



REQUEST: Rezoning from One-Family Detached Dwelling District (RS-3.52) to Parks, Recreation and Open Space (P)

Case Number	Z18008
Applicant	City of Fort Lauderdale
General Location	2681 Riverland Road
Property Size	221,911 square feet (5.09 acres)
Current Zoning	One-Family Detached Dwelling District (RS-3.52)
Proposed Zoning	Parks, Recreation and Open Space (P)
Existing Use	Vacant Single-Family Home
Proposed Use	Park Space
Future Land Use Designation	Irregular 3.52
Applicable ULDR Sections	Section 47-24.4 Rezoning Criteria
Notification Requirements	Sec. 47-24.1 Public Participation Sec. 47-27.6 Sign Notice 15 days prior to meeting Sec. 47-27.6 Mail Notice (300 foot radius) 10 days prior to meeting
Project Planner	Jim Hetzel, Principal Planner

PROJECT DESCRIPTION:

The applicant, City of Fort Lauderdale, is requesting to rezone 221,911 square feet (5.09 acres) of land located at 2681 Riverland Road. The request is to rezone from One-Family Detach Dwelling District (RS-3.52) to Parks, Recreation and Open Space (P). The property was acquired by the City in 2017 for the purpose of creating a park on the property.

On May 20, 2015, the Planning and Zoning Board (PZB) denied Robert Black, the property owner of 2681 Riverland Road, and property owner's agent, Palm Cove Estate, an application to re-plat the property for 14 single family homes. After the hearing, Robert Black approached the City regarding the prospect of selling his property to the City for public purpose use.

On July 18, 2016, Commissioner Romney Rogers held a neighborhood stakeholder meeting at City Hall to discuss the prospect of the City buying the property with Cemetery Funds and converting the 2681 Riverland Road property into a cemetery. Those in attendance were opposed to the idea of the property being used as a cemetery. Subsequent to that meeting, City staff began evaluating the potentially to buy the property with General Fund monies and convert it to a public park.

Staff conducted further research regarding the annexation of the area into the City and if there was a need to amend the annexation agreement. On March 21, 2017, City Commission approved Resolution 17-53 amending the annexation agreement between Broward County and the City for the Riverland area annexation to allow the City to utilize funds for the creation and acquisition of a public park, which was reserved for certain public improvements associated with the annexation of County land. For reference, Resolution 17-53 is attached as Exhibit 5.

The applicant's narratives, location map, and sketch and legal description of the property are attached as Exhibit 1. A conceptual site plan for the park is included as Exhibit 2 for reference only and is not part of the rezoning request.

REVIEW CRITERIA:

As per Section 47-24.4.D of the City's Unified Land Development Regulations (ULDR), an application for a rezoning shall be reviewed in accordance with the following criteria:

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

The City's Comprehensive Plan is designed to address the needs and aspirations of the community while addressing the City's requirements for growth. Rezoning of this parcel will enable the City to meet the following goals and objectives of the City's comprehensive Plan. 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. Policy 1.1.2 states that 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, where appropriate.

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

Parks and open space serve public recreation needs, not only by providing space for outdoor recreational activities, but also by providing visual relief with open space that is landscaped. The character of development of the parcel with its landscaping and vegetation supports the proposed rezoning by maintaining open space needs. If approved the use of this land, inclusive of the proposed park amenities, will be consistent with the City's pattern of development for Parks and Recreation uses.

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.

The rezoning of the property to Park is compatible with the surrounding Residential uses within the area of the subject property, which consist of One-Family Detached Dwelling District (RS-3.52) Zoning District to the east, south and west, and Residential Single Family/Low Medium Density (RS-8) to the north Zoning District. To mitigate any adverse impacts from the rezoning to Park, a landscaped buffer will be installed along the boundary of the site. The rezoning will naturally tie the residential properties located and around the Project. The character of the surrounding area, together with the enhancements as proposed, all support that the proposed re-zoning is compatible with surrounding districts and uses.

