

**REQUEST:** Land Use Plan Amendment; Amend text in the City of Fort Lauderdale and Broward County Comprehensive Plans to increase the residential density within the Downtown Regional Activity Center (RAC) land use designation by an additional 5,000 dwelling units from 11,060 to 16,060 dwelling units.

<b>Case Number</b>	2T13		
<b>Applicant/Project Name</b>	City of Fort Lauderdale / Downtown Fort Lauderdale Housing Land Use Plan Amendment		
<b>General Location</b>	The amendment applies to the Downtown Regional Activity Center (RAC), generally located south of Sunrise Boulevard, north of the Tarpon River, between S.E. 9th Avenue and N.W. 7th Avenue, in the City of Fort Lauderdale		
<b>Property Size</b>	750 gross acres		
<b>Zoning</b>	RAC-AS, RAC-CC, RAC-EMU, RAC-RPO, RAC-SMU, RAC-WMU		
<b>Existing Land Use Designation</b>	Downtown Regional Activity Center (RAC)		
<b>Proposed Future Land Use Designation</b>	Downtown Regional Activity Center (RAC)		
<b>Applicable ULDR Sections</b>	Section 47-24.8 Comprehensive Plan Amendment		
<b>Notification Requirements</b>	Newspaper ad 10 days prior to meeting		
<b>Action Required</b>	Recommend approval, denial or approval with conditions to City Commission		
<b>Project Planner/Title</b>	Todd Okolichany, AICP, Principal Planner	<b>Initials</b>	

**PROJECT DESCRIPTION / BACKGROUND:**

The Downtown RAC is a land use category intended to encourage development and redevelopment in the City's Downtown urban center, which is an area of regional significance. The City's Downtown Master Plan envisions the Downtown RAC as a truly livable urban center with diverse, healthy residential neighborhoods and an urban fabric consisting of pedestrian-friendly streets, great public spaces and high-quality buildings. A key component to carrying out this vision and creating a truly-connected environment is the expansion of multi-modal transportation options including mass transit.

In 2006, a land use plan amendment increased the residential development allowed in the Downtown RAC by 3,000 dwelling units, bringing the total allowable units to 11,060 dwelling units. As the economy continues to improve, the City of Fort Lauderdale has experienced an influx of new residential and mixed-use development projects in the Downtown RAC. These projects have nearly exhausted the supply of dwelling units in the downtown, with about 391 market rate units and 426 affordable housing units currently remaining for allocation for new development.

In order to facilitate the continued evolution of the downtown into an urban and regional center, the Downtown Master Plan outlines a need for additional residential units to support a dynamic urban core and a venue of services, public spaces and activities that breathe life into the Downtown and support transit infrastructure.

The proposed amendment is part of a larger project that aims to increase the supply of dwelling units in the Downtown RAC in order to help the downtown reach its desired residential density. In Phase 1, the Unified Land Development Regulations (ULDR) were amended to create a process to utilize the remaining +/- 3,500 existing flexibility units that are currently available in Flex Zones 49 and 54 for use in the Downtown RAC, as well as continued use outside of the Downtown RAC. In the current phase, a land use plan amendment (LUPA) is proposed to the City of Fort Lauderdale and Broward County Comprehensive Plans in order to increase the number of allowable dwelling units in the Downtown RAC by 5,000 dwelling units, which would bring the total allowable number of dwelling units in the Downtown RAC to 16,060.

**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. Chapter 163.
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 proposed amendment will ensure that dwelling units remain available for new residential development projects in the Downtown RAC so that it can continue to thrive and evolve as a vibrant, active urban center with a walkable pattern of streets and a sufficient population to support future mass transit initiatives, such as Tri-Rail Coastal Service commuter rail (located on the FEC rail line) and Wave Streetcar. By increasing the number of allowable units in the Downtown RAC, the proposed amendment will help guide future residential growth to the Downtown in a responsible manner, utilizing the Downtown RAC’s existing and planned infrastructure, while preserving surrounding residential neighborhoods. To review the proposed City and County Comprehensive Plan text changes please see **Exhibits 1 and 2**.

