 795,000 square feet considering the current dimensional requirements of the Community Business (CB) zoning district. Any future reconstruction of a park and recreation facility with the proposed Parks, Recreation, and Open Space designation, would result in a decrease in development intensity with an estimated maximum 228,000 square feet based upon the dimensional requirements of the Parks, Recreation, and Open Space (P) zoning district.

Portable Water and Wastewater

Water and wastewater services are provided by the City of Fort Lauderdale. The City's Public Works department's analysis indicates a decrease in projected demand with the change in future land use from Commercial to Parks, Recreation, and Open Space.

Drainage

Drainage level of service is based on FEMA, Florida Building Code, and City's unified land development regulations. These regulations address finish floor elevation minimums, proper stormwater capture on-site, and construction activity.

Solid Waste

Solid waste service is provided by Waste Management and WIN-Waste Innovations manage waste disposal capacity analysis. WIN-Waste Innovations provided confirmation that sufficient capacity exists.

Traffic Impact and Mass Transit

The adopted level of service per the City's Comprehensive Plan, Transportation Element, for A1A/N. Ocean Boulevard and Oakland Park Boulevard is D. The proposed amendment would not result in an increase in traffic generation due to the decreased intensity allowed by the proposed Parks, Recreation, and Open Space future land use designation versus the Commercial future land use designation. The Beach Community Center is served by Broward County Transit Routes 11, 72, and 55 which travel on A1A/N. Ocean Boulevard and Route 72 which travels on Oakland Park Boulevard.

Land Use Compatibility

The site is surrounded by properties with the Commercial land use designation to the east, south, and west where there are hotel, multifamily residential, restaurant, retail, service, and office uses. To the north, there are multifamily residential uses with the future land use is High Residential. The Parks, Recreation, and Open Space land use designation is compatible with the surrounding uses.

COMPREHENSIVE PLAN CONSISTENCY:

The proposed amendment is consistent with the City's Comprehensive Plan Goals, Objectives and Policies, including Future Land Use Element, Goal 1 which states that uses and densities permitted in future land use categories are established in the City's Future Land Use Plan. Likewise, Policy FLU 1.1.1 states that the Plan regulates uses permitted in each land use category in order to prevent the mixing of incompatible uses. The amendment also reflects Goal 3, Policy FLU 3.1.1, that the City shall coordinate concurrency regulations and land use planning activities with the Broward County Land Use Plan. In addition, the amendment supports the Parks, Recreation, and Open Space Element Goal 1, Policy PR1.1.4c that all designated parks sites to be zoned Parks, Recreation, and Open Space (P).

PUBLIC PARTICIPATION:

The City held a public presentation via Zoom on December 12, 2024. The Galt Mile Civic Association was notified by email and property owners within 300 feet of the Beach Community Center were notified by mail of the public presentation and the date of the Planning and Zoning Board meeting. Two people attended the public presentation meeting. A summary of the public presentation meeting and presentation material are attached as Exhibit 4.

The future land use map amendment was advertised in the newspaper. Four signs were posted regarding the Planning and Zoning Board meeting. Photos of the signs and a signed affidavit are attached as Exhibit 5.

PLANNING & ZONING BOARD REVIEW OPTIONS:

The Planning and Zoning Board shall consider the application and make a determination based on the following criteria:

- ULDR Section 47-24.8, Comprehensive plan amendment; and
- ULDR Section 47-25.2, Adequacy Requirements

If the Planning and Zoning Board, acting as the Local Planning Agency (LPA), determines that the application meets the criteria for a land use plan amendment, the Planning and Zoning Board shall recommend that the City Commission approve adoption of the ordinance on first reading to amend the Future Land Use Element and Map and transmit the amendment to Broward County, as proposed; or

If the Planning and Zoning Board determines that the application does not meet the criteria for a land use plan amendment, the Planning and Zoning Board shall not recommend that the City Commission approve adoption of the ordinance on first reading to amend the Future Land Use Element and Map and transmit the amendment to Broward County, as proposed.

EXHIBITS:

- 1. Location Map
- 2. DRC Comments, December 10, 2024
- 3. Land Use Plan Amendment Report
- 4. Public Participation Summary
- 5. Sign Posting Photos and Affidavit