Overview Report

VILLAGE OF HIGHLAND PARK
FUTURE LAND USE MAP AMENDMENT (ORDINANCE 2018-02)
AND REZONING (ORDINANCE 2018-03)

OVERVIEW REPORT

November 27, 2018

TO: Village of Highland Park, Village Commission

FROM: Jeff Schmucker, Program Manager, Central Florida Regional Planning Council

SUBJECT: Ordinances 2018-02 & 2018-03:
Village-initiated request to amend the Future Land Use and zoning maps of the Village of Highland Park, Florida, amending two (2) parcels of land (Parcel Numbers 27-30-13-9270-0000-0153 and 27-30-13-9270-0000-0583 totaling 0.72 acres, located on North Highland Park Drive, from the Future Land Use of Single Family to Recreation and Open Space and from the zoning of Historic Single Family Residential (R-2H) to Recreation and Open Space (ROS).

AGENDA DATES:
September 6, 2018 at 5:30 PM: Local Planning Agency Meeting (Public Hearing)
September 6, 2018 at 6:00 PM: Village Commission Meeting (First Reading)
November 27, 2018 at 6:00 PM: Village Commission Meeting (Adoption, Public Hearing)

ATTACHMENTS:
- Aerial Photo Map
- Existing Future Land Use Map
- Proposed Future Land Use Map
- Existing Zoning Map
- Proposed Zoning Map
- Ordinance 2018-02
- Ordinance 2018-03
VILLAGE COMMISSION MOTION OPTIONS:

*Future Land Use Map Amendment Motion Options:*

1. I move the Village Commission **approve** Ordinance 2018-02.
2. I move the Village Commission **approve with changes** Ordinance 2018-02.
3. I move the Village Commission **deny** Ordinance 2018-02.

*Rezoning Motion Options:*

4. I move the Village Commission **approve** Ordinance 2018-03.
5. I move the Village Commission **approve with changes** Ordinance 2018-03.
6. I move the Village Commission **deny** Ordinance 2018-03.

OVERVIEW:

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Village of Highland Park</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Owner</td>
<td>Village of Highland Park</td>
</tr>
<tr>
<td>Parcel IDs</td>
<td>27-30-13-9270-0000-0153</td>
</tr>
<tr>
<td></td>
<td>27-30-13-9270-0000-0583</td>
</tr>
<tr>
<td>Subject Area</td>
<td>0.72 acres</td>
</tr>
<tr>
<td>Existing Future Land Use</td>
<td>Single Family</td>
</tr>
<tr>
<td>Proposed Future Land Use</td>
<td>Recreation and Open Space</td>
</tr>
<tr>
<td>Existing Zoning</td>
<td>Historic Single Family Residential (R-2H)</td>
</tr>
<tr>
<td>Proposed Zoning</td>
<td>Recreation and Open Space (ROS)</td>
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<tr>
<td>Previous Hearings</td>
<td>None</td>
</tr>
</tbody>
</table>

The Village of Highland Park is requesting a Future Land Use map amendment and rezoning to change the Future Land Use and zoning of two (2) parcels of land totaling 0.72 acres from the Future Land Use of Single Family to Recreation and Open Space and the zoning from Historic Single Family Residential (R-2H) to Recreation and Open Space (ROS). The subject parcels are located on North Highland Park Drive. See attached Aerial Photo Map.
REASON FOR REQUEST:

The purpose of the request is to update the Village’s Future Land Use and zoning maps by assigning designations to support the use of public service facilities on the subject properties. The Village’s intent is to recognize the location of its water tower on the one property and utilize the other for future construction of a Village Hall.
STANDARDS FOR EVALUATING FUTURE LAND USE AND ZONING CHANGES

The Village of Highland Park Local Planning Agency shall provide recommendation, and the Village Commission shall make a final decision to accept, reject, modify, return, or continue to seek additional information on all proposed Future Land Use and zoning changes. The review of Future Land Use and zoning shall be considered and evaluated against the following standards:

- Consistency with the Comprehensive Plan.
- Land Use Analysis.
- Public Facilities and Services Analysis.