The amendment area currently exists and will remain designated as a Downtown Regional Activity Center (RAC), which, according to the City’s Comprehensive Plan, is a land use category intended to encourage development or redevelopment of areas that are of regional significance. The major purposes of this designation are to facilitate mixed-use development, encourage mass transit, reduce the need for automobile travel, provide incentives for quality development and give definition to the urban form.

The proposed land use plan amendment furthers the Goals, Policies and Objectives of the City of Fort Lauderdale Comprehensive Plan and the Broward County Comprehensive Plan. It is consistent with the City’s Comprehensive Plan and Downtown Master Plan in that Downtown Fort Lauderdale is the urban center of the City and was designated as a RAC in order to encourage more intense development, attract residential uses to the downtown area, and discourage urban sprawl. The proposed land use amendment furthers the City’s policy of encouraging high density development in the Downtown RAC (Policy 1.14.1) and utilizing land development regulations to promote mixed use development (Policy 1.14.3). The proposed amendment will also improve the pedestrian environment (Policy 1.14.4) by increasing the population within the City’s most walkable area, the downtown core. Furthermore, the proposed amendment is consistent with Objective 1.15 in that new development will be guided by the Downtown Master Plan design guidelines and Character Areas, which limit height and density and provide transitional zones between the Downtown RAC and adjacent established neighborhoods to protect against incompatible uses.

The proposed land use amendment also furthers the following principles of the Downtown Master Plan:

- Principle 1: Capture a greater share of regional redevelopment;
- Principle 2: Increase residential opportunities Downtown, while supporting amenities;
- Principle 3: Strengthen areas of varied neighborhood character and distinct identity;
- Principle 4: Focus most intense development in a compact core;
- Principle 5: Surround the core with strong, walkable, mixed-income neighborhoods;
- Principle 6: Create extroverted, pedestrian friendly buildings;
- Principle 11: Provide alternatives to the car: walking, transit and cycling.

As shown in the LUPA report (**Exhibit 3**), which was prepared by the Department of Sustainable Development with assistance from the Downtown Development Authority, adequate facilities and services, including potable water, sanitary sewer and solid waste, are in place to support the proposed increase in residential dwelling units. Development within the area will be required to meet the drainage standards of the City, Broward County Department of Planning and Environmental Protection, and the South Florida Water Management District.

Based on existing school enrollment, excess capacity is available at every public school except for Fort

Lauderdale High School. However, it is anticipated that existing available capacity at Stranahan High School can sufficiently accommodate the additional school children under the proposed amendment.

Preliminary traffic and transit impact analysis indicates that planned mass transit improvements, including the FEC commuter rail and Wave Streetcar, will help to mitigate potential impacts, while benefitting from the increased ridership from the additional population. In addition, traffic will be mitigated by City efforts to enhance multi-modal transportation, such as its Connectivity Map initiative, which will help transform City streets into "Complete Streets" that accommodate pedestrians, cyclists, transit and automobiles. Staff is also drafting Transit Oriented Development (TOD) guidelines, which will provide further guidance on transit supportive land uses and parking strategies near future transit stations in Downtown Fort Lauderdale.

**PLANNING and ZONING BOARD REVIEW OPTIONS:**

If the Planning and Zoning Board, acting as the Local Planning Agency (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 the City Commission transmit the amendment to Broward County, as proposed;
- Recommend the City Commission transmit the amendment to Broward County, with revisions; or
- Recommend against transmittal of the amendment to Broward County.

# **DOWNTOWN FORT LAUDERDALE HOUSING**

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Application for Amendment to the  
City of Fort Lauderdale and  
Broward County Land Use Plans

July 7, 2013

**Prepared By:**



**Department of Sustainable Development**  
Urban Design & Planning  
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**Department of Public Works**

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*Established 1985*

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I. TRANSMITTAL INFORMATION

- A. Letter of transmittal from municipal mayor or manager documenting that the local government took action by motion, resolution or ordinance to transmit a proposed amendment to the Broward County Land Use Plan. Please attach a copy of the referenced motion, resolution or ordinance. The local government’s action to transmit must include a recommendation of approval, denial or modification regarding the proposed amendment to the Broward County Land Use Plan.