Table 1 provides a comparison of permitted uses in the existing and proposed zoning districts and Table 2 provides a comparison table of primary dimensional requirements under each district.

Table 1 – Comparison of Uses

Existing Zoning District	Proposed Zoning District
One-Family Detached Dwelling District (RS-3.52)	Parks, Recreation and Open Space (P)
Permitted Uses: Single Family Dwelling	Permitted Uses: Active and passive parks Beach Civic, Cultural, and Education Facilities Conservation Areas Fisher Pier Indoor and Outdoor Public Recreational Facility
	Accessory Uses, Buildings and Structures

	Urban Agriculture
	Conditional Uses: Golf Course Public Marina Public Utility Communication Towers, Structures, and Stations Yacht Club

Table 2 – Comparison of Dimensional Requirements

	Existing Zoning District	Proposed Zoning District
	One-Family Detached Dwelling (RS-3.52)	Parks, Recreation and Open Space (P)
Density	3.52 dwelling units per acre	n/a
Building Height	2 stories	60 feet
Building Length	n/a	n/a
Front Setback	25 feet	25 feet
Rear Setback	15 feet	25 feet
Side Setback	7.5 feet	25 feet
Lot Size	10,000 square feet (min)	n/a
Landscape Area	Minimum of 35% of the gross lot square footage	n/a

COMPREHENSIVE PLAN CONSISTENCY:

The proposed rezoning is consistent with the City's Comprehensive Plan Goals, Objectives and Policies, including the Future Land Use Element, Goal 1, Objective 1.19, "In existing neighborhoods, development shall be compatible with present neighborhood density and with specific neighborhoods plans, and Park and Recreation Element, Goal 3, Objective 3.2, Ensure that 100% of all recreational sites are accessible to residents and visitors by 2018

The City's Future Land Use Map indicates this property has a future land use designation of Irregular Residential at no more than 3.52 units per acre. This property was annexed into the City from Broward County and has retained the underlying land use designation through the annexation process. The City is currently in the process of updating the Comprehensive Plan and staff has identified the Riverland Parcel as a property to amend the underlying land use designation from Irregular 3.52 to Park and Open Space land use. This designation change will occur as part of the adoption of the Comprehensive Plan.

PUBLIC PARTICIPATION

The proposed rezoning request is subject to the public participation requirements established in the ULDR, Section 47-27.4. According to the applicant, a public participation meeting was held on October 4, 2018, to offer the neighborhood and surrounding properties the opportunity to learn about the proposed rezoning. The public participation affidavit is attached as Exhibit 3.

In addition, this request was subject to sign notification requirements established in ULDR, Section 47-27.4. The applicant posted one sign on the property and has submitted affidavit, which is attached as Exhibit 4.

STAFF FINDINGS:

Staff recommends the Board approve this request, consistent with:

ULDR, Section 47-24.4, Rezoning Criteria

The applicant's narrative responses to all criteria are included as part of Exhibit 1 to help the Board assess how the project addresses applicable criteria.

PLANNING & ZONING BOARD REVIEW OPTIONS:

If the Planning and Zoning Board determines that the application meets the criteria as provided in this section, the Planning and Zoning Board shall recommend that the rezoning be approved or recommend a rezoning to a more restrictive zoning district than that requested in the application if necessary to ensure compliance with the criteria for the rezoning and if consented to by the applicant.

If the Planning and Zoning Board determines that the application does not meet the criteria provided for rezoning or if the applicant does not consent to a more restrictive zoning district, the Planning and Zoning Board shall deny the application and an appeal to the City Commission may be filed by the applicant in accordance with Section 47-26.B, Appeals.

EXHIBITS:

1. Applicant's Narratives, Location Map, and Sketch and Legal Description
2. Conceptual Site Plan
3. Public Participation Meeting Affidavit
4. Public Sign Notice Photographs
5. Resolution 17-53