

REQUEST: Rezoning; from Exclusive Use Parking (XP) to Community Facilities – House of Worship (CF-H).

Case Number	Z15004
Applicant	First Presbyterian Church of Fort Lauderdale
General Location	Northwest corner of SE 15 Street Avenue and SE 4 th Street
Proposed Address	1417 SE 4 Street
Property Size	61,769 square feet (1.42 acres)
Current Zoning	Exclusive Use Parking (X-P)
Proposed Zoning	Community Facilities – House of Worship (CF-H)
Existing Use	Church use
Proposed Use	Church use
Future Land Use Designation	Low Residential
Applicable ULDR Sections	Sec. 47-24.4 Rezoning Criteria Sec. 47-25.2 Adequacy Criteria
Project Planner	Randall Robinson, Planner III

PROJECT DESCRIPTION:

The applicant is requesting to rezone 61,769 square feet (1.42 Acres) of land associated with First Presbyterian Church of Fort Lauderdale, located on the northwest corner of SE 15 Avenue and SE 4 Street, from Exclusive Use - Parking (XP) to Community Facilities – House of Worship (CF-H). The specific lots associated with the proposed rezoning include lots 13-20. The lots are being rezoned to be consistent with the zoning of the rest of the church campus. The location map is included with the staff report. The legal sketch and description of the area to be rezoned is included in the plan sets.

For background, 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. At the time the proposed mixed-use redevelopment included commercial and church uses on the B-1 zoned church property 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 category in order to support the proposed redevelopment project with supporting surface parking. Due to a variety of factors, the Church did not implement the approved site plan, which expired in 2014 and is no longer in effect.

REVIEW CRITERIA:

As per Section 47-24.4.D of the City's Unified Land Development Regulations (ULDR), 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.

According to the City's Comprehensive Plan - Vol. 1 Section IV, areas designated for residential use on the City's Future Land 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. The proposed rezoning will make the uses on site consistent with the underlying zoning. In addition, in accordance with Section IV.B.1, uses permitted in areas designated residential include "Community Facilities" designated 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. 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 1958 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 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 exclusively, and instead, the City created the Community Facility – House of Worship zoning category. Existing churches would be rezoned to CF-H in order to be consistent with the ULDR. Although most of the church campus was rezoned to CF-HS zoning, the remainder of the property was not rezoned to the CF-H category consistent with the existing church use at the time. As there are no remaining single family uses on or near the property, the changes to the zoning code and associated changes in the character of the area support the rezoning request.

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 in the area. 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 surface parking lots. The property to the west is bordered by Tarpon Drive, west of which is additional CF-H zoning and the existing All Saints Episcopal Church. The property to the north is zoned Boulevard Business (B-1) and is abutting to Las Olas Boulevard. Accordingly, the proposed CF-H zoning is compatible with the surrounding zoning districts and land use.

The applicant has provided a narrative response to the criteria, which is provided in the plan sets. Staff concurs with applicant's assessment.

STAFF FINDINGS:

Staff recommends the Board approve this request as proposed and consistent with:

ULDR Sec. 47-24.4 Rezoning Criteria
ULDR Sec. 47-25.2 Adequacy Criteria

STRATEGIC CONNECTIONS

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the following:

Business Development Cylinder of Excellence, specifically advancing:

- **Goal 5:** Be a community of strong beautiful and healthy neighborhoods.

This item advances the *Fast Forward Fort Lauderdale Vision Plan 2035: We Are Prosperous*.

PLANNING and ZONING BOARD REVIEW OPTIONS:

If the Planning and Zoning Board determines that the application meets the 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 the criteria for the rezoning and if consented to by the 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 47-26B, Appeals.