

REQUEST:

Rezoning from Residential Single Family/Low Medium Density District (RS-8) to Community Facility-House of Worship and School (CF-HS)

Case Number	5Z12
Applicant	Sunset Presbyterian Church of Fort Lauderdale
General Location	3550 Davie Boulevard
Property Size	116,049 (2.86 acres)
Zoning	Residential Single Family/Low Medium Density District (RS-8)
Existing Use	House of Worship and School
Proposed Use	House of Worship and School
Future Land Use Designation	Low-Medium
Applicable ULDR Sections	Sec. 47-24.4 Rezoning Criteria
Project Planner	Thomas Lodge, Planner II

PROJECT DESCRIPTION:

The applicant is requesting to rezone an 80,804 SF portion of a 116,049 SF 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. This house of worship has existed on the site since 1965 and is currently a legal non-conforming use. A letter from the Sunset Civic Association indicating support of the project is attached as EXHIBIT 1.

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.
2. Substantial changes in the character of development in or near the area under consideration supports the proposed rezoning.
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 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. The properties to the west are zoned Residential Single Family Duplex/Medium Density District (RD-15) with a Medium Residential land use. The applicant has provided a narrative response to the criteria, attached to the plan sets. Staff concurs with applicant's assessment.

Comprehensive Plan Consistency:

The portion of the property being rezoned is designated Low Residential on the City's Future Land Use Map. The proposed rezoning is consistent with the City's Comprehensive Plan in that the current uses are permitted in this land use category.

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.