

REQUEST: Rezoning; from Residential Low Rise Multifamily/Medium High Density District (RML-25) to Parks, Recreation and Open Space (P)

Case Number	13Z12
Applicant	Lauderdale Yacht Club
General Location	South side of SE 12 Street between Cordova Road and the Intracoastal Waterway
Property Size	12,500 SF (.287 acres)
Zoning	Existing: Residential Low Rise Multifamily/Medium High Density District (RML-25) Proposed: Parks, Recreation and Open Space (P)
Existing Use	Vacant
Proposed Use	Parking Lot
Future Land Use Designation	Medium-High Residential
Applicable ULDR Sections	Sec. 47-24.4 Rezoning Criteria Sec. 47-25.2 Adequacy Criteria
Project Planner	Thomas Lodge, Planner II

PROJECT DESCRIPTION:

The applicant is requesting to rezone 12,500 square feet (.287 acres) 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). The site is currently vacant. The applicant is proposing to rezone a portion of the site in order to construct a parking lot to service the yacht club. The associated site plan for the parking lot is also scheduled on this agenda. The legal sketch and description of the area to be rezoned is included in the plan sets.

REVIEW CRITERIA:

Pursuant to the City's Unified Development Regulations (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.

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 yacht club 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 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 applicant has provided narrative responses, which are included with the plan package that addresses the adequacy criteria. Staff concurs with applicant's assessment.

STAFF FINDINGS:

Staff recommends the Board approve this request, consistent with:

ULDR Sec. 47-24.4 Rezoning Criteria;
ULDR Sec. 47-25.2 Adequacy Criteria.

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.