**Consistency with the Comprehensive Plan:**
The request is to change the Future Land Use from Single Family to Recreation and Open Space and the zoning from of Historic Single-Family Residential (R-2H) to Recreation and Open Space (ROS). Descriptions for both the existing and proposed Future Land Use and zoning designations are provided as follows:

**Existing – Future Land Use**

*Comprehensive Plan, Future Land Use Element, Policy 2.1.b – Single-Family Residential:* The Single Family Residential Future Land Use category establishes land area for single-family residences at a minimum of fifteen thousand (15,000) square feet lots, with lots intended to provide protective home sites. This category also includes structures accessory to residential use. The primary function of the Single-Family Residential classification is to accommodate low density residential development consisting primarily of single family dwellings.

**Proposed – Future Land Use**

*Comprehensive Plan, Future Land Use Element, Policy 2.1.d – Recreation and Open Space:* The Recreation and Open Space Future Land Use category designates areas of existing or future public and/or privately owned parks and open space areas. Permitted uses include publicly- or privately-owned properties which are open to recreational use by the public. Other uses may include conservation uses, open space, or environmentally sensitive areas. The level of service standard is 3.75 acres per 1,000 persons. Density/Intensity = 0.

**Existing – Zoning**

*Village Land Development Code, Section 2.03.02.02 – Single Family Residential (R-2), Historic Single Family Residential (R-2H), and Traditional Single Family Residential (R-2T):* To establish land area for single family residences on a minimum of 15,000 square feet with lots intended to provide protected homesites; to preserve and provide amenities conducive to a desirable living environment, and to prevent the use of land and buildings which tend to adversely affect these conditions.
Proposed Zoning

Village Land Development Code, Section 2.03.02.04 – Recreation and Open Space (ROS): Intended to provide for recreational uses, open spaces, and park land. Watersheds, and flood prone areas are also intended to be protected in this district.

The proposed Future Land Use is compatible with the proposed zoning and is consistent with the Village’s Land Development Code for uses permitted in the Recreation and Open Space (ROS) zoning district. Table 2.03.01(A), Table of Land Uses, establishes that “Government buildings and service facilities” are permitted uses in the ROS district.

Table 2.03.01(A), Table of Land Uses

<table>
<thead>
<tr>
<th>Category/Use</th>
<th>R-1</th>
<th>R-2</th>
<th>R-2H</th>
<th>R-2T</th>
<th>CON</th>
<th>ROS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Single Family Residential</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Single family detached, standard construction</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
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<tr>
<td><strong>Recreation Facilities</strong></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Parks</td>
<td></td>
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<td></td>
<td></td>
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<tr>
<td>Golf courses and tennis courts</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Incidental buildings and accessory uses thereto</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
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<tr>
<td>Outdoor nature and picnic areas</td>
<td></td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Playgrounds and tot lots</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>P</td>
<td></td>
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<tr>
<td><strong>Public Service Facilities</strong></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Government buildings and service facilities</td>
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<tr>
<td>P = Permitted Use</td>
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</tbody>
</table>

Land Use Analysis

The subject parcels are centrally located on Highland Park Drive North in the heart of the Village. One of the properties is vacant (PID: 27-30-13-9270-0000-0153) and the other houses the Village’s water tower (PID: 27-30-13-9270-0000-0583). Property located directly to the north has a Future Land Use of Historic Multi-Family Residential Preservation and zoning of Planned Unit Development (PUD) serving Townhouse uses. The property abutting on the east and south sides and has a Future Land Use of Single-Family and zoning Historic Single-Family Residential (R-2H) and is vacant. The property to the west on the west side of Highland Park Drive North has a Future Land Use of Single-Family and zoning of R-2H and serves a single-family residential use. Additional lands surrounding these areas also have a Future Land Use and zoning of Recreation and Open Space and serve a golf course use.
The Land Use Matrix below outlines the existing and proposed Future Land Use and zoning of the subject parcels and the existing Future Land Use and zoning of adjacent parcels. Descriptions of the existing land uses are also provided for reference. Existing and Proposed Future Land Use and Zoning Maps are also attached.

