

Exhibit 2
Background
Riverland Road Annexation Area

BACKGROUND

The Riverland Road Annexation Area is located on the North and South sides of Riverland Road, and was annexed on September 15, 2002. As part of the annexation process, the City Commission adopted Resolution 02-28, which among other things, agreed “to develop zoning regulations unique to the area for the purpose of proposing an ordinance that would allow the existing buildings or structures to exist in compliance” (see **Exhibit 3** for resolution). Land Use Plan (LUP) amendments to add the Riverland area to the city’s Future Land Use Map were subsequently approved by the City Commission and recertified by the Broward County Planning Council on May 26, 2005. (See **Exhibit 4** for Land Use Map).

Workshops were held with the residents of Riverland Road to discuss the rezoning of the area to an applicable City of Fort Lauderdale zoning classification. In all, 11 meetings were held with the residents of Riverland Road. Currently, the area is still governed by the Broward County zoning regulations in place at the time of annexation.

During the first set of meetings, staff explained the annexation, land use and rezoning processes, discussed zoning terminology, and garnered input regarding the public participation process.

The second round of meetings were designed to discuss the differences between Broward County’s zoning ordinance and the City of Fort Lauderdale’s ULDR. In particular, the residents were provided comparisons between Broward County’s residential zoning classifications and the City’s closest equivalent classification. These comparisons included:

- 1) Broward County permitted uses verses the City of Fort Lauderdale permitted uses.
- 2) Broward County zoning developmental standards verses the City of Fort Lauderdale developmental standards.
- 3) Broward County accessory structure/use developmental standards verses the City of Fort Lauderdale accessory structure/use developmental standards.
- 4) Graphical examples of the differences between Broward County and the City of Fort Lauderdale developmental standards.

Meeting attendees were divided into groups, each having a facilitator (a Planning and Zoning staff member) and a scribe (Dickey Consulting Services, Inc. staff). The facilitators followed a pre-determined list of zoning criteria in the same order as the other tables. Residents were then asked their preference for each criterion - they could choose to stay with the County requirement, choose the City requirement, or offer a hybrid (a hybrid could be requirements from both the County and the City, or a totally different criteria). In all, residents provided their preferences on forty-five (45) different criteria. The scribe recorded all responses on a flip chart. Often there was not a consensus at a table; so all responses were weighted (i.e. three (3) residents may have chose to keep the County requirement, while two (2) residents may prefer the City requirement).

Staff also created annexation preference forms which were made available on the City’s website for residents who could not attend the meetings, but still wanted to provide input. These forms included all the information that was provided at the meetings, as well as a summary of the major differences between the County and the City requirements.

The results from the workshops and the annexation preference forms were then analyzed and summarized by Dickey Consulting Services, Inc. These results were used to draft the proposed ordinance. In the instance where the Broward County zoning code regulated specific criteria that was not discussed at these meetings (i.e. open space requirements for new subdivisions), then Broward County criteria was incorporated into the proposed ULDR revisions.

During the final round of residential zoning district meetings, the results from the previous meetings, preference forms and proposed ordinance were presented.

On February 25, 2008, staff explained the annexation, land use and rezoning processes and discussed non-residential zoning terminology with members of the Southwest Coalition of Civic Association. In addition to the mail notice required by the City's ULDR, a mail notice inviting property owners to attend a question and answer session was sent on June 13, 2008.

Pursuant to Section 47-24.4(D) of the ULDR, the following criteria shall be used to evaluate the rezoning request:

- 1) *The zoning districts proposed is consistent with the City's Comprehensive Plan.*

The zoning districts proposed are consistent with the Land Use Plan amendments adopted in 2005. They also support the Goals, Objectives and Policies of the Future Land Use Element of the City's Comprehensive Plan as follows:

Objective 1.22: Continue to respond to identified problems/opportunities; develop incentive systems for quality development and redevelopment; prevent incompatible uses; and incorporate design criteria.

Policy 1.22.1: Insure consistency between zoning and the City's adopted Comprehensive Plan and the City's Mission Statement through annual updating of the Plan.

Objective 1.24: Continue to protect and enhance marine uses as a recognized resource of the City.

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

There are no proposals for substantial changes for this area. The area is being rezoned from Broward County zoning classifications to City of Fort Lauderdale zoning classifications to complete the annexation process begun in 2002.

- 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.*

These existing uses are primarily single family. The proposed rezoning is intended to maintain these uses.

An existing Broward County zoning map is provided as **Exhibit 5**. The proposed City of Fort Lauderdale zoning map is provided as **Exhibit 6**. Below is a description of the differences between the existing Broward County zoning districts and proposed City of Fort Lauderdale zoning districts.

