



Memorandum

Memorandum No: 22-096

Date: August 18, 2022

To: Honorable Mayor, Vice Mayor, and Commissioners

From: Greg Chavarria, City Manager 
Greg Chavarria (Aug 22, 2022 14:01 EDT)

Re: City Park Rezoning Initiative – Implementation Summary

BACKGROUND

The Parks and Recreation Department has been coordinating with the Development Services Department to rezone numerous properties to Parks, Recreation, and Open Space (P) zoning district. These properties contain existing park facilities, open space, and other public space such as access to waterways but are not zoned P zoning. In addition, some of the properties were purchased through the \$200 million park bond approved by City of Fort Lauderdale voters on March 20, 2019, which earmarked approximately \$30 million for land acquisition for parks.

The rezoning of City owned properties that are used and maintained as public park space protects those properties in three significant ways. First, by rezoning a property to Parks, Recreation, and Open space it creates a record of the City’s intended use for the property. Second, the zoning limits the use of the property to those uses typically associated with public parks and open spaces. Lastly, the City’s Charter provides protection to lands zoned Parks, Recreation, and Open Space by limiting the sale, transfer, or lease for more than one year without a unanimous vote of the entire City Commission. Additionally, any land zoned Parks, Recreation, and Open Space on November 10, 2004, shall require a unanimous vote of the entire City Commission to remove such designation

REZONING EFFORT

Parks and planning staff prepared a list of 30 properties that need to be rezoned. Given the number of properties and staff resources to process the rezoning applications, Parks staff established a phased implementation approach that groups the properties into three phases. The table below identifies the properties by phase. Attached is a map depicting the location of the properties.

PHASE 1	PHASE 2	PHASE 3
<ul style="list-style-type: none"> • Bass Park • Cypress Creek Sand 	<ul style="list-style-type: none"> • Lockhart • Beach Community Center 	<ul style="list-style-type: none"> • 4201 N. Ocean Park • Palm Aire Park

<p>Pine Preserve</p> <ul style="list-style-type: none"> • Esterre Davis Wright Park • Florence Hardy Park • Greenfield Park • Twin Lakes North Park 	<ul style="list-style-type: none"> • Warbler Wetlands • DC Alexander Park • Las Olas Oceanside Park • Esplanade Park • Shirley Small Park • Westwood Heights Triangle Park • North Fork Riverfront Park • Virginia Shuman Young Park • Hector Park • Stranahan Park 	<ul style="list-style-type: none"> • 1016 Waverly Park • Fort Lauderdale Aquatic Complex • Major Willian Lauderdale Park • Tranquility Park • SW 5th Court and 12th Ave • Park • Bubier Park • Mitchell Family Park • Riverwalk • Welcome Park
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** Note: properties identified by phase may be subject to change through the implementation process.*

PUBLIC PARTICIPATION

The park rezoning requests are subject to public participation as established in the Unified Land Development Regulations (ULDR), Section 47-27.4. This section states that public outreach should include any city-recognized civic association within 300 feet of the property to be rezoned.