**To be provided.**

- B. Date local governing body held transmittal public hearing.

**To be provided.**

- C. Whether the amendment area is within an Area of Critical State Concern or proposed for adoption under a joint planning agreement pursuant to Section 163.3171, Florida Statutes.

**The amendment site is not located in an Area of Critical State Concern or part of a joint planning agreement.**

- D. Whether the amendment is one of the following:  
\*Development of Regional Impact  
\*Small scale development activity (per Florida Statutes)  
\*Emergency (please describe on separate page)  
\*Other amendments which may be submitted without regard to FL statutory limits regarding submittals (Brownfield amendments, etc.).

**The amendment is none of the above.**

II. LOCAL GOVERNMENT INFORMATION

- A. Local land use plan amendment or case number.

**2T13**

- B. Proposed month of adoption of local land use plan amendment.

**December 2013**



- C. Name, title, address, telephone, facsimile number and email of the local government contact.

**City of Fort Lauderdale  
Department of Sustainable Development  
Urban Design & Planning  
700 NW 19th Avenue  
Fort Lauderdale, FL 33311  
Contact: Mr. Gregory Brewton, Director  
Ph: 954-828-5266  
Email: [gbrewton@fortlauderdale.gov](mailto:gbrewton@fortlauderdale.gov)**

- D. Summary minutes from the local planning agency and local government public hearings on the transmittal of the Broward County Land Use Plan amendment.

**To be provided.**

- E. Description of public notification procedures followed for the amendment by the local government.

**Per Chapter 163, F.S. and Section 47-27, City of Fort Lauderdale Unified Land Development Regulations (ULDR).**

**In addition, extensive public outreach occurred as part of the Wave Streetcar project between 2006 and 2013. Outreach consisted of meetings and interactive workshops held between various stakeholders, including City, County and mass transit officials, Fort Lauderdale residents, civic associations, business leaders, non-profit organizations, several committees, the Downtown Development Authority, and other organizations and individuals. At many of these meetings, the vision for Downtown Fort Lauderdale was discussed, including elements of the Downtown Master Plan and the need for continued growth in the Downtown RAC so that the downtown could continue to thrive as a vibrant live, work and play environment with street level activity that will support local businesses and future mass transit initiatives. See Appendix VI for a list of these meetings and workshops.**

**Further public outreach was accomplished via memorandums describing the proposed amendment, which were forwarded to the Council of Fort Lauderdale Civic Associations and Greater Fort Lauderdale Chamber of Commerce in advance of any public hearings. (See Appendix VI.) Finally, City staff presented the proposed amendment to the Downtown Development Authority Board of Directors on March 14, 2013.**

III. APPLICANT INFORMATION

- A. Name, title, address, telephone, facsimile number and email of the applicant.

**City of Fort Lauderdale**  
**Department of Sustainable Development**  
**Urban Design & Planning**  
**700 NW 19th Avenue**  
**Fort Lauderdale, FL 33311**  
**Contact: Mr. Gregory Brewton, Director**  
**Ph: 954-828-5266**  
**Email: [gbrewton@fortlauderdale.gov](mailto:gbrewton@fortlauderdale.gov)**

- B. Name, title, address, telephone, facsimile number and email of the agent.

**City of Fort Lauderdale**  
**Department of Sustainable Development**  
**Urban Design & Planning**  
**700 NW 19th Avenue**  
**Fort Lauderdale, FL 33311**  
**Contact: Mr. Gregory Brewton, Director**  
**Ph: 954-828-5266**  
**Email: [gbrewton@fortlauderdale.gov](mailto:gbrewton@fortlauderdale.gov)**

- C. Name, title, address, telephone, facsimile number and email of the property owner.

