



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

FROM: Lee R. Feldman, ICMA-CM, City Manager

DATE: February 18, 2014

TITLE: QUASI-JUDICIAL – FIRST READING OF ORDINANCE – Rezone from
Residential Low Rise Multifamily/Medium High Density District (RML-25)
to Parks, Recreation and Open Space (P) – Case 13Z12

Recommendation

It is recommended that the City Commission introduce an ordinance, on first reading, rezoning a 12,500 square foot parcel of land, located on the south side of SE 12th Street between Cordova Road and the Intracoastal Waterway, from Residential Low Rise Multifamily/Medium High Density District (RML-25) to Parks, Recreation and Open Space (P).

Background

The applicant proposes to rezone the site in order to construct a parking lot to service the adjacent Lauderdale Yacht Club, which has been in operation at this site since 1938. The site to be rezoned is currently vacant. A location map is provided as Exhibit 1. The associated conditional use site plan, which includes the proposed twenty-six space overflow surface parking lot, was reviewed by the Development Review Committee (DRC) on July 9, 2013, and all comments have been addressed. Final site plan approval is conditioned upon approval of the subject rezoning.

Pursuant to criteria outlined in Unified Land Development Regulations (ULDR) Section 47-24.4.D, Rezoning, the rezoning and site plan were reviewed by the Planning and Zoning Board (PZB) on November 20, 2013, 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 sketch and description are 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 site is currently designated Medium-High Residential on the City's Future Land Use Map. The Parks, Recreation and Open Space District is intended to provide suitable locations for parks, recreation and open space areas, including conservation areas. The proposed rezoning is consistent with the City's Comprehensive Plan in that the proposed parking lot use associated with the yacht club 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 properties surrounding the site are zoned Residential Single Family/Low Density District (RS-4.4) across the canal to the north and across the Intracoastal Waterway to the east. The properties to the west are zoned Residential Low Rise Multifamily/Medium High Density District (RML-25) and Residential Single Family/Low Medium Density District (RS-8) across the canal to the south. The site of the existing yacht club is currently zoned Parks, Recreation and Open Space, consistent with the proposed parcel to be rezoned in order to accommodate a parking lot associated with the yacht club use.

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. According to the applicant, the yacht club has been in operation at this location since 1938, and the property to be rezoned has been part of the Lauderdale Yacht Club facility since it was acquired in 2002. The properties to the west of the site include two-story multifamily buildings. The majority of the structures on the north side of SE 12th Street, as well as across the canal to the north and south include one and two-story single family homes.

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

Strategic Connections

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the Public Places Cylinder of Excellence, specifically advancing:

- Goal 3: Be a community that finds opportunities and leverages partnerships to create unique, inviting, and connected gathering places that highlight or beaches, waterways, urban areas, and parks.

This item advances the *Fast Forward Fort Lauderdale Vision Plan 2035: We Are Here*.

Attachments:

Exhibit 1 – Location Map

Exhibit 2 – Applicant’s Narrative

Exhibit 3 – Staff Report from the November 20, 2013 PZB Meeting

Exhibit 4 – Approved Minutes from the November 20, 2013 PZB Meeting

Exhibit 5 – Ordinance

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