



CITY OF  
**FORT LAUDERDALE**

*Venice of America*

**Townsend Park**  
Rezoning Narrative  
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Townsend Park site area is a .75 acre park located at 1400 Argyle Drive which is at the SW corner of SW 14th Avenue and Argyle Drive in the Sailboat Bend neighborhood. This existing park is comprised of a city owned parcel north of the Argyle Canal. This was obtained through the Broward County 2000 Safe Parks and Land Preservation Bond Project.

This site is currently zoned RML-25 Residential Multi Family / Low Rise / Medium High Density and is surrounded by single and multi family residences to the north and west, Public Works Compound to the east, and Sailboat Bend Park to the south across Argyle Canal.

The Sailboat Bend Civic Association supports the design and development of this park while providing the residents with passive recreation opportunities currently not available to them. Amenities tentatively planned include vehicle plus trailer parking, a small canoe/boat ramp and fishing dock. This will allow the public canoe and kayak access to the North Fork of the New River using a small dock on Argyle Canal. The canal links into Broward County's New River Loop, a 25 mile water trail system in the Broward County Greenway Plan.

The following is how the applicant, the City of Fort Lauderdale, believes they comply with the criteria for rezoning as listed in Section 47-24.4 :

1. ***The zoning district proposed is consistent with the City's Comprehensive Plan.***

The Townsend Park project supports the following City of Fort Lauderdale Comprehensive Plan goals, objectives, and policies:

GOAL 1: Provide levels of service for Parks and Recreation facilities sufficient to meet the existing and future needs of the City of Fort Lauderdale's population.

OBJECTIVE 1.1: The City will provide parkland and open space to meet a Level of Service Standard of 3 acres per one thousand residents. This 3-acre standard shall be comprised of a mix of park classifications with Local Facility Guidelines established in the policies for each Park Planning District.

POLICY 1.1.2: All city owned/designated park sites are to be zoned (P) for Parks, Recreation and Open Space and have a land use designation of Park- Open Space.

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

The Sailboat Bend neighborhood is considered stable, even as property values have decreased from the record levels of late 2006. Broward County has seen the second straight year of negative population growth and the overall demand for real estate within the past couple of months is showing signs of recovery. With the recent completion of the Lennar homes townhouse project to the south and east of the park and the near completion of the Kennedy Homes project about 5 blocks due east, vacant land has become more valuable. There is a limited supply of vacant land and several properties have been purchased for redevelopment with multifamily townhouse developments and small residential projects. This project site has RML-25 zoning, frontage on two roadways and north of the Argyle Canal.

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.***

Parks provide numerous benefits to our citizens and visitors. Spending some time at a park is not only great for your wallet; it's great for your health. Frequently going to a park and being active can reduce stress, improve cardiovascular health, help ward off obesity and decrease feelings of depression. The park will add a connection to our waterways with the proposed floating dock for canoes and kayaks and a small adjacent boat ramp. Also, at the canal end is a proposed fishing dock.

Parks and outdoor recreation lands are the essential green infrastructure of our communities and nation. Parks and public recreation lands are carbon-reducing landscapes that help clean the air and water; recharge aquifers; and reduce stormwater runoff.

The rezoning of this site ensures expanding passive recreational opportunities for the residents of Fort Lauderdale and Broward County.

**Section 47-25.2 Adequacy Requirements**

**B. Communication Networks**

There will be no buildings on site.

**C. Drainage Facilities**

The proposed design for this site involves a minimal amount of hardscape. The existing greenspace area will accommodate the collection of stormwater.

**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.

**E. Fire Protection**

No additional buildings are being added to the site.

**F. Parks and Open Space**

The site will be rezoned from RML – 25, Residential Single Family/Duplex/Low Medium Density District 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 no additional demands for water.

**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**

Trashcans will be situated throughout the site for the park user. Maintenance staff from Parks and Recreation will empty the trashcans 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**

Trashcans 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**

No archeological or historical resources of relevance are present on the site.

**Q. Hurricane Evacuation**

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