



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

**FROM:** Lee R. Feldman, ICMA-CM, City Manager

**DATE:** December 17, 2013

**TITLE:** QUASI-JUDICIAL - Resolution to Approve a Plat – 3850 Federal Plat –  
Case 12P13

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**Recommendation**

It is recommended that the City Commission adopt a resolution approving the plat consistent with Unified Land Development Regulations (ULDR) Sec. 47-24.5, Subdivision Regulations contingent upon the associate Rezoning Application 6-Z-13 to be approved and effective.

**Background**

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 parcel is on the east side of Federal Highway, south of Oakland Park Boulevard, and is currently the site of a former golf course. The applicant is platting the property to allow for redevelopment of the site for 36 new single-family residential lots consistent with the Residential Single Family/Low Density (RS-4.4) zoning district. 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. The associated rezoning application is also scheduled on this agenda.

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 36 single-family lots will be consistent with the proposed Land Use designation. The plat is provided as Exhibit 1. Applicant's narratives are provided as Exhibit 2.

The proposed plat contains the following plat note restriction: "This plat is restricted to 36 Single Family Units."

The City Commission is to determine whether the proposed plat meets the standards and requirements of the ULDR. Pursuant to criteria outlined in ULDR Sec. 47-24.5,

Subdivision Regulations, the Development Review Committee (DRC) reviewed the application on July 9, 2013, and the application and the record are available for review upon request. The Planning and Zoning Board (PZB) reviewed the item at the October 16, 2013 meeting and recommended approval by a vote of 9-0. Associated staff report and PZB minutes are attached as Exhibits 3 and 4 respectively.

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 are adequately served.

The proposed plat will allow redevelopment of a portion of the former 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.

#### Conditions

1. The Plat is contingent upon the associate Rezoning Application to be approved and effective.

#### 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 **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 Vision Plan 2035: We Are Community*

#### Attachments:

Exhibit 1 - Plat

Exhibit 2 - Applicant's Narratives

Exhibit 3 - 10/16/13 PZB Staff Report

Exhibit 4 - 10/16/13 PZB Minutes

Exhibit 5 - Proof of Ownership

Exhibit 6 - Resolution (approval)

Exhibit 7 - Resolution (denial)

Related CAMs: #13-1454 & 13-1552

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