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December 9, 2013

The Honorable Members of the  
City of Fort Lauderdale  
City Commission  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, FL 33311

RE: *Lauderdale Yacht Club - Rezoning of 0.287-Acres (Case #13-Z-12)*

Dear Mayor and City Commissioners:

The Lauderdale Yacht Club ("LYC"), as Applicant, is requesting rezoning of approximately 0.287-acres of property located immediately west of the existing Lauderdale Yacht Club tennis courts on the south side of SE 12<sup>th</sup> Street from Residential Low-Rise Multifamily/Medium High Density District ("RML-25") to Parks, Recreation and Open Space ("P"), and hereinafter referred to as the ("LYC Apartment Property"). LYC has met with the Rio Vista Civic Association and received its approval of the proposed rezoning. At its November 20<sup>th</sup> meeting, the Planning and Zoning Board recommended approval of the rezoning, approved a Conditional Use Permit for yacht club use, and conditionally approved a site plan contingent on City Commission approval of the rezoning.

The portion of the LYC Apartment Property that is the subject of this request was formerly improved with multi-family structures, but has remained vacant since the demolition of the structures in 2009. LYC owns a total of 6.0663 acres, generally located at the terminus of SE 12<sup>th</sup> Street, along the Stranahan River and has operated as a Yacht Club for over 75 years. The LYC Apartment Property is generally located at the southwest quadrant of LYC and fronts the Cerro Gordo River. With the exception of the LYC Apartment Property, the remainder of the Lauderdale Yacht Club Property is already zoned P. Yacht Clubs are a permissible use within the P district. The Applicant is requesting rezoning of the LYC Apartment Property so that all the property owned by LYC can maintain consistency and uniformity in zoning standards and development regulations.

The Lauderdale Yacht Club's request is consistent with the criteria of Section, 47-24.4.D., which sets forth criteria for rezonings:

1. The zoning district proposed is consistent with the city's comprehensive plan.

*The Property is designated Medium High 25 on the future land use plan. The P zoning district is consistent with this land use. The balance of the Lauderdale Yacht Club is zoned P. The LYC Apartment Property was acquired in 2002 and has been an integral component of the facility. It is appropriate for the Property to reflect a zoning consistent with the balance of the Lauderdale Yacht Club. The City of*

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Exhibit 2  
14-0106  
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*Fort Lauderdale Comprehensive Plan's Future Land Use Element provides that outdoor recreation, civic, cultural and recreational uses are permissible in areas designated for residential land use.*

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

*The LYC Apartment Property is part of the Lauderdale Yacht Club facility, which has been operating as a Yacht Club since 1938. LYC respectfully requests consistent and uniform zoning for all Yacht Club property in order to prevent inconsistencies in development standards and district regulations. The LYC Apartment Property will be used for overflow parking for LYC Members only and a separate Site Plan Application for a parking lot has been submitted together with this rezoning request.*

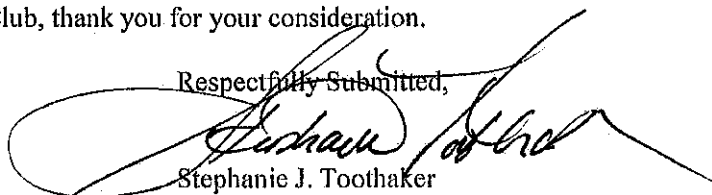
*LYC has submitted a Site Plan that includes a 10' bufferyard requirement along the Property's western perimeter, adjacent to the abutting residential lot. This bufferyard will be improved with landscaping and a screening wall. No parking or dumpsters will be located within this yard. At the neighbor's request, LYC developed a site plan that depicts a 5' tall, pre-cast concrete wall along the Property's western perimeter.*

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 Property is bound by the Lauderdale Yacht Club on its east and north sides. The Property fronts the Cerro Gordo River on its south perimeter. The property immediately to the west is zoned RML-25. The P district is compatible with adjacent parcels and the surrounding neighborhood. The Property has been part of the Lauderdale Yacht Club facility since its acquisition in 2002. The Property will continue to be used only by members, and is not available to the general public.*

On behalf of Lauderdale Yacht Club, thank you for your consideration.

Respectfully Submitted,

A large, stylized handwritten signature in black ink, appearing to read 'Stephanie J. Toothaker', is written over the typed name below.

Stephanie J. Toothaker

### Adequacy

#### **A. Adequacy Requirements**

- a. **Communications Network.** The physical height of the yacht club is not changing, and will not interfere with City communication systems.
- b. **Drainage Facilities.** Public drainage facilities are affected by the proposal. Any construction on the Property will comply with applicable stormwater management regulations.
- c. **Environmentally Sensitive Lands.** The property was previously cleared, and does not contain sensitive lands.
- d. **Fire Protection.** Fire hydrant locations are not affected by the proposal, at this time, use of the Property does not necessitate a sprinkler system.
- e. **Parks and Open Space.** The proposed modifications to the yacht club do not affect the public access to waterways or other public open spaces.
- f. **Police Protection.** The additional Property does not increase the need for police protection. Rather, the Applicant's use of the Property will deter vagrants and loiters.
- g. **Potable Water.** The proposed modification to the yacht club do not necessitate water service at this time. The public water system previously served multi-family residences that existed on the Property. This level of water demand is already assumed in the yacht club's reserved capacity and do not generate unforeseen impacts.
- h. **Sanitary Sewer.** The proposed modification to the yacht club do not necessitate sewer service at this time. The public sewer system previously served multi-family residences that existed on the Property. This level of water demand is already assumed in the yacht club's reserved capacity and do not generate unforeseen impacts.

- i. Schools. As a private yacht club without a residential component, the LYC has no student impacts.
- j. Solid Waste. The Applicant's existing trash collection/service area will continue to serve the club's needs.
- k. Stormwater. Public drainage facilities are affected by the proposal. Any construction on the Property will comply with applicable stormwater management regulations.
- l. Transportation Facilities. The addition of 0.287 acres to the yacht club does not generate additional traffic impacts, as the Property serves only the existing members of the club and not the general public.
- m. Wastewater. The proposed modification to the yacht club does not necessitate sewer service at this time. The public sewer system previously served multi-family residences that existed on the Property. This level of water demand is already assumed in the yacht club's reserved capacity and do not generate unforeseen impacts.
- n. Trash Management Requirements. Adequate accommodation is already provided for the yacht club's trash collection needs, and no modifications are proposed.
- o. Historic and Archaeological Resources. The Property does not include historic or archaeological resources.