<table>
<thead>
<tr>
<th>Location</th>
<th>North</th>
<th>Northeast</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Northwest</strong> (Across Highland Park Drive North)</td>
<td><strong>Future Land Use:</strong> Single Family</td>
<td><strong>Future Land Use:</strong> Single Family</td>
</tr>
<tr>
<td></td>
<td><strong>Zoning:</strong> R-2H</td>
<td><strong>Zoning:</strong> R-2H</td>
</tr>
<tr>
<td></td>
<td><strong>Existing Land Use:</strong> Single Family Home</td>
<td><strong>Existing Land Use:</strong> Vacant</td>
</tr>
<tr>
<td><strong>North</strong></td>
<td><strong>Future Land Use:</strong> Historic Multi-Family Preservation</td>
<td><strong>Future Land Use:</strong> Single Family</td>
</tr>
<tr>
<td></td>
<td><strong>Zoning:</strong> PUD</td>
<td><strong>Zoning:</strong> R-2H</td>
</tr>
<tr>
<td><strong>Existing Land Use:</strong> Multi-Family (Townhomes)</td>
<td><strong>Existing Land Use:</strong> Vacant</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Location</th>
<th>Subject Parcels</th>
<th>East</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>West</strong> (Across Highland Park Drive North)</td>
<td><strong>Future Land Use:</strong> Single Family</td>
<td><strong>Future Land Use:</strong> Single Family</td>
</tr>
<tr>
<td></td>
<td><strong>Zoning:</strong> R-2H</td>
<td><strong>Zoning:</strong> R-2H</td>
</tr>
<tr>
<td></td>
<td><strong>Existing Land Use:</strong> Single Family Home</td>
<td><strong>Existing Land Use:</strong> Vacant</td>
</tr>
<tr>
<td><strong>Future Land Use:</strong></td>
<td><strong>Existing:</strong> Single Family</td>
<td><strong>Proposed:</strong> Recreation &amp; Open Space</td>
</tr>
<tr>
<td><strong>Proposed:</strong></td>
<td><strong>Existing:</strong> R-2H</td>
<td><strong>Proposed:</strong> ROS</td>
</tr>
<tr>
<td></td>
<td><strong>Existing Land Use:</strong></td>
<td><strong>Existing Land Use:</strong> Vacant / Village Water Tower</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Location</th>
<th>South</th>
<th>Southeast</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Southwest</strong> (Across Highland Park Drive North)</td>
<td><strong>Future Land Use:</strong> Single Family</td>
<td><strong>Future Land Use:</strong> Single Family</td>
</tr>
<tr>
<td></td>
<td><strong>Zoning:</strong> R-2H</td>
<td><strong>Zoning:</strong> R-2H</td>
</tr>
<tr>
<td></td>
<td><strong>Existing Land Use:</strong> Single Family Home</td>
<td><strong>Existing Land Use:</strong> Vacant</td>
</tr>
<tr>
<td><strong>Future Land Use:</strong></td>
<td><strong>Existing Land Use:</strong> Single Family</td>
<td><strong>Existing Land Use:</strong> Vacant</td>
</tr>
<tr>
<td><strong>Zoning:</strong></td>
<td><strong>Existing Land Use:</strong> R-2H</td>
<td><strong>Existing Land Use:</strong> Vacant</td>
</tr>
<tr>
<td><strong>Existing Land Use:</strong></td>
<td><strong>Existing Land Use:</strong> Vacant</td>
<td></td>
</tr>
</tbody>
</table>

The proposed Recreation and Open Space Future Land Use and Recreation and Open Space (ROS) zoning, including the current and future intended uses of the properties are compatible with the character of the surrounding properties.

**Public Facilities and Services Analysis:**

The proposed Future Land Use and zoning changes, including the future development of a Village Hall are considered to have a de minimus impact on the Village’s Public Facilities and Services.
Parcel ID: 27-30-13-9270-0000-0153
Area: 0.64 acres
Existing Future Land Use: Single Family

Parcel ID: 27-30-13-9270-0000-0583
Area: 0.08 acres
Existing Future Land Use: Single Family

Legend
- Subject Parcels
- Parcel Boundaries

Highland Park Future Land Use
- SF - Single Family
- HMFRP - Historic Multi-Family Residential Preservation
- ROS - Recreation and Open Space
Parcel ID: 27-30-13-9270-0000-0153
Area: 0.64 acres
Existing Future Land Use: Single Family
Proposed Future Land Use: Recreation and Open Space

