

REQUEST: Site Plan Level IV Review: Rezoning from Mobile Home Park (MHP) to Community Facility – School (CF-S)

Case Number	12Z12
Applicant	Key Village, LLC.
General Location	475 SW 27 th Avenue
Property Size	87,917 SF (2.02 acres)
Existing Zoning	Mobile Home Park (MHP)
Proposed Zoning	Community Facility – School (CF-S)
Existing Use	Vacant
Proposed Use	Charter School
Future Land Use Designation	Residential Low Medium
Applicable ULDR Sections	47-8.12 Community Facility - School 47-24.4 Rezoning Criteria 47-25.2, Adequacy Requirements 47-25.3, Neighborhood Compatibility
Project Planner	Yvonne Redding, Planner II

PROJECT DESCRIPTION:

The applicant proposes to rezone a 2.02-acre parcel of land located at the south side of SW 4th Court and west of SW 27th Avenue from Mobile Home Park to Community Facility – School in order to construct a 27,772 square foot charter school at 475 SW 27th Avenue. The proposed site plan associated with the rezoning request is currently in the site plan review process and will be presented to the Planning and Zoning Board for review pending the rezoning approval. A property location map and survey is included in the plan sets.

PRIOR REVIEWS:

The Development Review Committee reviewed the current proposal on June 28, 2011. All comments have been addressed.

REVIEW CRITERIA:

As per ULDR Section 47-24.4.D, 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.
2. Substantial changes in the character of development in or near the area under consideration supports the proposed rezoning.
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 zoning categories for the properties surrounding 4th Court are currently zoned Residential Single Family /Low Medium Density District (RS-8) and Residential Multifamily Mid Rise/Medium High Density District (RMM-25), as well as the property to the east, which is zoned General Business District (B-2), permit similar uses to the zoning proposed by the applicant. There have been no significant changes in the type of development and the proposed rezoning would not represent a substantial change to the character of the surrounding area. The applicant has provided a narrative response to the criteria, attached to the plan sets. Staff concurs with the applicant's assessment.

Comprehensive Plan Consistency:

The site is designated Medium-High Residential on the City's Future Land Use Map. The proposed rezoning will be consistent with the City's Comprehensive Plan as Community Facilities are permitted within the Medium-High Residential land use category.

Adequacy and Neighborhood Compatibility:

The applicant has submitted narratives regarding the project's compliance with Section 47-25.2, Adequacy Requirements, and Section 47-25.3, Neighborhood Compatibility Requirements, also attached

with the site plan and submittal material, to assist the Board in determining if the proposal meets these criteria.

STAFF FINDINGS:

Staff recommends the Board approve this request consistent with:

ULDR Sections:

47-24.4 Rezoning Criteria

47-25.2 Adequacy Requirements

47-25.3 Neighborhood Compatibility

PLANNING & 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 Section 47-26B, Appeals.

Page 1: PZB Rezone - Applicant Information Sheet

INSTRUCTIONS: Please print or type all information. The application must be filled out accurately and completely. Answer all questions. Do not leave an item blank. If an item does not apply, write N/A (Not Applicable). The following information requested is per Unified Land Development Regulations (ULDR). Incomplete applications will not be accepted.

NOTE: To be filled out by Department

Case Number:	44R11DRC 12E12
Date of complete submittal:	

NOTE: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name:	KEY VLALGE LLC
Property Owner's Signature:	
Address, City, State, Zip:	1915 HARRISON STREET, HOLLYWOOD, FL. 33020
E-mail Address:	Gbotomolni@mg3developer.com
Phone Number:	786 306 3547
Proof of Ownership:	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

NOTE: If AGENT is to represent OWNER, notarized letter of consent is required

Applicant / Agent's Name:	GUSTAVO J. CARBONELL ARCHITECT
Applicant / Agent's Signature:	
Address, City, State, Zip:	1457 NE 4 TH AVENUE FT. LAUDERDALE, FL 33304
E-mail Address:	Gcarbonell@gjcarch.com
Phone Number:	954 462 6565
Letter of Consent Submitted:	YES

