



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#15-1019

TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Lee R. Feldman, ICMA-CM, City Manager

DATE: September 1, 2015

TITLE: Quasi-Judicial –Ordinance Amending the Official Zoning Map from
Exclusive Use Parking to Community Facilities – House of Worship – First
Presbyterian Church of Fort Lauderdale – Case Z15004

Recommendation

It is recommended that the City Commission adopt an ordinance rezoning 61,769 square feet of land 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).

Background

The First Presbyterian Church proposes a rezoning of an associated surface parking lot to an X-P zoning category. At one time there was a proposed mixed-use redevelopment that included commercial and church uses on the B-1 zoned church property along Las Olas Boulevard. Due to a variety of factors, the Church did not implement the approved site plan, which then expired in 2014 and is no longer valid.

Pursuant to criteria outlined in the Unified Land Development Regulations (ULDR) Sections 47-24.4.D, Rezoning, and 47-25.2, Adequacy Requirements, the rezoning was reviewed by the Planning and Zoning Board (PZB) on July 15, 2015, and recommended for approval by a vote of 4-1. The location map and applicant's narratives are provided as Exhibit 1 and Exhibit 2 respectively. The staff report and meeting minutes are attached as Exhibit 3 and Exhibit 4 respectively.

Per the ULDR requirements, the following criteria have been reviewed as part of the rezoning application:

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 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 consistent the uses on site with the underlying zoning. In addition, 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 rezoning request is subject to the public participation requirements established in ULDR Sec. 47-27.4. According to the applicant, they have held three public participation meetings during the month of June 2015 in order to offer the neighborhood associations surrounding the property the opportunity to learn about the proposed project.

The information and affidavits are provided as Exhibit 5.

The City Commission shall hold a public hearing to consider the application, the record and recommendations forwarded by the department and the PZB, and the public

comments when determining whether the rezoning request meets the criteria for rezoning. The records and recommendations are available to the public upon request.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the Neighborhood Enhancement Cylinder of Excellence, specifically advancing:

- Goal 5: Be a community of strong, beautiful and healthy neighborhoods.
- Objective 2: Enhance the beauty, aesthetics, and environmental quality of neighborhoods.

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

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Applicant's Narrative

Exhibit 3 – PZB Staff Report from July 15, 2015

Exhibit 4 – PZB Meeting Minutes from the July 15, 2015

Exhibit 5 – Public Participation Report and Affidavit

Exhibit 6 – Ordinance

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