Riverland Road Annexed Area

Request: **Rezoning** / Broward County A-3 to City of Fort Lauderdale U / Broward County B-1 to City of Fort Lauderdale CB / Broward County B-3 to City of Fort Lauderdale P / Broward County I-1 to City of Fort Lauderdale CF-S / Broward County S-1 to City of Fort Lauderdale P / Broward County RS-5 to City of Fort Lauderdale CF-H / Broward County RS-5 to City of Fort Lauderdale CF-HS / Broward County RS-5 and R1-C to City of Fort Lauderdale RS-6.85A / Broward County RS-5 to City of Fort Lauderdale RS-6.85B / Broward County RS-3 to City of Fort Lauderdale RS-3.52 / Broward County RD-10 to City of Fort Lauderdale RD -12.22

General Differences: **A-3 to U:** If rezoned will prohibit non-profit Neighborhood Social and Recreational Facilities, Golf Courses, Place of Worship, Temporary Sales Offices, Off-Site Parking Lots and Wireless Communication Facilities, which are permitted under current zoning.

B-1 to CB: If rezoned will prohibit Accessory dwellings.

B-3 to P: If rezoned will prohibit Adult entertainment establishments, Adult video store, Amusement center, Appliance store (major), Art gallery, Auction house, Automobile, truck and recreational vehicle accessories; sales and installation, Automobile detailing or cleaning (other than automated car washes), Automobile repair garage (mechanical), Bank or financial institution, Bar, lounge, tavern or pub, Barber shop, beauty salon, nail salon, Bakery, retail, Billiard center or pool hall, Bingo hall, Blood bank, Boarding or breeding kennel, Boat sales, Bookstore, newsstand, Bowling center, Bus terminal, Car wash, Catering or food delivery service, Child care center, Clothing store, Club, private bottle, Club, private fraternal or lodge, Coin laundry, Commercial Water parks, Convenience store, Courier service, Dance club, Delicatessen, Department store, Dinner theater, Dry cleaning or laundry drop-off and pick-up, Electronics sales or repair, Employment agency, Employment agency, day labor, Escort or dating service, Essential services and utilities, Flea market, indoor, Flooring store, Florist, Funeral home, Furniture store, Gasoline station, Glass and mirror shop, Gym or fitness center, Hardware store, Hobby or craft store, Home improvement center, Hotel or motel, Laboratory, Lawn and garden shop, Library, Marina, Mobile collection center, Mortuary, Museum, Nightclub, Offices, Package delivery service, Package liquor, Parts store, Pawnshop, Personal service shops, Pest control service, Pharmacy, Places of worship, Plant or produce sales, Post office, Photocopy or small job printing shop, Recording or broadcasting studio, Repair shop, household and personal items, Restaurant, Retail store, School, Shopping center, Skateboard facility, Skating rink, Supermarket, Swap meet or outdoor flea market, Swimming pool supplies, Tattoo shop, Theater, Tool rental, Upholstery shop, Union hall, Vehicle sales, rental or leasing, Veterinary clinic, Veterinary hospital, Video store, Warehouse, self-storage, Wholesale stores, Wireless communication.

I-1 to CF-S: If rezoned will prohibit Adult day care, including commercial facilities, Civic and cultural centers, Community residential facilities, Educational centers, Essential services, Fire protection facilities, Governmental administration offices, Health clinics, Library, museum, art gallery, Public parks, Place of Worship, Police protection facilities, Wireless communication facilities.

S-1 to P: If rezoned will prohibit Essential services and Restaurant.

RS-5 to CF-H: If rezoned will prohibit Family detached dwelling, Community residential facility, Essential services, Nonprofit neighborhood social and recreational facilities, Golf course, Family day care home, Temporary sales offices, Wireless communication facilities.

RS-5 to CF-HS: If rezoned will prohibit Family detached dwelling, Community residential facility, Essential services, Nonprofit neighborhood social and recreational facilities, Golf course, Family day care home, Temporary sales offices, Wireless communication facilities.

General

Differences: RS-5 and R1-C to RS-6.85A: If rezoned will prohibit non-profit Neighborhood Social and Recreational Facilities, Golf Courses, Place of Worship, Temporary Sales Offices, Off-Site Parking Lots and Wireless Communication Facilities, which are permitted under current zoning. The minimum required floor area for those properties currently zone R1-C will change from 600 square feet to 800 square feet.

RS-5 to RS-6.85B: If rezoned will prohibit Temporary Sales Offices, Off-Site Parking Lots and Wireless Communication Facilities, which are permitted under current zoning. There are also some differences in the accessory structure setback requirements.

RS-3 to RS-3.52: If rezoned will prohibit Golf Courses, Place of Worship, Temporary Sales Offices, Off-Site Parking Lots, Outdoor Events and Wireless Communication Facilities, which are permitted under current zoning.

RD-10 to RD-12.22: If rezoned will prohibit Wireless Communication Facilities, which are permitted under current zoning.

RD-10 to P: If rezoned will prohibit family detached dwelling, Community residential facility with adult day care permitted as an accessory use, which are permitted under current zoning. Nonprofit neighborhood social and recreational facilities Places of worship Family day care home Temporary sales offices, which are permitted under current zoning.