



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#13-0280

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

FROM: Lee Feldman, ICMA-CM, City Manager

DATE: March 5, 2013

TITLE: Public Hearing – Rezoning Gore Betz Park from Residential Single
Family/Duplex/Low Medium Density District (RD-15) to Parks, Recreation
and Open Space (P) – Case 15-Z-12

Recommendation

It is recommended that the City Commission adopt an ordinance rezoning the property located at the northwest corner of SW 9th Avenue and Orange Isle from Residential Single Family/Duplex/Low Medium Density District (RD-15) to Parks, Recreation and Open Space (P).

Background

The City of Fort Lauderdale is requesting to rezone a 79,170 square foot parcel of land located on the northwest corner of SW 9th Avenue and Orange Isle from Residential Single Family/Duplex/Low Medium Density District (RD-15) 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. The River Oaks Civic Association supports the design and development of the park, which will create recreational open space in the neighborhood.

Pursuant to criteria outlined in ULDR Section 47-24.4.D, Rezoning, the project was reviewed by the Planning and Zoning Board (PZB) on December 19, 2012, 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 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 P – Parks, Recreation and Open Space, 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 Residential on the City's Future Land Use Map. P – Parks, Recreation and Open Space is consistent with the City's Comprehensive Plan in that the proposed rezoning 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 have a land use designation of Medium Residential. Properties to the north, south, east and west are zoned Residential Single Family/Duplex/Low Medium Density District (RD-15). According to the applicant, a lot of residential and commercial redevelopment is taking place in and around the River Oaks neighborhood and the park will provide a recreational asset to the surrounding areas.

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 previous use on this site was a garden center. The park will provide users with opportunities for passive recreational activities that are currently not available in the nearby area.

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.

It should be noted that Section 8.21 of the City of Fort Lauderdale Charter provides as follows: "Notwithstanding anything to the contrary in this Charter, the city shall not sell, transfer, or lease for more than one (1) year, any land zoned park in accordance with the City's Unified Land Development Regulations without a unanimous vote of the entire city commission."

Resource Impact

There is no fiscal impact associated with this action

Attachment(s)

Exhibit 1 – Location Map

Exhibit 2 – Applicant's Narrative

Exhibit 3 – Staff Report from the December 19, 2012 PZB Meeting

Exhibit 4 – Approved Minutes from the December 19, 2012 PZB Meeting

Exhibit 5 - Ordinance

Prepared by: Thomas Lodge, Planner II

Department Director: Greg Brewton, Sustainable Development