**Multiple owners.**

- D. Planning Council fee for processing the amendment in accordance with the attached Exhibit C, "Fee Schedule for Amendments to the Broward County Land Use Plan and Local Land Use Elements."

**To be provided.**

- E. Applicant's rationale for the amendment. The Planning Council requests a condensed version for inclusion in the staff report (about two paragraphs). Planning Council staff may accept greater than two paragraphs, if submitted in an electronic format.

**The City of Fort Lauderdale City Commission adopted the Downtown Master Plan in 2003 and updated it in 2007 to include comprehensive design guidelines. These efforts were the culmination of over two years of research, review and plan development by the City, its consultants, the public and other**

stakeholders. The intent of the Downtown Master Plan is to create a livable and dynamic urban center with diverse, healthy residential neighborhoods and to develop an urban fabric with a walkable pattern of streets, distinct public spaces and high quality buildings. The Master Plan also envisions an expansion of mass transit as a critical component.

In order to facilitate the continued evolution of the downtown into an urban center, the Downtown Master Plan outlines a need for additional residential units. In 2006, a land use plan amendment providing 3,000 dwelling units in the Downtown Regional Activity Center (RAC) was approved as a result of the Downtown Master Plan's Goals, Objectives and Policies.

As per the City of Fort Lauderdale's 2008 Comprehensive Plan, the Downtown RAC has a maximum allowable density of 11,060 dwelling units, which includes 3,000 dwelling units from the 2006 land use plan amendment, as well as 2,960 dwelling units from a 2003 land use plan amendment. As the economy continues to improve, the City of Fort Lauderdale has experienced an influx of new residential and mixed-use development projects in the downtown. These projects have nearly exhausted the supply of dwelling units in the Downtown RAC.

This amendment proposes to increase the supply of residential units in the Downtown RAC by an additional 5,000 dwelling units to help satisfy current and anticipated mid-term demand for housing. It will help achieve the desired residential density of the Downtown Master Plan while enhancing the downtown as a vibrant live, work and play environment with street level activity that will support local businesses and future transit initiatives, such as the Wave Streetcar. The proposed amendment will also continue to help guide future residential growth to the Downtown, while preserving the character of surrounding residential neighborhoods.

Furthermore, 2012 Broward County municipal forecasts, based on Bureau of Economic and Business Research (BEBR) county forecasts, estimates an increase of almost 18,000 additional dwelling units in the City of Fort Lauderdale between 2010 and 2030. It is anticipated that a large number of these units will be located in the Downtown RAC, which aligns with the goals, objectives, and policies of the Broward County Land Use Plan, including locating mixed land uses within proximity to mass transit facilities.

#### IV. AMENDMENT SITE DESCRIPTION

- A. Concise written description of the general boundaries and gross acreage (as defined by BCLUP) of the proposed amendment.

The proposed amendment site (a.k.a. the Downtown RAC) contains approximately 749 acres. The amendment site is generally located south of Sunrise Boulevard, north of the Tarpon River, between S.E. 9<sup>th</sup> Avenue and N.W. 7<sup>th</sup> Avenue, in the City of Fort Lauderdale.

- B. Sealed survey, including legal description of the area proposed to be amended.

**This is a text amendment.**

The amendment is the area of downtown Fort Lauderdale known as the Downtown Regional Activity Center (RAC). This area is generally located south of Sunrise Boulevard, north of the Tarpon River, between S.E. 9<sup>th</sup> Avenue and N.W. 7<sup>th</sup> Avenue, in the City of Fort Lauderdale.

- C. Map at a scale of 1"=300' clearly indicating the amendment's location, boundaries and proposed land uses. (Other scales may be accepted at the discretion of the Planning Council Executive Director. Please contact the Planning Council office in this regard, prior to the submittal of the application.)

**Please see Exhibit A: Location Map.**

V. EXISTING AND PROPOSED USES

- A. Current and proposed local and Broward County Land Use Plan designation(s) for the amendment site. If multiple land use designations, describe gross acreage within each designation.