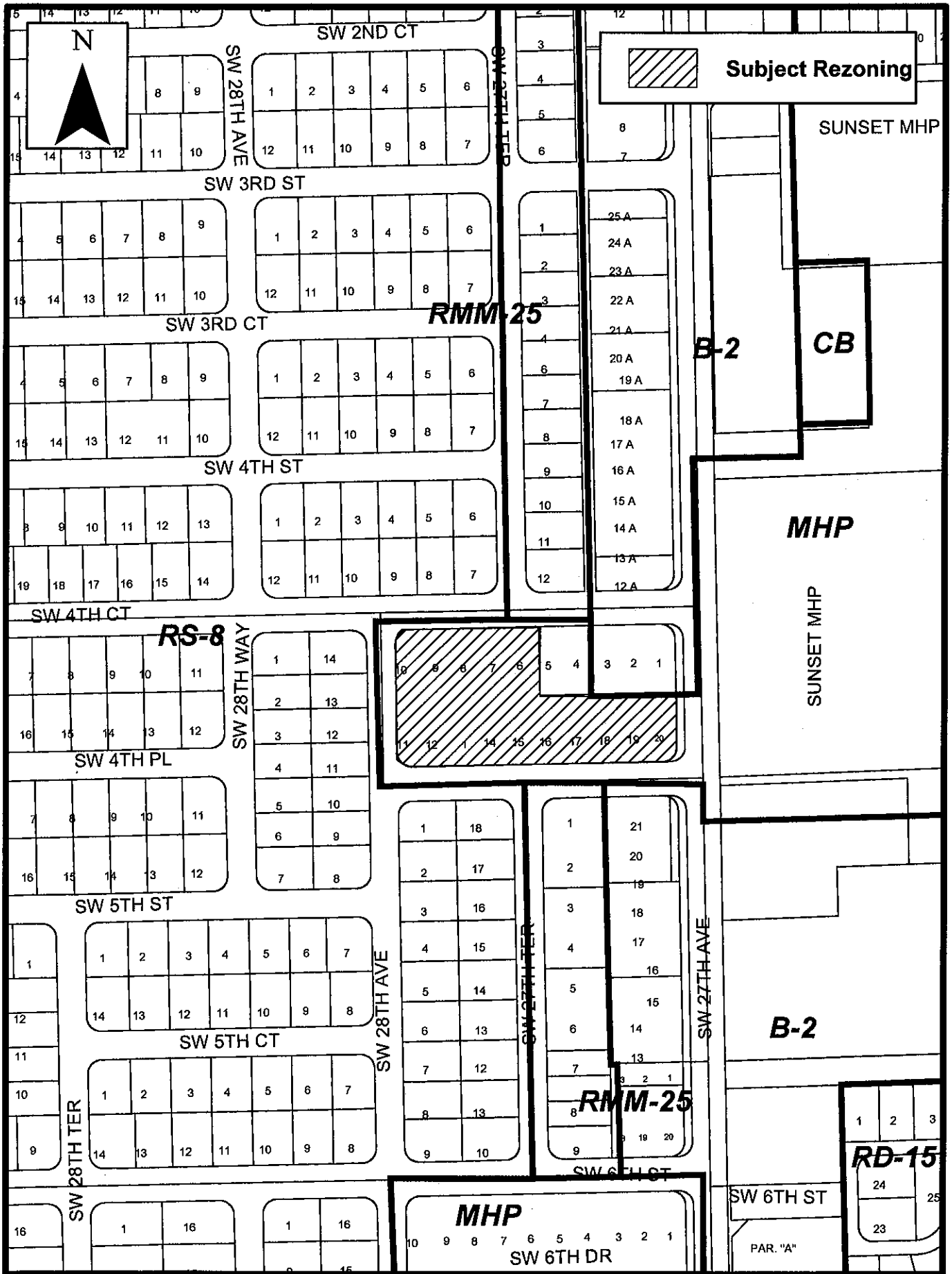
Development / Project Name:	ELEMENTARY/MIDDLE CHARTER SCHOOL AT FORT LAUDERDALE	
Development / Project Address:	Existing:	New: <input checked="" type="checkbox"/>
Legal Description:	LOTS 6 THRU 20, BLK 38, WESTWOOD HEIGHTS PB 6 PAGE 34 BROWARD CO. FL. LESS THE 14 E. FT. OF LOT 20, BLK 38, WEWTDWOOD HEIGHTS, SEE SURVEY FOR ADDITIONAL.	
Tax ID Folio Numbers (For all parcels in development):	5042 08 01 0390	
Request / Description of Project:	RE ZONE PROPERTY FROM MHP TO CF-S TO DEVELOP A ONE STORY CHARTER SCHOOL.	
Applicable ULDR Sections:	47-25.2 Adequacy/ 47-25.3 Neighborhood Compatibility/ 47-24.4 Rezoning	
Total Estimated Cost of Project:	\$ 5,000,000.00	(Including land costs)

Future Land Use Designation:	MEDIUM HIGH RESIDENTIAL
Proposed Land Use Designation:	MEDIUM HIGH RESIDENTIAL
Current Zoning Designation:	MHP MOBILE HOME PARK
Proposed Zoning Designation:	CF-S COMMUNITY FACILITY SCHOOL.
Current Use of Property:	VACANT
Residential SF (and Type):	NA
Number of Residential Units:	NA
Non-Residential SF (and Type):	27,772 S.F. CHARTER SCHOOL K TO 8 TH GRADE
Total Bldg. SF (include structured parking):	27,772 S.F.
Site Adjacent to Waterway:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage):	10,000 SF / 0.229 ACRE	87,917 S.F / 2.02 ACRES
Lot Density:	NA	NA
Lot Width:	100 FT.	120 FT AND 240 FT.
Building Height (Feet / Levels):	35 FT	1 STORY 29'-3"
Structure Length:	NA	265'-3"
Floor Area Ratio:	1.0	0.315
Lot Coverage:	NA	27,772 SF 33.5%
Open Space:	NA	39,719 SF 58%
Landscape Area:	NA	25,640 SF 45.0%
Parking Spaces:	33	38 INCL 2 HANDICAPPED

NOTE: State north, south, east or west for each yard.

Setbacks/Yards:	Required	Proposed
Front [E]:	25	104'-1"
Side [S]:	25 STREET CORNER	33'-6"
Side [N]:	20 INTERIOR ADJ TO RSIDENTIAL	20'-2" AND 34'-7"
Rear [W]:	25 DOUBLE ST FRONTAGE	106'-2"



Subject Rezoning

SUNSET MHP

RMM-25

B-2

CB

MHP

SUNSET MHP

RS-8

B-2

RMM-25

RD-15

MHP

SW 6TH DR

SW 6TH ST

PAR. "A"

