



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

FROM: Lee Feldman, ICMA-CM, City Manager

DATE: June 4, 2013

TITLE: Ordinance – Rezoning from Residential Low Rise Multifamily/Medium
High Density District (RML-25) to Parks, Recreation and Open Space (P)
– Case 1-Z-13

Recommendation

It is recommended that the City Commission adopt an ordinance rezoning a 32,607 square-foot parcel of land located at the southwest corner of SW 14 Avenue and Argyle Drive, from Residential Low Rise Multifamily/Medium High Density District (RML-25) to Parks, Recreation and Open Space (P) for a new passive park.

Background

The City of Fort Lauderdale is requesting to rezone Townsend Park, located at the southwest corner of SW 14th Avenue and Argyle Drive, from Residential Low Rise Multifamily/Medium High Density District (RML-25) to Parks, Recreation and Open Space (P). The property was obtained through the Broward County 2000 Safe Parks and Land Preservation Bond Project. A location map is provided as Exhibit 1.

Pursuant to criteria outlined in ULDR Section 47-24.4.D, Rezoning, the project was reviewed by the Planning and Zoning Board (PZB) on April 17, 2013, and recommended for approval by a vote of 9-0. The application and the record and report of the PZB are available as Exhibits 2, 3 and 4 respectively. The survey is provided in 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 the open space and recreation needs of the community. The proposed passive park will have a positive impact on the surrounding residential neighborhoods by providing open space and opportunities for

recreation. The site is designated Medium-High 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 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, as does Sailboat Bend Park across the canal to the south.

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 surrounding properties to the north and west are zoned Residential Low Rise Multifamily/Medium High Density (RML-25) and across the canal to the south are zoned Parks, Recreation and Open Space (P) as well as across SW 14th Avenue to the east are zoned Community Facilities (CF). The proposed park will provide a recreational asset to the surrounding neighborhood.

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 April 17, 2013 PZB Meeting

Exhibit 4 – Approved Minutes from the April 17, 2013 PZB Meeting

Exhibit 5 - Ordinance

Prepared by: Thomas Lodge, Planner II

Department Director: Greg Brewton, Sustainable Development