



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

FROM: Lee Feldman, ICMA-CM, City Manager

DATE: October 1, 2013

TITLE: QUASI-JUDICIAL – SECOND READING OF ORDINANCE – Rezone from
Residential Single Family/Low Medium Density District (RS-8) to Parks,
Recreation and Open Space (P) – Case 16Z12

Recommendation

It is recommended that the City Commission adopt an ordinance rezoning a 57,828 square-foot parcel of land located at the northeast corner of SW 9th Avenue and SW 7th Street, from Residential Single Family/Low Medium Density District (RS-8) to Parks, Recreation and Open Space (P) in order to create a new passive park on the subject site.

Background

The City of Fort Lauderdale is requesting to rezone the current site of Lewis Landing Park, located at the southwest corner of SW 9th Avenue and SW 7th Street, from Residential Single Family/Low Medium Density District (RS-8) to Parks, Recreation and Open Space (P). A location map is provided as Exhibit 1. The property was obtained through the Broward County 2000 Safe Parks and Land Preservation Bond Project.

Pursuant to criteria outlined in ULDR Section 47-24.4.D, Rezoning, the project was reviewed by the Planning and Zoning Board (PZB) on December 19, 2012, and recommended for approval by a vote of 8-0. The application and the record and report of the PZB are available as Exhibits 2, 3 and 4 respectively. The survey is provided as part of the attached ordinance.

Pursuant to criteria outlined in ULDR Section 47-24.4.D, Rezoning, 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.

The zoning district proposed is Parks, Recreation and Open Space (P), a zoning district intended to meet open space and recreation needs. The proposed passive park will have a positive impact on the surrounding community by

providing open space and an area for recreation, and by furthering the City's goal to create more opportunities for residents to access open space and parks as well as increase the percentage of residents located within walking distance to parks. The site is designated Low-Medium Residential on the City's Future Land Use Map. The proposed rezoning is consistent with the City's Comprehensive Plan in that the proposed use is permitted in this land use category.

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

The surrounding properties to the east and west are zoned Residential Single Family/Low Medium Density District (RS-8) and have a Low Medium land use designation. The properties to the south are zoned Residential Single Family/Duplex/Low Medium Density District (RD-15) with a Medium land use designation. In the past, a single family home was on the site and is currently used as passive open space. The park will provide a recreational asset to the neighborhood with the addition of new pavilion, walking path and a restored boat dock for small boats and kayaks.

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 proposed rezoning would not represent a substantial change to the character of the surrounding area. The park will provide users with opportunities for passive recreational activities that are currently not available in the nearby area. The rezoning will enable the City to improve the site and create a passive waterfront park to serve the surrounding community.

The City Commission shall hold a public hearing to consider the application and the record and recommendations forwarded by the Department and the Planning and Zoning Board ("PZB") and shall hear public comment on the application when determining whether the rezoning request meets the criteria for rezoning.

Resource Impact

There is no fiscal impact associated with this action

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Applicant's Narrative

Exhibit 3 – Staff Report from the December 19, 2013 PZB Meeting

Exhibit 4 – Approved Minutes from the December 19, 2013 PZB Meeting

Exhibit 5 – Ordinance

Prepared by: Thomas Lodge, Planner II

Department Director: Greg Brewton, Sustainable Development