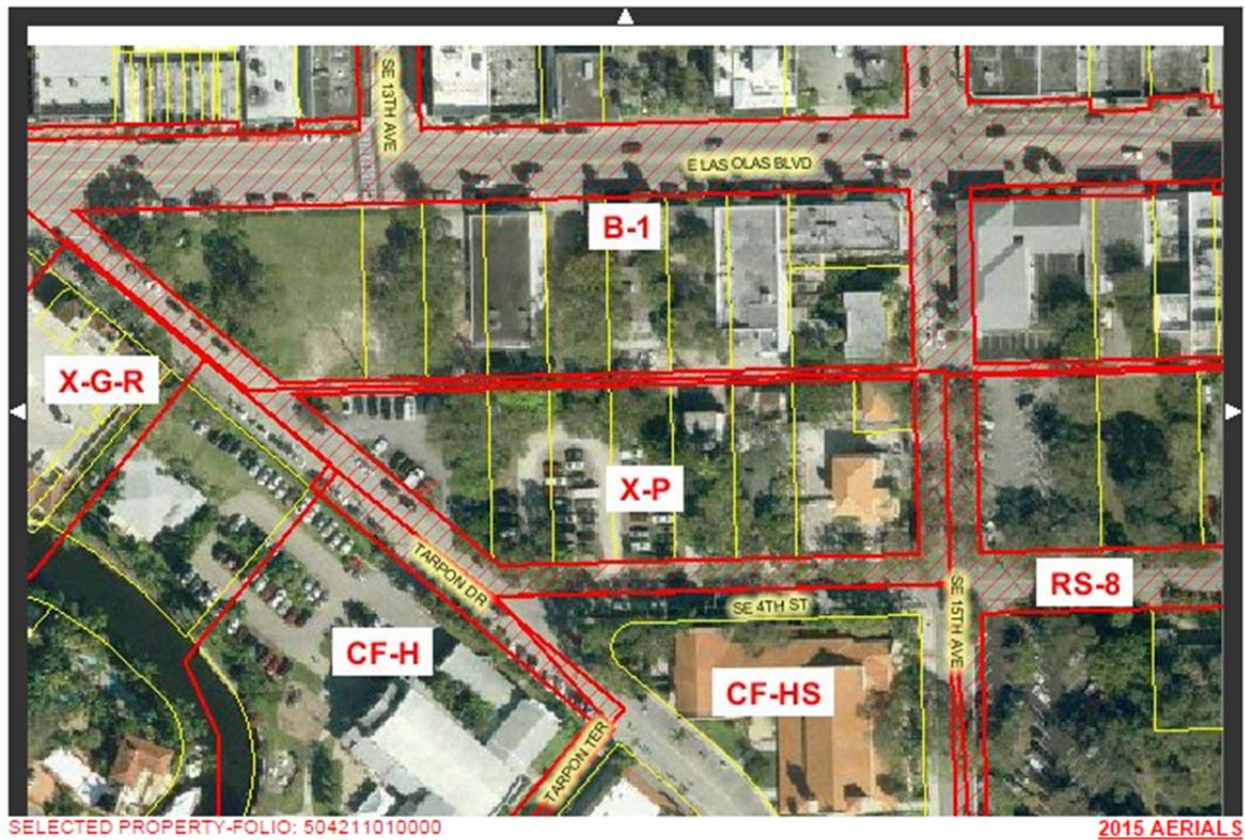


**Rezoning Criteria Narrative, Sec. 47-24.4**  
**First Presbyterian Church of Fort Lauderdale, Inc.**  
**401 SE 15<sup>th</sup> Avenue, Fort Lauderdale, Florida 33301**

**I. The Property.** Pursuant to Section 47.24.4. of the City of Ft. Lauderdale (“**City**”) Unified Land Development Regulations (“**ULDR**”), First Presbyterian Church of Fort Lauderdale, Inc. (“**Applicant**”) is seeking to rezone a portion of the property located at 401 SE 15<sup>th</sup> Avenue, Fort Lauderdale, Florida (“**Property**”). The folio numbers of the Property are 504211011930, 504211011940, 504211011950, 504211011960, 504211011970, 504211011980, 504211011990 and 504211011991. The following narrative is a written description of the rezoning criteria as required under Sec. 47.24.4. of the ULDR.

**II. Background Information.** The Property is currently zoned X- Exclusive Use Parking Lot (“**X-P**”) with a low residential land use designation and operates as a grass parking lot and worship facility for the Applicant’s members.

