



*City of Fort Lauderdale*

CITY OF

# FORT LAUDERDALE

## **Lewis Landing Park**

Public Purpose Narrative

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Landscape Architect

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The Lewis Landing Park project site, located at 630 SW 9<sup>th</sup> Avenue on the South Fork of New River. Five blocks west of SW 4<sup>th</sup> Avenue and five blocks north of Davie Blvd. The slightly irregularly but basic rectangle shaped lot is composed of two parcels and contains no structures. There was an existing single family house, small guest cottage, driveway, swimming pool and pool deck that has been demolished. Access to the property is along its western boundary on SW 9<sup>th</sup> Ave.

This 1.3 acre site is located in a multi-use neighborhood within walking / biking distance of homes, apartments, an adjacent church and other parks. This park will add open space to the southwest section of the City of Fort Lauderdale and is in the Tarpon River Civic Association.

Funding for this site was provided through Broward County as part of the 2000 Safe Parks and Land Preservation Bond Program. The site will be managed by the City of Fort Lauderdale as a passive park in perpetuity. Site development consists of the removal of exotic vegetation, landscaping with native plants, fishing dock and deck, benches, picnic tables, walking trail, pavilion and two on street parking spaces. The Parks and Recreation Department will be seeking public purpose relief from the wall requirement and parking requirement.

The City's Parks, Recreation and Beaches Advisory Board and the Tarpon River Civic Association support the design and development of this park.

## **Section 47-25.2 Adequacy Requirements**

### **B. Communication Networks**

There will be one 30' diameter pavilion on site but no communication network necessary.

### **C. Drainage Facilities**

The proposed design for this site involves a 2 car on street parking and pavilion slab. The existing greenspace area was greatly increased with the demolition of the two houses, driveway, pool and pool deck and will accommodate the collection of all site stormwater needs.

### **D. Environmentally Sensitive Lands**

This site was obtained through the Broward County 2000 Safe Parks and Land Preservation Bond Project. The site will be managed only for the conservation, protection and enhancement of natural resources and for public outdoor recreation that is compatible with the conservation, protection and enhancement of the site.

Exhibit 2

13-1155

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#### **PARKS AND RECREATION DEPARTMENT**

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**E. Fire Protection**

There will be one open air 30' diameter pavilion on site.

**F. Parks and Open Space**

The site will be rezoned from RS-8 – Residential Single Family / Low-Medium Density to P-Parks, Recreation and Open Space.

**G. Police Protection**

The City of Fort Lauderdale Police Department and Parks and Recreation Department Rangers will provide surveillance of the project site in perpetuity.

**H. Potable Water**

There will be one hose bib at the pavilion and one drinking fountain near the pavilion.

**I. Sanitary Sewer**

There is no need for sanitary sewer services to serve the needs of this site.

**J. Schools**

There will be no impact on public school facilities.

**K. Solid Waste**

Trash cans will be situated throughout the site for the park user. Maintenance staff from Parks and Recreation will empty the trash cans a minimum of three times per week.

**L. Stormwater**

The current design of this site involves a minimum amount of hardscape. The existing greenspace area will accommodate the collection of stormwater and does not adversely affect adjacent streets or properties.

**M. Transportation Facilities**

There will be no changes to the park that will impact the amount of traffic currently existing. Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on site and along roadways to adjacent properties.

**N. Wastewater**

There is no need for wastewater service on this site

**O. Trash Management**

Trash and recycle cans are situated throughout the site for the park user. Maintenance staff from Park and Recreation will empty the trashcans three times per week.

**P. Historic and Archaeological Resources**

Archeological and historical resource monitoring will be present on-site during site development

**Q. Hurricane Evacuation**

N/A Property is not located east of the Intracoastal Waterway.

**Neighborhood Compatibility Requirements**  
**ULDR Section 47-25.3**

**A2. Pollution Control**

Smoke, odor and noise will not be a problem at this passive park.

**A3a. Lighting**

There will be no inside the park lighting. The park will be open only during daylight hours. There will be minimal lighting for the two parallel parking spaces.

