

REQUEST:

Amend the City of Fort Lauderdale and Broward County Comprehensive Plans to change the land use designation and Future Land Use Map from Park-Open Space to Irregular (1.7) Residential land use.

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| Applicant/Project Name | Coral Ridge Golf Course, Inc. / 3850 Federal | | |
| General Location | East of US 1 (North Federal Highway), north of NE 37th Drive and south of Commercial Boulevard | | |
| Property Size | 950,615 square feet (21.8 acres) | | |
| Zoning | Parks, Recreation and Open Space (P) | | |
| Existing Land Use Designation | Park-Open Space | | |
| Proposed Future Land Use Designation | Irregular (1.7) Residential | | |
| Applicable ULDR Sections | Section 47-24.8 Comprehensive Plan Amendment | | |
| Notification Requirements | Newspaper ad 10 days prior to meeting | | |
| Action Required | Recommend approval, denial or approval with conditions to City Commission | | |
| Project Planner/Title | Todd Okolichany, AICP, Principal Planner | Initials | |

PROJECT DESCRIPTION:

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. 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 anticipates retaining the Park-Open Space future land use designation for the remaining vacant portion of the site. Vehicular access to the subject site will be provided from US 1.

Background documents, including the Preliminary Lot Layout, Land Use Plan Amendment Application, and Applicant Response to Development Review Committee (DRC) Comments, are provided as Exhibit 1.

PRIOR REVIEWS:

In April 2006, the applicant submitted a Land Use Plan Amendment requesting a change in land use designation from Park-Open Space to Residential-Low density in order to construct 61 single-family residences on a portion of the golf course and has since withdrawn the request.

The Development Review Committee reviewed the current proposal on November 27, 2012. All comments have been addressed.

REVIEW CRITERIA:

As per ULDR Section 47-24.8, a comprehensive plan amendment (or "land use plan amendment") application shall be reviewed in accordance with the following criteria:

1. An application shall be submitted to the Department for review by the Planning and Zoning Board (Local Planning Agency) and for approval and adoption by the City Commission, in accordance with the requirements of F.S. ch. 163 and F.A.C. Rule 9J-5.
2. An amendment to the City's Comprehensive Plan must be recertified by the Broward County Planning Council prior to the approval taking effect.

STAFF FINDINGS:

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. The proposed land use amendment furthers the City's policy of creating new neighborhood parks when there is an identified need in an area, thereby helping the City to continue to meet the parks level of service standard. The City of Fort Lauderdale Parks and Recreation Long Range Strategic Plan identifies a need for a neighborhood park within the vicinity of the subject parcel, which the proposed four-acre park satisfies. However, the Parks and Recreation Department has indicated that 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, and vehicular access will be provided from US 1, which is part of the regional transportation network. Finally, the applicant has indicated that school impact fees will be paid to Broward County pursuant to Broward County Land Development Regulations.

It should be noted that on December 6, 2012 the Broward County Planning Council approved an amendment to the Broward County Land Use Plan (Amendment PCT 12-2), which states that private golf courses are no longer eligible to count toward the County parks requirement to provide a minimum of three acres of community level parks per 1,000 residents. The proposed land use plan amendment would not adversely impact this requirement since an as-of-right golf course would not contribute to the County's parks requirement. However, the proposed dedication of a four-acre future passive park will increase the supply of parkland/open space in the City.

Staff recommends the Board approve the request consistent with ULDR Section 47-24.8. Comprehensive plan amendment.

PLANNING and ZONING BOARD REVIEW OPTIONS:

If the Planning and Zoning Board, acting as the LPA, determines that the application meets the criteria for a land use plan amendment, the recommendation shall be forwarded to the City Commission for consideration.

Recommend that the City Commission transmit the amendment to Broward County, as proposed;
Recommend that the City Commission transmit the amendment to Broward County, with revisions; or
Recommend against transmittal of the amendment to Broward County.

