

Owner: St Thomas Aquinas High School Inc
Project: Parking Lot Improvements
Site Address: 2801 SW 12 Street
Request: Rezoning
Author: Damon Ricks, Agent

April 24, 2017

Rezoning Narrative

City of Fort Lauderdale ULDR Section 47-24.4.D.

1. The zoning district proposed is consistent with the city's comprehensive plan.

RESPONSE: The development site as depicted on the site plan is situated on partially developed parking lot that serves the school as well as undeveloped lots that are currently zoned RMM-25. The applicant requests to rezone the property from RMM-25 to CF zoning. The existing school site is zoned CF & CF-HS as well as the Our Lady Queen of Martyrs church on the block north is zoned CF. Other CF zonings are located on the east that include Riverland Elementary School and other City community facilities such as Riverland Park, Community Center, and City fire Station. CF zoning is consistent for the area. The proposed development is located immediately west of Riverland Road (SW 27th Avenue) and one block north of Davie Boulevard. The site is used as a remote parking lot for the school and also for the adjacent church uses consistent with CF uses and therefore, the proposed zoning district is consistent with the spirit of the City's Comprehensive Plan.

2. Substantial changes in the character of development in or near the area under consideration supports the proposed rezoning.

RESPONSE: The character of development in or near the area supports the rezoning. Specifically, the area is characterized by school and community uses such as St. Thomas High School, Our Lady Queen of Martyrs church and school, Riverland Elementary School, Riverland Park, City Fire station, and City Community Center. The proposed rezoning of the block from RMM25 to CF will enable the Applicant to unify the site with its existing campus. Furthermore, the rezoning will bring the current legal non-conforming parking lot into current compliance with the ULDR.

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.

RESPONSE: The rezoning of the property to CF is compatible given the mixture of land uses surrounding the subject property. The character of this area is primarily characterized by community facilities, residential, and a mix of commercial uses along Davie Boulevard and Riverland Road. The parcel to be rezoned is surrounded with the following zoning districts:

North – CF

West – CF-HS
East – B1, CB
South- B1

The proposed rezoning to CF would permit the development site to be unified under community facilities zoning and developed in accordance with the standards required under the City's ULDR. The rezoning will naturally tie the Community Facility property to the north and to the west of the Project. The character of the surrounding area, together with the enhancements proposed by the Applicant, support the conclusion that the proposed re-zoning is compatible with surrounding districts and uses.