



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

FROM: Lee Feldman, ICMA-CM, City Manager

DATE: March 5, 2013

TITLE: Public Hearing – Land Use Plan Amendments – 3850 Federal Highway
(Coral Ridge Golf Course, Inc.) – Case 12-T-12

Recommendation

It is recommended that the City Commission 1) approve on first reading an ordinance amending the City of Fort Lauderdale Comprehensive Plan Land Use designation and maps consistent with ULDR Sec. 47-24.8, Comprehensive Plan Amendment and 2) adopt a resolution recommending the amendment of the Broward County Comprehensive Plan consistent with Article 4, Administrative Rules Document: Broward County Land Use Plan.

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 Exhibit 2. 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 37 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 Planning and Zoning Board (PZB) recommended approval of the amendments by a vote of 9-0 on January 16, 2013. The application and the record and report of the PZB are available as Exhibits 3 and 4, respectively.

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 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. If approved, the applicant will be required to submit a rezoning application to ensure consistency between the City's Comprehensive Plan and Unified Land Development Regulations (ULDR). Subsequently, the applicant will submit a subdivision plat for the proposed 37 single-family dwelling units and related appurtenances, as well as a site plan application including 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.

Attachments

Exhibit 1 - Application

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

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

Exhibit 4 - Ordinance

Exhibit 5 - Resolution

Prepared by: Todd Okolichany, AICP, Principal Planner

Department Director: Greg Brewton, Sustainable Development