

REQUEST: Rezoning; from Parks, Recreation and Open Space (P) to Residential Single Family/Low Density District (RS-4.4)

Case Number	6Z13
Applicant	Coral Ridge Golf Course, Inc.
General Location	East side of N. Federal Highway between NE 37 Drive and East Commercial Boulevard
Property Size	950,615 SF (21.82 acres)
Current Zoning	Parks, Recreation and Open Space (P)
Existing Use	Vacant
Proposed Use	Single-Family Residential
Future Land Use Designation	Park-Open Space (existing) / Irregular Residential 1.7 (pending)
Applicable ULDR Sections	Sec. 47-24.4 Rezoning Criteria Sec. 47-25.2 Adequacy Criteria
Project Planner	Thomas Lodge, Planner II

PROJECT DESCRIPTION:

The applicant is requesting to rezone 950,615 square feet (21.82 acres) of land, located east of N. Federal Highway between NE 37 Avenue and E. Commercial Boulevard, from Parks, Recreation and Open Space (P) to Residential Single Family/Low Density District (RS-4.4). The site is currently vacant and was previously part of the Coral Ridge Golf Course. The applicant proposes to redevelop a portion of the site in order to construct 36 single-family residential lots.

The remainder of the property will remain as open space, including a four-acre tract of land the applicant has offered to dedicate to the City for use as a public park, for which an agreement must still be established between the City and Coral Ridge Golf Course, and maintenance responsibility acknowledged by the applicant. The associated plat application is also scheduled on this agenda.

The legal sketch and description of the area to be rezoned is included in the plan sets.

PRIOR REVIEWS:

As part of a separate but associated request, the applicant has also submitted an application to amend the Future Land Use Map of the City of Fort Lauderdale and Broward County, to change the land use on the subject site from Park-Open Space to Irregular Residential 1.7 dwelling units per acre. The land use amendment was reviewed by the Planning and Zoning Board on January 16, 2013 and was recommended for approval by a vote of 9-0. The amendment was subsequently approved by the City Commission on March 5, 2013 by a vote of 4-0.

REVIEW CRITERIA:

Pursuant to the City's Unified Development Regulations (ULDR) Section 47-24.4.D, an application for a rezoning shall be reviewed in accordance with the following criteria:

1. The zoning district proposed is consistent with the City's Comprehensive Plan.

The site is currently designated Park-Open Space on the City's Future Land Use Map. The applicant is currently in the process of amending the Future Land Use on the parcel from Park-Open Space to Irregular Residential - 1.7 dwelling units per acre.

Although the rezoning application is to RS-4.4 and permits a maximum development of up to 4.4 residential dwelling units per acre - the City's lowest density zoning, to maintain consistency between the Comprehensive Plan and the ULDR, the site will be restricted to a maximum of 1.7 dwelling units per acre, pursuant to the land use requirement. Upon final approval and effectiveness of the land use amendment, the proposed rezoning will be consistent with the City's Comprehensive Plan.

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

The property surrounding the site is zoned Parks, Recreation and Open Space (P) to the north, south and east. The properties directly to the west of the site fronting along the Federal Highway commercial corridor, are zoned Boulevard Business (B-1). Surrounding the site to the north and south are properties zoned Residential Single Family/Low Density District (RS-4.4). The site is currently vacant but was the location of an executive golf course prior to its vacancy. The parcel to be rezoned will accommodate thirty-six (36) single-family homes, consistent with the surrounding residential uses.

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.

The proposed rezoning would not represent a substantial change to the character of the surrounding area. A majority of parcels surrounding the current park site are zoned Residential Single Family/Low Density District (RS-4.4) with one-story single-family homes. Small pockets of Residential Low Rise Multifamily/Medium Density District (RMM-25) with one and two-story multifamily buildings are also adjacent to the park site. The rezoning will enable the applicant to develop single-family homes, while maintain the remaining portions of the site under the Parks, Recreation and Open Space zoning designation, including the four-acre tract of land the applicant has offered to dedicate to the City for use as a public park.

The proposed rezoning will allow redevelopment of a portion of the Coral Ridge Golf Course with uses that are consistent with the surrounding properties. Specific development criteria will be applicable at the time of Site Plan Review when more specific details of the project are submitted for review. The applicant has also provided narrative responses, which are included with the plan package that addresses the adequacy criteria. Staff concurs with applicant's assessment.

STAFF FINDINGS:

Staff recommends the Board approve this request with condition as stated below, and consistent with:

ULDR Sec. 47-24.4 Rezoning Criteria;
ULDR Sec. 47-25.2 Adequacy Criteria.

CONDITIONS:

1. Pursuant to State Statute Section 163.3184(12) Concurrent Zoning, the rezoning is contingent upon the associated Comprehensive Plan Amendment transmitted to be approved and effective.

PLANNING & ZONING BOARD REVIEW OPTIONS:

If the Planning and Zoning Board determines that the application meets the criteria as provided in this section, the Planning and Zoning Board shall recommend that the rezoning be approved or recommend a rezoning to a more restrictive zoning district than that requested in the application if necessary to ensure compliance with the criteria for the rezoning and if consented to by the applicant.

If the Planning and Zoning Board determines that the application does not meet the criteria provided for rezoning or if the applicant does not consent to a more restrictive zoning district, the Planning and Zoning Board shall deny the application and an appeal to the City Commission may be filed by the applicant in accordance with Section 47-26B, Appeals.