



TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Lee Feldman, ICMA-CM, City Manager

DATE: December 17, 2013

TITLE: Second Reading – Ordinance – Land Use Plan Amendments – 3850
Federal Highway (Coral Ridge Golf Course, Inc.) – Case 12T12

Recommendation

It is recommended that the City Commission approve on second reading an ordinance amending the City of Fort Lauderdale Comprehensive Plan Land Use designation and maps consistent with Sec. 47-24.8. Comprehensive Plan Amendment of the City's Unified Land Development Regulations (ULDR), and adopt a resolution requesting the recertification of the City of Fort Lauderdale Comprehensive Plan by the Broward County Planning Council.

Background

The applicant proposes to amend the land use designation and future land use maps of the City of Fort Lauderdale and Broward County for a 21.8-acre portion of the Coral Ridge Country Club, located east of US 1 (North Federal Highway), north of NE 37th Drive and south of Commercial Boulevard, from Park-Open Space to Irregular Residential land use with a maximum density of 1.7 dwelling units per acre. A Location Map is provided as part of the land use plan amendment report, attached as Exhibit 1. The subject site is currently vacant and is the previous location of the American Golfers Club Golf Course, which closed in 2006.

The applicant anticipates constructing 36 single-family dwelling units (1.7 dwelling units x 21.8 acres) on the subject site and is also proposing to dedicate a four-acre section of the site to the City of Fort Lauderdale intended as a future passive park. The applicant proposes to retain the Park-Open Space future land use designation for the remaining vacant portion of the site, and provide certain golf course improvements. Vehicular access to the subject site will be provided from US 1.

The applicant has identified and provided responses to Goals, Policies and Objectives of the City of Fort Lauderdale Comprehensive Plan and the Broward County Comprehensive Plan. Staff has determined that the proposed land use amendment furthers these goals, policies and objectives, including the City's policy of creating new neighborhood parks where there is an identified need to meet the parks level of service standard. The City of Fort Lauderdale Parks and Recreation Long Range Strategic Plan identified a need for a neighborhood park within the vicinity of the subject parcel, which the proposed four-acre park satisfies. However, at this time resources are not available and have not been identified for the construction, operation or maintenance of the proposed park.

Mass transit and solid waste letters have been received confirming that adequate facilities and services are in place to support the proposed residential use. Vehicular access will be provided from US 1, which is part of the regional transportation network. Lastly, the applicant has indicated that school impact fees will be paid to Broward County pursuant to Broward County Land Development Regulations.

The Planning and Zoning Board (PZB) recommended approval of the amendments by a vote of 9-0 on January 16, 2013. The PZB staff report and meeting record are available as Exhibits 2 and 3, respectively. The City Commission approved the amendments on first reading by a vote of 4-0 on March 5, 2013. The Commission Agenda Memo (CAM) and meeting record are available as Exhibits 4 and 5, respectively. The Broward County Planning Council (BCPC) recommended approval of the amendments on August 22, 2013. A second reading of the amendments by BCPC is scheduled for December 12, 2013. The County Commission approved the transmittal of the amendments to the applicable State and other reviewing agencies on first reading on September 24, 2013. The amendments have been transmitted to the applicable agencies for review and comment and all applicable agencies have commented that there are no impacts associated with the proposed amendments. A second reading by the County Commission is tentatively scheduled for January 2014.

The City Commission shall hold a public hearing to consider the application and the record and recommendations forwarded by the Department of Sustainable Development and the PZB, and shall hear public comment on the application when determining whether the proposed land use amendment meets the Goals, Policies and Objectives of the Comprehensive Plan. The applicant has submitted a subdivision plat for the proposed 36 single-family dwelling units and a rezoning application under separate applications. A permit application will be submitted in the future for any proposed golf course improvements to the current vacant land surrounding the proposed residential subdivision.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the **Public Places Cylinder of Excellence**, specifically advancing:

- **Goal 5:** Be a community of strong, beautiful and healthy neighborhoods;
- **Objective 2:** Enhance the beauty, aesthetics, and environmental quality of neighborhoods.

In addition the item is also included within the **Neighborhood Enhancement Cylinder of Excellence**, specifically advancing:

- **Goal 6:** Be an inclusive community made up of distinct, complementary, and diverse neighborhoods.

This item advances the *Fast Forward Fort Lauderdale 2035 Vision Plan: We Are Community*.

Related CAM(s): N/A

Attachments:

Exhibit 1 - Application

Exhibit 2 - Staff Report from the January 16, 2013 PZB Meeting

Exhibit 3 - Minutes from the January 16, 2013 PZB Meeting

Exhibit 4 - CAM from the March 5, 2013 City Commission Meeting

Exhibit 5 - Minutes from the March 5, 2013 City Commission Meeting

Exhibit 6 - Ordinance

Exhibit 7 - Resolution

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