



CITY OF
FORT LAUDERDALE

Venice of America

Gore Betz Park

Rezoning Narrative

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November 28, 2012

Gore Betz Park is a 1.82-acre park encompassing an entire city block in the River Oaks Neighborhood. Gore Nursery was established in 1939 as R.H. Gore Orchids. In 1980 Fred and Bob Betz purchased the nursery and operated a full service garden center for almost three decades. At the recommendation of the River Oaks and Croissant Park Civic Associations, this park site was named Gore Betz Park to honor both families.

The park is currently zoned RD-15 Residential Single Family/Duplex/Low Medium Density District. The City of Fort Lauderdale Parks and Recreation Department would like to rezone this site to (P) Parks, Recreation and Open Space and develop a passive park. Funding for the acquisition of this site was provided through the Broward County 2000 Land Preservation Bond Program.

Some of the amenities proposed for this park include park benches, picnic tables, native landscaping, a pavilion and small playground. The entire site is currently cleared, irrigated and sodded. The City of Fort Lauderdale Parks, Recreation and Beaches Advisory Board and the River Oaks Civic Association support the design and development of this park which will add a large open space to the City in an area that to open space.

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 D:

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

The Gore Betz 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 park-land 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 River Oaks 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 has slowed due to a weakened economy. With the expansion of Broward General Hospital, and the River Oaks neighborhood just south of the downtown business district vacant land has become more valuable. There is a limited supply of vacant land and numerous properties have been purchased for redevelopment with multifamily townhouse developments and small residential projects. New commercial sites are being constructed and supported by the influx of new residential development within the neighborhood.

This project site has RD-15 zoning, frontage on four roadways, and a suitable depth for development. Developers have contacted the Betz brothers over the years to sell. The land has great sentimental value to Fred and Bob Betz, and the idea of seeing 27 residential units there wasn't appealing. When approached by area Civic Associations and City Commissioner Cindi Hutchinson, they saw the Broward County bond issue money as a chance to do something for the community and make the nursery into a park.

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 the day at the park is not only great for your wallet; it's great for your health too. Frequently going to a park and being active can reduce stress, improve cardiovascular health, help ward off obesity and decrease feelings of depression. Playing in parks also helps children build and maintain healthy bones, muscles, and joints and improve self-esteem. The River Oaks neighborhood is not served by any neighborhood park.

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. As soon as the City removed all structures and sodded the site it was used by the River Oaks Civic Association as a location for their recycling fair.

Section 4.03a of the Broward County Resolution 2000-1230 states that property listed in the Open Space Inventory shall include "undeveloped or agricultural land which can function, if appropriately developed and managed, to optimize water recharge quality and quantity, air quality and environmental benefits of the site while providing public use." The rezoning of this site ensures the goals and objectives of the Resolution are satisfied, 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 RD - 15, 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.

R. Parks and Open Space

S. Circulation

The current design of this site involves a minimum amount of hardscape. The existing greenbase area will