

REQUEST: Plat Approval; 3850 Federal Plat

Case Number	12P13
Applicant	Coral Ridge Golf Course, Inc.
Location	3850 N Federal Hwy
Legal Description	A portion of the North ½ of Section 24-49S-42E
Property Size	950,615 SF (21.82 acres)
Zoning	Parks, Recreation and Open Space (P) (existing) / Residential Single Family/Low Density District (RS-4.4) (pending)
Existing Use	Vacant
Future Land Use Designation	Park-Open Space (existing) / Irregular Residential 1.7 (pending)
Applicable ULDR Sections	47-24.5 Subdivision Regulations 47-25.2 Adequacy Requirements
Notification Requirements	Sign notice 15 days prior to meeting (Sec .47-27.4.A.1.)
Action Required	Recommend approval or denial of the Plat to the City Commission
Other Required Approvals	City Commission, by resolution
Project Planner	Eric Engmann, Planner II

PROJECT DESCRIPTION:

The applicant proposes to plat a 21.82-acre property located at 3850 N. Federal Highway, between E. Oakland Park Blvd and E. Commercial Blvd. 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 that will be dedicated to the City for use as a public park. An agreement must be provided between Coral Ridge Golf Course and the City of Fort Lauderdale's Parks and Recreation Department that clearly states all maintenance will be provided by Coral Ridge. The associated rezoning application is also scheduled on this agenda.

PRIOR REVIEWS:

The plat was reviewed by the Development Review Committee (DRC) on July 9, 2013. All comments have been addressed.

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 Table I, Development Permits and Procedures of ULDR Section 47-24, the following criteria shall be used to evaluate the request:

ULDR Section 47-24.5, Subdivision Regulations

The applicant has addressed all applicable criteria and provided narrative responses, which are included with the plan package. The plat will conform to the required criteria for layout of the streets and alleys, blocks and lots with the exception of criteria requiring public streets. The applicant is requesting a waiver of ULDR Section 47-24.5.D.1.h to allow for private streets.

Per ULDR Section 47-24.5.D.1.h, there shall be no private streets platted in any subdivision. Every subdivided lot or property shall be served from a publicly dedicated street. The same section states that the requirement may be waived by the Board in special situations where the Board finds public safety, convenience and welfare can be adequately served.

The applicant has provided a narrative which addresses how the subdivision will be unique compared to most other traditional plats. This plat proposes one entrance into the subdivision, surrounded by open space. As residential lots will be clustered to the center of the property in order to provide open space adjacent to the existing residential development and since the development will have one access point not connected to the street grid of the existing neighborhood, the proposed private road would still ensure that the public safety, convenience and welfare of the proposed 36 lots and surrounding properties is adequately served.

ULDR Section 47-25.2, Adequacy Requirements

The proposed plat 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 provided narrative responses, which are included with the plan package that addresses the adequacy criteria.

Comprehensive Plan Consistency:

This application is consistent with Objective 5 of the Future Land Use Element, which requires consistency with Broward County regulations for platting.

STAFF FINDINGS:

Staff recommends the Board approve this request consistent with:

ULDR Section 47-24.5, Subdivision Regulations

ULDR Section 47-25.2, Adequacy Requirements

PLANNING & ZONING BOARD REVIEW OPTIONS:

The Planning & Zoning Board shall determine whether the proposed plat meets the provisions of the ULDR and other applicable land development regulations and shall forward its recommendation to the City Commission.