

REQUEST:

Public Purpose Use

Case Number	77R11	
Applicant	City of Fort Lauderdale/Lewis Landing Park	
General Location	630 SW 9 th Avenue	
Property Size	57,828 SF / 1.33 acres	
Zoning	Current: Residential Single Family/ Low Medium Density District (RS-8); Proposed: Parks, Recreation and Open Space (P)	
Existing Use	Vacant	
Future Land Use Designation	Low-Medium Residential	
Applicable ULDR Sections	47-18.26.C. and F. Public Purpose Use Requirements 47-25.2 Adequacy Requirements 47-25.3 Neighborhood Compatibility Requirements	
	Required	Proposed
Lot Density	N/A	N/A
Lot Size	N/A	57,828 SF
Lot Width	N/A	200'
Building Height	60' Max	20'
Structure Length	N/A	30'
Landscape Area	N/A	56,709 SF
Parking	3	2
	Required	Proposed
Front (S)	25'	200'
Side (W)	25'	95'
Side (E)	25'	140'
Rear (N)	20'	52'
Notification Requirements	Sign Notice 15 days prior to meeting	
Action Required	Approve, Approve with Conditions, or Deny	
Project Planner	Thomas Lodge, Planner II	

PROJECT DESCRIPTION:

The City is proposing a 57,828 SF passive park located on the south side of the south fork of the New River, on the northeast corner of SW 9th Avenue and SW 7th Street. The proposed park will include a 30' octagonal pavilion with two BBQ grills, walking path, picnic tables, benches, boat dock, kayak access to the New River, as well as two parallel on-street parking spaces. The seawall will also be restored as part of the proposed improvements. The property was obtained through the Broward County 2000 Safe Parks and Land Preservation Bond Project, and was previously a single-family residence.

Relief is requested from ULDR Sec. 47-20, Parking Requirements, which requires 3 parking spaces for the proposed park. The applicant is providing 2 parallel on-street parking spaces. In addition, a request for relief from Sec. 47-25.3.A.d.iv, Wall Requirements, is proposed for a buffer yard wall. Existing walls along adjacent properties and landscaping buffer the park from existing residential uses. Applicant's narratives are attached to the plans.

PRIOR REVIEWS:

The Development Review Committee reviewed the proposal on November 8, 2011.

REVIEW CRITERIA:

The project is subject to compliance with Sec. 47-25.2, Adequacy Requirements, Sec. 47-25.3, Neighborhood Compatibility Requirements, and Sec. 47-18.26.C. & F. Public Purpose Use Requirements. The proposed park and associated improvements will provide a valuable amenity and public waterfront access at this location. The applicant has submitted narrative responses provided with the plans (Public Purpose Use Requirements are included as **Exhibit 1.**)

Comprehensive Plan Consistency:

The proposal is consistent with the City's Comprehensive Plan in that the use is consistent with the Future Land Use Plan element, which allows for park and open space uses.

STAFF FINDINGS:

Staff recommends the Board approve this request subject to conditions below and consistent with:

ULDR Section 47-18.26.C. and F. Public Purpose Use Requirements

ULDR Section 47-25.2, Adequacy Requirements

ULDR Section 47-25.3, Neighborhood Compatibility Requirements

PLANNING & ZONING BOARD REVIEW OPTIONS:

If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR for adequacy, neighborhood compatibility, and criteria for public purpose use, the recommendation for approval shall be forwarded to the City Commission for consideration.

If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for public purpose use, the Board shall deny the application and the procedures for appeal to the City Commission as provided in Sec. 47-26.B. apply.

CONDITIONS:

1. Prior to Final DRC, staff will identify means to address replacing the existing sidewalk to provide safe and ADA compliant 5' sidewalks, with curb and gutter along SW 7th Street and SW 9th Avenue to provide safe pedestrian access to the park, as well as landscaping trimming to improve safety and visibility to the waterway.

2. Monitoring of excavation and ground disturbing activities associated with this project shall be conducted by a qualified archaeologist, as specified and approved by the Broward County Historical Commission Archaeologist.

EXHIBITS:

1. Narrative response to ULDR Sec. 47-18.26.C. and F. Public Purpose Use Requirements