Parcel ID: 27-30-13-9270-0000-0583
Area: 0.08 acres
Existing Future Land Use: Single Family
Proposed Future Land Use: Recreation and Open Space
Parcel ID: 27-30-13-9270-0000-0153
Area: 0.64 acres
Existing Zoning: R-2H

Parcel ID: 27-30-13-9270-0000-0583
Area: 0.08 acres
Existing Zoning: R-2H

Legend
- Subject Parcels
- Parcel Boundaries

Highland Park Zoning
- R-2H - Historic Single Family Residential
- PD - Planned Development
- ROS - Recreation and Open Space
Parcel ID: 27-30-13-9270-0000-0153
Area: 0.64 acres
Existing Zoning: R-2H
Proposed Zoning: ROS

Parcel ID: 27-30-13-9270-0000-0583
Area: 0.08 acres
Existing Zoning: R-2H
Proposed Zoning: ROS
ORDINANCE 2018-02

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF THE VILLAGE OF HIGHLAND PARK, FLORIDA, AMENDING TWO (2) PARCELS OF LAND (PARCEL NUMBERS: 27-30-13-9270-0000-0153 AND 27-30-13-9270-0000-0583) TOTALING 0.72 ACRES, LOCATED ON NORTH HIGHLAND PARK DRIVE, FROM THE FUTURE LAND USE OF SINGLE FAMILY TO RECREATION AND OPEN SPACE; TRANSMITTING SAID AMENDMENT TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY FOR NOTIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Community Planning Act, empowers and mandates the Village of Highland Park, Florida, to plan for future development and growth and to adopt and amend comprehensive plans, or elements or portions thereof, to guide the future growth and development of the Village; and

WHEREAS, the parcels, as shown in Exhibit “A”, total 0.72 acres and are the subject of this ordinance and represent a change to the Future Land Use Map by changing the Future Land Use designation from Single Family to Recreation and Open Space; and

WHEREAS, pursuant to Section 163.3187, Florida Statutes, the Village Commission held meetings and hearings on the Future Land Use Map Amendment as shown in Exhibit “A”, with due public notice having been provided, to obtain public comment, and considered all written and oral comments received during public hearings, including support documents; and

WHEREAS, in exercise of its authority the Village Commission has determined it necessary to adopt this Map Amendment to the Comprehensive Plan, which is marked as Exhibit "A" and is attached and made a part hereof to ensure that the Plan is in full compliance with the Laws of the State of Florida; to preserve and enhance present advantages; encourage the most appropriate use of land, water and resources consistent with the public interest; and deal effectively with future problems that may result from the use and development of land within the Village of Highland Park.

NOW, THEREFORE BE IT ENACTED by the Village Commission of the Village of Highland Park, Florida:

Section 1. The Future Land Use Map is hereby amended to include the map amendment set forth in Exhibit “A,” attached hereto and incorporated herein by reference, which applies the Future Land Use designation of “Recreation and Open Space” to the parcels designated in Exhibit “A”.

Section 2. Severability: If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.
Section 3. All existing ordinances or parts of existing ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. Certified Copy: This Ordinance shall be codified in the Code of Ordinances of the Village of Highland Park, Florida. A certified copy of this enacting ordinance shall be located in the Office of the Village Clerk of Highland Park. The Village Clerk shall also make copies available to the public for a reasonable publication charge.

Section 5. Effective Date: This plan amendment shall be effective in accordance with Section 163.3187(5)(c), Florida Statutes.

INTRODUCED AND PASSED on First Reading at the regular meeting of the Village of Highland Park Village Commission held on the ______ day of ______________, 2018.

PASSED AND DULY ADOPTED, on second reading at the meeting of the Village of Highland Park Village Commission duly assembled on the ______ day of ______________, 2018.