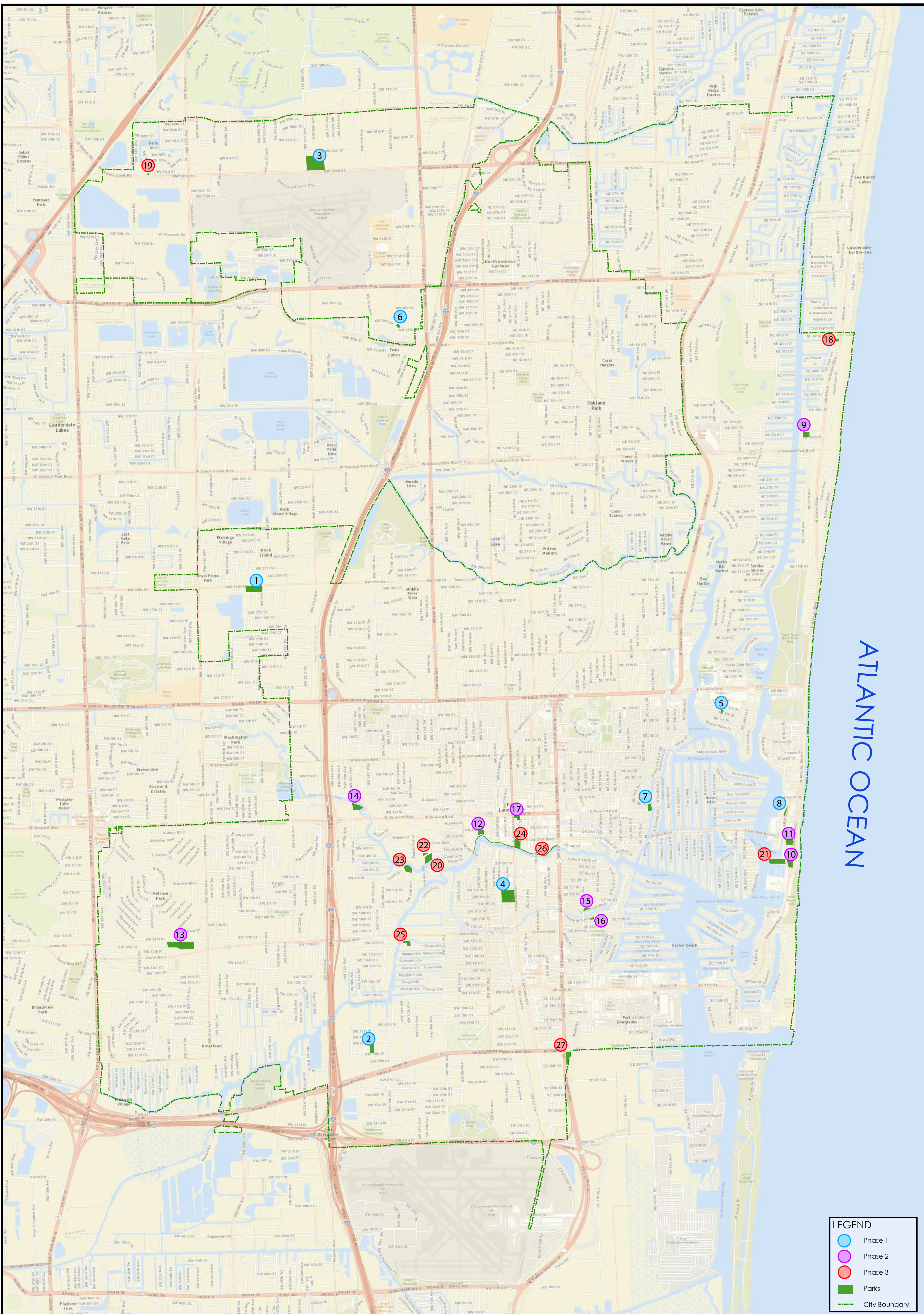
Parks staff will be conducting public participation meetings by phase with planning staff preparing the mail notification requirements for both the participation meetings and public hearings. Sign-in sheets, meeting notes, and comments will be collected and included in the rezoning application as exhibits

ANTICIPATED TIMELINE

To date, Phase 1 was presented at a public presentation meeting on June 17, 2022, and approved by the Planning and Zoning Board on July 20, 2022. Phase 1 is currently scheduled for first reading by the City Commission on September 22, 2022. Staff anticipates completing Phase 2 and Phase 3 by July 2023.

Attachment: Citywide Parks Rezoning Map

- c: Tarlesha W. Smith, Esq., Assistant City Manager
- Anthony G. Fajardo, Assistant City Manager
- Susan Grant, Assistant City Manager
- Alain E. Boileau, City Attorney
- David Soloman, City Clerk
- Patrick Reilly, Interim City Auditor
- Department Directors
- CMO Managers



ATLANTIC OCEAN

LEGEND

- Phase 1
- Phase 2
- Phase 3
- Parks
- City Boundary

- Phase 1:**
1. UDP-Z22005 - Bass Park: Boulevard Business (B-1)
 2. UDP-Z22006 - Esterre Davis Wright Park: Planned Unit Development (PDD)
 3. UDP-Z22007 - Cypress Creek Sand Pine Preserve: Airport Industrial Park (AIP)
 4. UDP-Z22008 - Florence Hardy Park: Regional Activity Center - City Center (RAC-CC)
 5. UDP-Z22010 - Greenfield Park: Residential Single Family/Low Medium Density (RS-8)
 6. UDP-Z22011 - Twin Lakes North Park: One-Family Detached Dwelling - Broward County (RS-4)
 7. UDP-Z22012 - Victoria Park: Residential Single Family/Low Medium Density (RS-8)
 8. UDP-Z22013 - Cortez Triangle Park: Planned Resort Development (PRD)

- Phase 2:**
9. Beach Community Center - 3351 NE 33rd Avenue
 10. DC Alexander Park - 501 S. Fort Lauderdale Beach Blvd
 11. Las Olas Oceanside Park - 3000 E. Las Olas Blvd
 12. Esplanade Park - 400 SW 2nd Street
 13. Shirley Small Park - 1230 SW 34th Avenue
 14. North Fork Riverfront Park - 200 NW 18th Avenue
 15. Virginia Young Park - S. Rio Vista Blvd
 16. Hector Park - Ponce De Leon Drive
 17. Stranahan Park - 10 E. Broward Blvd

- Phase 3:**
18. 4201 N. Ocean Blvd
 19. Palm Aire Park - 3352 NW 63rd Street
 20. 1016 Waverly Road
 21. Fort Lauderdale Aquatic Complex - 501 Seabreeze Blvd.
 22. Major William M. Lauderdale Park - Tequesta Street and Palm Ave.
 23. SW 5th Court and 12th Avenue
 24. Bubier Park - 300 S. Andrews Avenue
 25. Mitchell Family Park - 1311 Citrus Isle
 26. Riverwalk Linear Park
 27. Welcome Park - 2402 S. Federal Hwy.



City-Wide Parks Phase Rezoning Plan

