

REQUEST:

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

Case Number	1Z13
Applicant	City of Fort Lauderdale/Townsend Park
General Location	Southwest corner of SW 14 th Avenue and Argyle Drive
Property Size	32,607 (.75 acres)
Zoning	Residential Low Rise Multifamily/Medium High Density District (RML-25)
Existing Use	Open space
Proposed Use	Park
Future Land Use Designation	Medium-High Residential
Applicable ULDR Sections	Sec. 47-24.4 Rezoning Criteria
Project Planner	Thomas Lodge, Planner II

PROJECT DESCRIPTION:

The City of Fort Lauderdale is requesting to rezone a 32,607 square-foot parcel of land, 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) for a new passive park. The property was obtained through the Broward County 2000 Safe Parks and Land Preservation Bond Project. Property map and survey are included in the plan sets. The Planning and Zoning Board voted to defer this item at the March 20, 2012 meeting at the request of the applicant by a vote of 7-0.

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.

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 park 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 surrounding properties to the north and east are zoned RML-25, the property to the east is zoned Community Facility (CF) and across the canal to the south is Sailboat Bend Park, a property which is zoned Park, Recreation and Open Space (P). The proposed park will provide another recreational asset to the surrounding neighborhood.

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. The park will provide users with opportunities for passive recreational activities, as does Sailboat Bend Park across the canal to the south.

The applicant has provided a narrative response to the criteria, attached to the plan sets. Staff concurs with applicant's assessment.

STAFF FINDINGS:

Staff recommends the Board approve this request consistent with:

ULDR Section Sec. 47-24.4 Rezoning 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.