

REQUEST:

Rezoning from Residential Single Family/Low Medium Density District (RS-8) to Parks, Recreation and Open Space (P)

Case Number	16Z12
Applicant	City of Fort Lauderdale/Lewis Landing Park
General Location	630 SW 9 th Avenue
Property Size	57,828 (1.33 acres)
Zoning	Residential Single Family/Low Medium Density District (RS-8)
Existing Use	Vacant
Proposed Use	Park
Future Land Use Designation	Low-Medium
Applicable ULDR Sections	Sec. 47-24.4 Rezoning Criteria
Project Planner	Thomas Lodge, Planner II

PROJECT DESCRIPTION:

The City is requesting to rezone a 57,828 SF parcel of land located at the northeast corner of SW 9th Avenue and SW 7th Street from Residential Single Family/Low Medium Density District (RS-8) 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, and was previously a single-family home with guest cottage, and is currently vacant. Property map and survey are included in the plans sets.

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 Low-Medium 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 east and west are zoned Residential Single Family/Low Medium Density District (RS-8) and have a Low Medium land use designation. The properties to the south are zoned Residential Single Family/Duplex/Low Medium Density District (RD-15) with a Medium land use designation. The park will provide a recreational asset to the 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 that are currently not available in the nearby area.

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 property being rezoned is designated Low Medium 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.

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.