**A3b. Architectural Appearance**

There will be one 30' diameter pavilion on site.

**A3c. Setbacks**

The pavilion will meet and exceed all setback requirements.

**A3d. Landscape Buffers**

Landscape buffers will be provided on site adjacent to residential.

**A3e. Neighborhood Compatibility**

This park will add open space to the southwest section of the City of Fort Lauderdale and has been the focus of acquisition by the Tarpon River Civic Association for many years. During the current economic times, people are staying closer to home. Parks offer the perfect venue for community events and activities that draw neighbors together.

**Approval of a Public Purpose Use**  
**Section 47-18.26.C and F**

The following item requires public purpose relief to permit the improvements in the existing park:

1) Relief for "Parking and Loading Zone Requirements". Section 47-20.2.

For open space, public/private natural area, conservation area and hiking trail the parking requirement is space equivalent to 1% of total land area in square feet. There is no loading zone requirement. The Lewis landing site is 1% of 57,828 s.f. or  $578/200=3$  parking spaces required. The park design has two parallel parking spaces, one handicapped and one regular off SW 9<sup>th</sup> Avenue. There is an existing 2x2' concrete utility pole and anchor guy wires on SW 9<sup>th</sup> Avenue and therefore there is not another safe location for one additional parking space. The Parks and Recreation Department is requesting relief from Section 47-20.2 Parking and Loading Zone Requirement.

The Parks and Recreation Department has developed numerous parks with pavilions; the most recently constructed include:

Ann Herman Park: 1750 SW 29<sup>th</sup> Avenue  
Bill Keith Preserve: 1720 SW 17<sup>th</sup> Street  
Coontie Hatchee Park: 1116 SW 15<sup>th</sup> Avenue  
Harbordale Park: 1817 S. Miami Rd.  
Peter Feldman Park: 310 NE 6<sup>th</sup> Street  
South Middle River Park: 1718 NW 6<sup>th</sup> Avenue

- C.1.** The pavilion that is shown on the site plan is 30x30' and approximately 15' in height and is open on all 8 sides.
- C.2.** Legal description is on the Site Plan sheet SP-1.
- C.3.** The Parks Dept. is applying for this parcel to be zoned P (Park).
- C.4.** The pavilion will be used for impromptu gatherings like someone taking a lunch break and rented out for weddings, parties, etc.
- C.5** The location chosen is because this is an archeological site and the proposed location is exactly where the existing swimming pool and deck were when there the site contained a residence. No archeological monitoring will be necessary during construction because was previously disturbed.
- C.6** The pavilion is located for a very nice view of the river and surrounding properties.
- C.7** The pavilion will bring in revenue to the City for years to come. No environmental impact should occur as discussed in C.5 and there will not be a bar-b-q- grill.
- C.8** There should not be an impact on neighboring properties as it's tucked away nicely near a couple existing Live Oaks and the neighboring properties are heavily landscaped as well as the park.
- C.9** The main negative impact would be homeless gathering but the pavilion is in plain view of the street.
- C.10** If a homeless gathering, our police department and park rangers will monitor the park.
- C.11** The location chosen was for the river view and as described in C.5. The next nearest pavilion is Coontie Hatchee Park about 2 miles to the west.

- F.1** The location chosen is because this is an archeological site and the proposed location is exactly where the existing swimming pool and deck were when there the site contained a residence. No archeological monitoring will be necessary during construction because was previously disturbed.
- F.2** The pavilion will be used for impromptu gatherings like someone taking a lunch break and rented out for weddings, parties, and etc., thus providing revenue to the City.
- F.3** The pavilion does not conflict with the City's comprehensive plan.
- F.4** No conditions exist that should impact permitting.
- F.5** Several on-site improvements are mulch path, riverside deck and new dock. All improvements have been approved by the HOA.
- F.6** This location is best suited for the river new and minimal archeological impact.
- F.7** Yes, this is the most feasible location as previously stated.
- F.8** The City and neighborhood will benefit from this pavilion.