



TO: Honorable Mayor & Members
Fort Lauderdale City Commission

FROM: Lee Feldman, City Manager

DATE: September 5, 2012

TITLE: Public Hearing - Rezoning 3550 Davie Boulevard from Residential Single Family/Low Medium Density District (RS-8) to Community Facility-House of Worship and School (CF-HS) – Case 5-Z-12

Recommendation

It is recommended that the City Commission adopt an ordinance rezoning the property located at 3550 Davie Boulevard from Residential Single Family/Low Medium Density District (RS-8) to Community Facility-House of Worship and School (CF-HS).

Background

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.

Pursuant to criteria outlined in ULDR Section 47-24.4.D, Rezoning, the project was reviewed by the PZB on July 18, 2012, and approved by a vote of 5-0. The application and the record and report of the PZB are available as Exhibits 2, 5 and 6. The sketch and legal description are provided for in the attached ordinance.

The applicant is requesting to rezone an 80,804 square foot portion of a 116,049 square foot parcel of land located at the southeast corner of Davie Boulevard and SW 36th Avenue from Residential Single Family/Low Medium Density District (RS-8) to Community Facility-House of Worship and School (CF-HS) so that the zoning of the property is consistent with the existing church and school use. The house of worship has existed on the site since 1965 and is currently a legal non-conforming use.

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.

Analysis: The site is designated Low-Medium on the City's Future Land Use Map. The proposed rezoning is consistent with the City's Comprehensive Plan in that the existing church and school uses are 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.

Analysis: The surrounding properties to the north and east are zoned Community Business (CB) and have a Commercial Land Use Designation. The properties to the south are zoned Residential Single Family/Low Medium Density District (RS-8) with a Low Residential Land Use Designation. The properties to the west are zoned Residential Single Family Duplex/Medium Density District (RD-15) with a Medium Residential Land Use Designation.

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.

Analysis: There have been no significant changes in the type of development in the nearby vicinity and the proposed rezoning would not represent a substantial change to the character of the surrounding area.

Resource Impact

There is no fiscal impact associated with this action

Attachment(s)

Exhibit 1 – Location Map

Exhibit 2 – Applicant's Narrative

Exhibit 3 - Letter from the Sunset Civic Association indicating support for the proposal

Exhibit 4 – Ordinance

Exhibit 5 - Staff Report from the July 18,2012 Planning and Zoning Board Meeting

Exhibit 6 – Draft Minutes from the July 18,2012 Planning and Zoning Board Meeting

Prepared By: Thomas Lodge, Planner II

Department Director: Greg Brewton, Director, Sustainable Development