



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

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

DATE: December 3, 2013

TITLE: QUASI-JUDICIAL – FIRST READING OF ORDINANCE – Rezone from
Parks, Recreation and Open Space (P) to Residential Single Family/Low
Density District (RS-4.4) – Case 6Z13

Recommendation

It is recommended that the City Commission adopt an ordinance rezoning a 950,615 square-foot parcel 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) to construct 36 single-family residential lots.

Background

The applicant proposes to rezone a portion of the site in order to construct 36 single-family residential lots. The site is currently vacant and was previously part of the Coral Ridge Golf Course. 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. A location map is provided as Exhibit 1.

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 approved by the City Commission on first reading on March 5, 2013 by a vote of 4-0.

Pursuant to criteria outlined in ULDR Section 47-24.4.D, Rezoning, the project was reviewed by the Planning and Zoning Board (PZB) on October 16, 2013, and recommended for approval by a vote of 9-0. The application and the record and report of the PZB are available as Exhibits 2, 3 and 4 respectively. The sketch and description are provided as part of the attached ordinance.

Pursuant to criteria outlined in ULDR Section 47-24.4.D, Rezoning, 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 to RS-4.4 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 and 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 maintaining 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 rezoning will allow for the reuse of a vacant property. The rezoning will help to maximize passive open space to be enjoyed by the future residents of the proposed subdivision and those in the surrounding neighborhood.

The City Commission shall hold a public hearing to consider the application and the record and recommendations forwarded by the Department and the Planning and Zoning Board (“PZB”) and shall hear public comment on the application when determining whether the rezoning request meets the criteria for rezoning.

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.

Resource Impact

There is no fiscal impact associated with this action

Strategic Connections

1. 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.
2. This item advances the *Fast Forward Fort Lauderdale Vision Plan 2035: We Are Community*

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Applicant’s Narrative

Exhibit 3 – Staff Report from the October 16, 2013 PZB Meeting

Exhibit 4 – Approved Minutes from the October 16, 2013 PZB Meeting

Exhibit 5 – Ordinance

Related CAM: #13-1468

Prepared by: Thomas Lodge, Planner II

Department Director: Greg Brewton, Sustainable Development