VILLAGE OF HIGHLAND PARK, FLORIDA
VILLAGE COMMISSION

____________________________
Brian Updike, Mayor-Commissioner

ATTEST:

____________________________
Blair Updike, Village Clerk

APPROVED AS TO FORM:

____________________________
Albert C. Galloway, Jr., Village Attorney
EXHIBIT “A”

VILLAGE OF HIGHLAND PARK
PROPOSED FUTURE LAND USE MAP

Legend
- Subject Parcels
- Parcel Boundaries
- Highland Park Future Land Use
  - SF - Single Family
  - HMFRP - Historic Multi-Family Residential Preservation
  - ROS - Recreation and Open Space

Parcel ID: 27-30-13-9270-0000-0153
Area: 0.64 acres
Existing Future Land Use: Single Family
Proposed Future Land Use: Recreation and Open Space

Parcel ID: 27-30-13-9270-0000-0583
Area: 0.08 acres
Existing Future Land Use: Single Family
Proposed Future Land Use: Recreation and Open Space
AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE
VILLAGE OF HIGHLAND PARK, FLORIDA, AMENDING TWO (2)
PARCELS OF LAND (PARCEL NUMBERS: 27-30-13-9270-0000-0153 AND
27-30-13-9270-0000-0583) TOTALING 0.72 ACRES, LOCATED ON
NORTH HIGHLAND PARK DRIVE, FROM THE ZONING OF HISTORIC
SINGLE FAMILY RESIDENTIAL (R-2H) TO RECREATION AND OPEN
SPACE (ROS); PROVIDING FOR SEVERABILITY; AND PROVIDING
FOR AN EFFECTIVE DATE.

WHEREAS, the Village of Highland Park, the owner of the subject parcels shown in
Exhibit “A” has requested a change of the zoning designation of two (2) parcels of land from the
zoning of Historic Single Family Residential (R-2H) to Recreation and Open Space (ROS); and

WHEREAS, the Village Commission of the Village of Highland Park held meetings and
hearings regarding the parcels shown in Exhibit “A”, with due public notice having been provided,
to obtain public comment, and considered all written and oral comments received during public
hearings, including supporting documents; and

WHEREAS, in exercise of its authority, the Village Commission of the Village of
Highland Park has determined it to be in the best interest of the Village of Highland Park to amend
the official zoning map to change the zoning classification assigned to the subject parcels.

NOW, THEREFORE BE IT ENACTED by the Village Commission of the Village of Highland
Park, Florida:

Section 1. The official zoning map of the Village of Highland Park is amended so as
to assign the Village zoning classification of Recreation and Open Space (ROS) to the subject
parcels identified by Parcel Numbers 27-30-13-9270-0000-0153 and 27-30-13-9270-0000-0583,
having a cumulative total of 0.72 acres, as shown in Exhibit “A” which is attached and made a part
hereof.

Section 2. Severability: If any provision or portion of this Ordinance is declared by
any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all
remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 3. Certified Copy: This Ordinance shall be codified in the Code of
Ordinances of the Village of Highland Park, Florida. A certified copy of this enacting ordinance
shall be located in the Office of the Village Clerk of Highland Park. The Village Clerk shall also
make copies available to the public for a reasonable publication charge.

Section 4. Effective Date: The effective date of this ordinance shall be the date of its
adoption.
INTRODUCED AND PASSED on First Reading at the regular meeting of the Village of Highland Park Village Commission held on the _____ day of ______________, 2018.

PASSED AND DULY ADOPTED, on second reading at the meeting of the Village of Highland Park Village Commission duly assembled on the _____ day of ______________, 2018.

VILLAGE OF HIGHLAND PARK, FLORIDA
VILLAGE COMMISSION

____________________________________
Brian Updike, Mayor-Commissioner

ATTEST:

____________________________________
Blair Updike, Village Clerk

APPROVED AS TO FORM:

____________________________________
Albert C. Galloway, Jr., Village Attorney
EXHIBIT “A”

VILLAGE OF HIGHLAND PARK
PROPOSED ZONING MAP

Parcel ID: 27-30-13-9270-0000-0153
Area: 0.64 acres
Existing Zoning: R-2H
Proposed Zoning: ROS

Parcel ID: 27-30-13-9270-0000-0583
Area: 0.06 acres
Existing Zoning: R-2H
Proposed Zoning: ROS

Legend
- Subject Parcels
- Parcel Boundaries

Highland Park Zoning
- R-2H - Historic Single Family Residential
- PD - Planned Development
- ROS - Recreation and Open Space