



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

FROM: Lee R. Feldman, ICMA-CM, City Manager

DATE: November 5, 2013

TITLE: QUASI-JUDICIAL – SECOND READING OF ORDINANCE – Rezone from
Residential Mid Rise Multifamily/Medium High Density District (RMM-25)
to Community Facility-House of Worship (CF-H) – Case 11Z12

Recommendation

It is recommended that the City Commission adopt an ordinance rezoning a 31,500 square-foot parcel of land, located on the northwest corner of NW 3rd Avenue and NW 8th Avenue, from Residential Mid Rise Multifamily/Medium High Density District (RMM-25) to Community Facility-House of Worship (CF-H) to accommodate a parking lot associated with the expansion of the New Mount Olive Baptist Church.

Background

The proposed rezoning is one of four rezoning applications associated with the expansion of the New Mount Olive Baptist Church and scheduled on this agenda. Each application involves different parcel(s) of land separated by right-of-way, requiring that each application be voted on separately. The rezoning will allow the construction of a new surface parking lot to accommodate the church. A location map, indicating the subject site in context of the overall rezoning applications, is provided as Exhibit 1.

Pursuant to criteria outlined in ULDR Section 47-24.4.D, Rezoning, the project was reviewed by the Planning and Zoning Board (PZB) on July 17, 2013, and recommended for approval by a vote of 7-0. The application and the record and report of the PZB are available as Exhibits 2, 3 and 4 respectively. The sketch and description is provided as part of 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 site is designated Northwest Regional Activity Center on the City's Future Land Use Map. Community Facility zoning districts are intended to provide

suitable locations for institutions serving public needs, including religious facilities. The proposed rezoning is consistent with the City's Comprehensive Plan in that the proposed parking lot 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 west, south and north are zoned Residential Mid Rise Multifamily/Medium High Density District (RMM-25) and the property to the east across NW 8th Avenue is zoned Boulevard Business (B-2). The site of the existing church is currently zoned CF-H. The parcel to be rezoned will accommodate new parking and allow the project to meet parking requirements for the expansion of the existing church and addition of the new chapel.

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. A number of the parcels in close proximity to the site are currently vacant. According to the Church's website, the house of worship has existed at this location for many years. The rezoning will enable the house of worship use to redevelop and accommodate associated parking on the subject parcel.

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.

Resource Impact

There is no fiscal impact associated with this action

Strategic Connections

This item is not related to the Vision Plan or Strategic Plan.

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Applicant's Narrative

Exhibit 3 – Staff Report from the July 17, 2013 PZB Meeting

Exhibit 4 – Approved Minutes from the July 17, 2013 PZB Meeting

Exhibit 5 – Ordinance

Department Director: Greg Brewton, Sustainable Development