



CITY OF
FORT LAUDERDALE

Project 11411 – Lewis Landing Park

630 SW 9th Avenue

Rezoning Narrative

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Lewis Landing Park is a 1.3-acre park located at 630 SW 9th Avenue in the Tarpon River Civic Association neighborhood. This new park is comprised of an existing city owned parcel on the South Fork New River to the north with single-family residences across the river and surrounding all sides.

The site is currently zoned RS-8 Low-Medium Density Residential with RS-8 to the north, east and west of the site, and RD-15 Duplex and Medium Residential to the south. The property was obtained through the Broward County 2000 Safe Parks and Land Preservation Bond Project.

The site is located in a multi-use neighborhood within walking distance of homes, apartments, and a nearby church. This park will add open space to the southwest section of the City of Fort Lauderdale. The City's Parks and Recreation Department, the Parks Advisory Board and the Tarpon River Civic Association support the design and development of this park to preserve our water front open space while providing the residents with passive recreation opportunities currently not available to them.

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. Planned amenities include a 30' octagonal pavilion with two bar-b-q grills, a walking path, picnic tables, benches, trash receptacles maintained by park personnel, 2 parallel parking spaces, and an 8'x29' restored small boat dock adjacent to a proposed 10'x140' sitting / viewing deck constructed along an existing seawall. The seawall needs minor restoration that will take place as part of the park construction. The site consists of an existing 3' concrete wall and 6' chained linked fence to the east and an existing 6' concrete wall to the west. The park will be open from dawn to dusk.

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 Lewis Landing Park project support 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 and have a land use designation of Recreation/Open Space. The applicant, the City of Fort Lauderdale, is requesting the rezoning of this park to comply with the City's Comprehensive Plan.

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

The Tarpon River Civic Association (TRCA) is an organization of Tarpon River Neighborhood homeowners and residents who are committed to improving the quality of life in their neighborhood. The Tarpon River Neighborhood boundaries are the New River on the north and west, Andrews Avenue on the east, and Davie Boulevard on the south. The park is located on two parcels creating an irregularly shaped lot. Surrounding the park is residential property filled with families who will be using this greenspace and passive park.

Two major goals of the TRCA is crime prevention and beautification. Parks are one of the quickest and most effective ways to build a sense of community and improve quality of life by connecting residents to one another and to their larger environment. This is especially important in this neighborhood with an eclectic mix of housing and demographics. University of Illinois researchers found that residents who live near outdoor greenery are more familiar with their nearby neighbors, socialized more with them, and expressed greater feelings of community and safety than did residents lacking nearby green spaces. Green spaces are settings for frequent, informal interaction among neighbors that nurtures the formation of neighborhood social ties. Research has shown that these ties are the glue that transform a collection of unrelated neighbors into a neighborhood. They are the heart of a neighborhood's strength. When ties are weak, people feel isolated and unsupported. When ties are strong, people feel empowered to help and protect each other.

#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.

To the east, west and south of the park are residential properties and the New River to the north. 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 our air and water; recharge aquifers; and reduce stormwater runoff.

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.

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 cans are situated throughout the site for the park user. Maintenance staff from Park and Recreation will empty the trash cans 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.