

December 12, 2012

City of Ft. Lauderdale
Planning & Zoning Department
700 NW 19th Avenue
Ft. Lauderdale, FL 33311

Re: St. Johns United Methodist Church
449 NW 15th Avenue
Ft. Lauderdale, FL 33311

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

The existing Church (House of Worship) is a permitted use in its current zoning district. The Church would like to request a zoning change for the empty lot it owns across NW 5th Street in order to utilize the lot for parking. The requested change is consistent with the city's Comprehensive Plan. The lot will have the required setbacks and buffers as declared in Section 47-18.17 of City's Code of Ordinances. The lot shall be developed in compliance with Section 47-25-3 Neighborhood Compatibility [such as 47-25.3(A) (3)(d)(ii)].

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

The vacant lot will be developed into a designated parking area with designated grass parking spaces complying with Section 47-20.13(c), and each space shall have a concrete wheel stop at the head of each stall. All stalls shall be 10' x 20'. Landscape shall be consistent with the character of the neighborhood.

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.***

Section 47-18-17 House of Worship. Provide for the proposed use of the vacant land for the existing Church's parking. Sections 47-20.13(c), 47-25.3, and 47- 20.15 provide the specifications - - provisions to allow for grass parking in the proposed zoning district.