



CITY OF FORT LAUDERDALE
City Commission Agenda Memo

#12-2438

TO: Honorable Mayor & Members
Fort Lauderdale City Commission

FROM: Lee Feldman, City Manager

DATE: November 20, 2012

TITLE: Public Hearing – Rezoning to Exclusive Use Parking (XP) - First Presbyterian Church of Fort Lauderdale - Case 3-ZR-12

Recommendation

It is recommended that the City Commission adopt an ordinance rezoning the properties indicated in the Sketch and Legal Description included in the Ordinance, attached as Exhibit 3, from Residential Single Family/Low Medium Density District (RS-8) and Limited Residential Office (ROA) to Exclusive Use Parking (XP).

Background

Pursuant to criteria outlined in ULDR Section 47-24.4.D, Rezoning, the project was reviewed by the Planning and Zoning Board on September 19, 2012. The PZB recommended approval of the rezoning by a vote of 5-0. The applicant's narrative and the report and record of the PZB are available as Exhibits 2, 4 and 6 respectively.

The First Presbyterian Church of Fort Lauderdale proposes to construct a 29,158 square foot Family Center facility that consists of educational, recreational and office space, including a reception area, 7,506 square feet of retail space facing the intersection of East Las Olas Boulevard and Tarpon Drive as well as a 103-space Surface Parking Lot.

The construction of the surface parking lot requires the rezoning of a 1.42-acre parcel of land located at the northeast corner of SE 4th Street and Tarpon Drive from Residential Single Family Low/Medium Density (RS-8) and Limited Residential Office (ROA) to X-Exclusive Use Parking lot (XP).

As well as expanding the facilities of the church, the proposed family center and retail space will complete the south side of the East Las Olas commercial streetscape and strengthen east-west pedestrian connections.

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, the applicant's responses follow the criteria:

1. The zoning district proposed is consistent with the City's Comprehensive Plan.
Analysis: The site is designated Low-Medium 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.
Analysis: The character of development in or near the area supports the rezoning. Specifically, the property located to west of the subject site was developed in recent years as a mixed-use project consisting of residential and commercial uses with an associated parking facility.
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.
Analysis: The rezoning of the property to Exclusive Use – Parking (X-P) is compatible given the mixture of land uses surrounding the subject property. The surrounding districts and uses are as follows:
North – The properties to the North have a land use designation of Commercial and a zoning classification of Boulevard Business (B-1). The Properties are being used for commercial uses.
West – The properties to the West have a land use designation of Residential Low-Medium and zoning classification of Parking Garage with required residential units (X-G-R) and RS-8. These properties are being used for church related uses, parking, residential and commercial purposes.
South – The properties to the South have a Land Use designation of Residential Low-Medium and zoning classification of Community Facilities – House of Worship (CF-HS). These properties are being used for church-related uses.
East - the properties to the east have a Land Use designation of Residential Low-Medium and zoning classification of RS-8.

As noted above, the area surrounding the subject parcel to be rezoned is characterized by a mixture of uses such as commercial, residential, parking and church-related uses. Therefore, the proposed rezoning of the property to (X-P) for parking uses is compatible with the surrounding districts and uses.

Resource Impact

There is no fiscal impact associated with this action

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Applicant's Narrative

Exhibit 3 – Ordinance

Exhibit 4 – Staff Report from the July 18,2012 Planning and Zoning Board Meeting

Exhibit 5 – Approved Minutes from the July 18,2012 Planning and Zoning Board Meeting

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