

CONDITIONAL USE NARRATIVE

Conditional Use Review Criteria - Section 24-164

Section 24-165 of the City's Land Development Regulations requires that, prior to approval of a conditional use, the City Commission must find that the application meets the following criteria: City staff reviewed the criteria needed for approval as follows:

(1) The proposed use is essential to the proper functioning of a utility system or is specifically listed as a permitted conditional use in the district in which it is to be located

A civic or community center which is government-owned and operated is specifically listed as a permitted conditional use in the CF District.

(2) The use is deemed desirable for the public convenience or welfare, and the use is in harmony with the purpose and intent of this chapter and will not be detrimental or injurious to the surrounding area.

The North Andrews Gardens Recreation Center is a critical feature of its neighborhood and is used to serve the various needs of its residents. Its existence in the neighborhood in its existing building has not had a detrimental or injurious effect on the surrounding area. Its replacement is not anticipated to be detrimental or injurious to the surrounding area, and is deemed desirable for the public convenience or welfare.

(3) When granting approval for conditional use, the board may attach conditions and safeguards, in addition to those prescribed in the district regulations, as they determine are necessary for the protection of the surrounding area and to preserve the spirit and intent of the ordinance.

This facility will be constructed and operated by the City of Oakland Park. No specific conditions are warranted.

(4) The application must also meet all of the following criteria, where appropriate:

(a) Conformance with comprehensive plan.

The subject property has a Comprehensive Plan Future Land Use Map (FLUM) designation of Low-Medium Density Residential. Community Facilities that are designed to serve the residential area are permitted in this FLUM designation.

(b) Harmony with adjacent uses (existing or zoned).

Neighborhood-oriented recreational centers are generally an amenity beneficial to the surrounding residential uses. The North Andrews Gardens Recreation Center has been a community landmark and feature for decades only needing conditional use for its replacement due to the non-conforming zoning designation assigned to the site when this area was annexed.

(c) Facility levels of service maintained.

No increase in use of public infrastructure is expected from the replacement of the existing recreation center with a new one.

(d) Use not hazardous to nearby housing, particularly traffic.

The proposed replacement facility will continue to serve primarily the immediate neighborhood, and is not expected to generate additional traffic from its current levels.

(e) The architectural and site design are compatible with the character of the surrounding area.

The proposed architecture is modern and is based on a City-directed design scheme for public facilities making use of decorative roof lines, glass, stucco, and metal as wall finishes.