**The subject site is currently designated Downtown Regional Activity Center (RAC) on the City Land Use Plan and Regional Activity Center (RAC) on the County and Use Plan. The proposed designation will remain Downtown RAC, but an additional 5,000 residential units will be added to the amendment site.**

- B. Current land use designations for the adjacent properties.

**The current land use designations for the properties surrounding the amendment site are provided below:**

<b>Amendment Site: Regional Activity Center</b>	
North	Commercial/RAC
South	Medium Residential; RAC
East	Medium-High Residential; Low Density Residential; Commercial; Park & Open-Space
West	Commercial; Medium Residential; Medium-High Residential; RAC; Park & Open-Space

- C. Indicate if the flexibility provisions of the Broward County Land Use Plan have been used for adjacent areas.

**Flexibility provisions have not been utilized to rezone adjacent areas.**

- D. Existing use of amendment site and adjacent areas.

**The existing land uses within the amendment site and adjacent areas are a variety of uses including retail commercial, office, residential, mixed-use (residential and commercial retail/office) and community facility uses.**

- E. Proposed use of the amendment site including proposed square footage\* for each non-residential use and/or dwelling unit count. For RAC, LAC, TOC, TOD and MU-R amendments, please provide each existing non-residential use square footage and existing dwelling units for amendment area.

**The amendment site is planned for a continued designation of Regional Activity Center (RAC) that includes a mix of land uses typical of an urban downtown, and will include an addition of 5,000 dwelling units. Refer to Exhibit B and Exhibit C.**

- F. Maximum allowable development per local government land use plans under existing designation for the site, including square footage for each non-residential use and/or dwelling unit count.

**The existing land use designation permits Residential, Commercial, Industrial, Transportation, Community Facilities, and Park-Open Space uses. Refer to Exhibit B and Exhibit C.**

- G. Indicate if the amendment is part of a larger development project that is intended to be developed as a unit such as a site plan, plat or DRI. If so, indicate the name of the development; provide the site plan or plat number, provide a location map; and, identify the proposed uses.

**The amendment is not part of a larger development project such as a site plan, plat or DRI.**

VI. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

The items below must be addressed to determine the impact of an amendment on existing and planned public facilities and services. Provide calculations for each public facility and/or service. If more than one amendment is submitted, calculations must be prepared on an individual and cumulative basis.

A. Sanitary Sewer Analysis

1. Identify whether the amendment site or a portion is currently and/or proposed to be serviced by septic tanks.

**A small component of the Downtown RAC in the vicinity of S.W. 7<sup>th</sup> Avenue and Broward Boulevard is currently served by septic tanks. However, properties with septic are eligible to connect to the City’s sewer system when infrastructure is expanded under the City’s Water Works 2011 Plan. Septic tanks will not be used to serve new development in the amendment site.**

2. Identify the sanitary sewer facilities serving the amendment site including the current plant capacity, current plus committed demand on plant capacity, and planned plant capacity.

<b>TABLE 1 SANITARY SEWER DEMAND AND CAPACITY G.T. Lohmeyer</b>	
FDEP Plant Capacity	56.6 MGD <sup>1</sup>
BCDEP Plant Capacity	48.0 MGD <sup>2</sup>
Current + Committed Plant Demand	41.18+1.82 <sup>3</sup> = 43.0 MGD
Planned Plant Capacity	56.6 MGD <sup>4</sup>
Sources/Notes:	
(1) Based on FDEP permit and Maximum Three Month Average Daily Flow (M3MADF). Permit #FLA041378-012-DWIP. (2) Based on BCDEP Permit #WWTT-0700-12 and Annual Average Daily Flow (AADF). (3) The committed flow is traced by the City of Fort Lauderdale DPW and varies as new developments are completed. (4) The Capacity Analysis Report (CAR) is in the process of being updated. Expansion of plant capacity is not expected to be needed until 2037.	

