



TO: Honorable Mayor & Members
Fort Lauderdale City Commission

FROM: Lee Feldman, City Manager

DATE: September 17, 2013

TITLE: QUASI-JUDICIAL – FIRST READING OF ORDINANCE – Public Purpose Use – City of Fort Lauderdale Lewis Landing Park– Case 77-R-11

Recommendation

It is recommended that the City Commission adopt an ordinance approving Lewis Landing 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 as a use for public purposes which requires relief from Section 47-20, Parking Requirements of the City's Unified Land Development Regulations (ULDR) pursuant to Section 47-18.26.C and F.

Background

The City Commission is to determine whether the proposed development or use meets the requirements of the ULDR of Section 47-18.26.C and F, Section 47-25.2, Adequacy and Section 47-25.3, Neighborhood Compatibility requirements.

The City is proposing a 57,828 square-foot 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 an octagonal pavilion with two barbeque grills, a 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. The site is currently being rezoned to Parks, Recreation and Open Space (P). Site Plan and applicant's narratives are provided as Exhibits 1 and 2 respectively.

The Development Review Committee reviewed the proposal on November 8, 2011. All comments have been addressed. The Planning and Zoning Board recommended approval of the project on December 19, 2012 by a vote of 8-0. The Planning and Zoning Board staff report and meeting minutes are provided as Exhibit 3 and 4 respectively.

Pursuant to ULDR Section 47-20, Parking Requirements, three on-site parking spaces are required for the proposed park. The applicant, City of Fort Lauderdale, is requesting relief from this requirement and is instead proposing to provide two parallel on-street parking

spaces along SW 9th Avenue. The proposed park and associated improvements will have a positive impact on the surrounding community by providing open space, an area for recreation, and waterfront access. It will also help to further the City's goal to create more opportunities for residents to access open space, waterways and parks as well as increase the percentage of residents located within walking distance to parks.

Pursuant to a letter from Broward County Historical Commission, a Phase I Archeological Study is not required for the site as one was completed in coordination with the site's initial development. However, the site shall be monitored by a professional archeologist during all earth moving activities on the parcel such as landscaping, building razing, installation of parking and facilities, vegetation removal and similar activities. If in the event archeological features or artifacts are discovered during the course of development, the Broward County Office of Planning shall be notified within 24 hours of such discovery and sufficient time provided to allow proper recordation, recovery, or preservation of the find. The letter is attached as Exhibit 5.

The approval of a public purpose use or facility shall terminate when the use or facility is no longer publicly owned or used, and the property upon which the use or facility is located shall be subject to the requirements of the zoning district within which it is located.

Should the Commission approve the proposed vacation, staff proposes the following condition:

1. 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.

Resource Impact

There is no fiscal impact associated with this action

Attachments

- Exhibit 1 – Site Plan
- Exhibit 2 – Applicant's Narrative
- Exhibit 3 – 121912 PZB Staff Report
- Exhibit 4 – 121912 PZB Minutes
- Exhibit 5 – Historical Resource Letter
- Exhibit 6 – Ordinance

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