A parcel map is below:



**III.** This Property has included a Church since 1942. The Property was part of a redevelopment plan that on November 20, 2012, the City Commission approved, along with an ordinance rezoning the Property to X-P. As a result of various factors and conditions, the approved site plan expired and is not moving forward. Now, the Church intends to use the Property for Church uses that requires rezoning from X-P to Community Facility – House of

Worship (“**CF-H**”). Please see a proposed conceptual site plan for an outdoor family center at the Property attached as **Exhibit 1**.

#### **IV. Rezoning Criteria.**

**A.** An application for a rezoning shall be reviewed in accordance with the following criteria under Sec. 47-24.4.D. of the ULDR:

**1. The zoning district proposed is consistent with the City's Comprehensive Plan.**

According to the City’s Comprehensive Plan, areas designated for residential use on the City's Future Land Use Map are intended primarily for dwellings, but other land uses in support of the residential environment, such as, neighborhood parks and schools, may also be appropriate. *City of Ft. Lauderdale Comprehensive Plan Vol. 1, Section IV*. In addition, uses permitted in areas designated residential include “Community facilities designed to serve the residential area, such as schools, churches, day care centers, health clinics, nursing homes, hospitals, rehabilitation quarters, governmental administration, police and fire protection facilities, libraries and civic centers.” *City of Ft. Lauderdale Comprehensive Plan Vol. 1, Section IV(B)(1)*. Accordingly, the proposed CF-H zoning district is consistent with the City’s Comprehensive Plan.

**2. Substantial changes in the character of development in or near the area under consideration supports the proposed rezoning.**

The First Presbyterian Church of Fort Lauderdale was developed in the 1940’s and 1950’s as a Fort Lauderdale community church located within the Colee Hammock neighborhood. At that time, church uses were permitted in the residential zoning categories, and churches were often sited within traditional neighborhoods. In fact, the All Saints Episcopal Church was sited directly adjacent to the Property – also in a residential zoning district.

In 1997, the City amended its zoning code, adopted the Unified Land Development Regulations, and revised the permitted uses in the residential zoning districts to no longer permit church uses. Instead, the City created the Community Facility - House of Worship zoning category, and the City explained that existing churches would be rezoned to CF-H in order to be consistent with the ULDR. However, although the City rezoned most of the church campus to the CF-HS zoning, it failed to rezone the Property to the CF-H category consistent with the then existing church use. The City’s changes to the zoning code and establishment of the ULDR constitute a substantial change of character. In addition, there are no remaining single family uses on or near the Property.

In 2012, the Church proposed a mixed-use redevelopment of several properties of the Church campus, including a proposed surface parking lot located at the Property. The proposed mixed-use redevelopment also included commercial and church uses located on the B-1 zoned

church property on Las Olas Boulevard, in order to establish a street-front, pedestrian friendly active use along Las Olas Boulevard. On November 20, 2012, the City Commission approved the proposed site plan for the mixed-use development, and also approved the rezoning of the Property to an X-P zoning in order to support the proposed redevelopment project with surface parking. Due to a variety of factors, including changes in the character of development on Las Olas Boulevard, the Church did not implement the approved site plan, and the site plan expired in 2014, and is no longer in effect. Since X-P zoning is site plan specific and tied to the approved site plan, the Property lost all permitted uses when the site plan expired. The expiration of the site plan is also a substantial change in the character of development and conditions at or near the Property.

**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 First Presbyterian Church was developed as a community church for the residents of Fort Lauderdale. The existing church use is consistent with the long term use of this site and the original development pattern for this area of the City. The property to the south is CF-HS and includes the First Presbyterian Church sanctuary. The Property is bordered to the east by additional property owned by the Applicant and parking lots. The property to the west is bordered by Tarpon Drive, west of which is additional CF-H zoning and the All Saints Episcopal Church. The property to the north is Boulevard Business (“B-1”) abutting Las Olas Blvd. Accordingly, given the location of the Property, the proposed CF-H zoning is compatible with the surrounding zoning districts and land use.

**B. Development Review Criteria.** An application for a rezoning shall be reviewed for compliance with Section 47-25 of the ULDR. Accordingly, please see enclosed the following narratives:

**C. Adequacy Requirements Narrative for Rezoning, Sec. 47-25.2. Exhibit 2.**

**D. Neighborhood Compatibility Narrative as for Rezoning, Sec. 47-25.3. Exhibit 3.**

**V. Conclusion.** The purpose of this request is to amend the zoning district for the Property to a zoning category that permits multi-purpose church use as part of First Presbyterian’s family campus block. Accordingly, the X-P Property should be rezoned to CF-H so that the overall zoning of the Property will be consistent with the existing and proposed uses.