3. Identify the net impact on sanitary sewer demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot\* or dwelling unit.

<b>TABLE 2 SANITARY SEWER IMPACT</b>			
	<i>Use</i>	<i>Calculation</i>	<i>Total (GPD)</i>
<b>Proposed</b>	RAC: +5,000 Multi-Family d.u.s	x 250 GPD/d.u.	= 1.25MGD
		<b>Change</b>	<b>+ 1.25MGD</b>

Source: (1) Source: City Comp. Plan Infrast. Element Policy 1.2.2

4. Identify the projected plant capacity and demand for the short and long range planning horizons as identified within the local government’s adopted comprehensive plan. Provide demand projections and information regarding planned plant capacity expansions including year,

identified funding sources and other relevant information.

<b>TABLE 3</b> <b>PROJECTED PLANT CAPACITY &amp; DEMAND – SANITARY SEWER</b> <b>G.T. Lohmeyer</b>		
	2015	2022 <sup>3</sup>
Projected Plant Capacity	56.6 MGD <sup>1</sup>	56.6 MGD <sup>1</sup>
Projected Plant Demand	42 MGD <sup>2</sup>	43.3 MGD <sup>2</sup>
Planned Plant Expansions	No planned expansion until 2037	
Funding Sources	Capital Improvements Program	
Sources/Notes:		
(1) Based on Maximum Three Month Average Daily Flow (M3MADF).		
(2) Based on Annual Average Daily Flow (AADF).		
(3) Based on 10-year projection as provided in the Capacity Analysis Report (CAR).		

5. Correspondence from sewer provider verifying information submitted as part of the application on items 1-4. Correspondence must contain name, position and contact information of party providing verification.

**See Appendix I below:**

**Name:** Hardeep Anand, P.E.  
**Position:** Acting Public Works Director  
**Agency:** City of Fort Lauderdale  
**Ph:** 954-828-5240  
**Address:** 100 N. Andrews Avenue, Fort Lauderdale 33301

**B. Potable Water Analysis**

1. Data & analysis demonstrating that sufficient supply of potable water and related infrastructure will be available to serve the amendment site through the long-term planning horizon, including the nature, timing and size of the proposed water supply and related infrastructure improvements.

**Based upon the City’s Comprehensive Plan and Water Supply Plan, potable water needs for current and future populations will be met through the long term (2023).**

**The City of Fort Lauderdale holds CUP #06-00123-W from the SFWMD which permits to the City to pump 52.55 MGD from the Biscayne Aquifer. The CUP expires in 2028. Demand forecasts indicate a need of 42.38 MGD in 2020 and 44.3 MGD in 2030. The Peele Dixie Water Treatment Plant will be utilized to process an additional 6.0 MGD of reverse osmosis (RO) from Floridan Aquifer waters. The combination of**

52.55 of Biscayne Aquifer waters plus 6.0 MGD of Floridan Aquifer waters results on a total supply of 58.55 MGD.

The plan for implementation of 6.0 MGD of RO at the Peele-Dixie WTP includes the construction of 10 MGD of Floridan Aquifer water supply wells at the Dixie Wellfield to supply raw water to the RO facilities. Construction costs for the RO facility is estimated to be \$31.5 Million with operating costs estimated to be \$1.8 million/year years 2013-2018 and \$3.6 million/year tear 2018 onward. The Peele-Dixie project was approved as part of the City’s Capital Improvements Program FY 2009-2013. Funding will consist of bonds and state revolving loan funds.

2. Identify the facilities serving the service area in which the amendment is located including the current plant capacity, current and committed demand on the plant and the SFWMD permitted withdrawal, including the expiration date of the SFWMD permit.

TABLE 4 PROJECTED PLANT CAPACITY & DEMAND – POTABLE WATER Fiveash and Peele-Dixie Water Treatment Plants	
Current Plant Design (Fiveash – 70 MGD, Peele – 12 MGD)	82.00 MGD
Current + Committed Plant Demand	51.76 MGD*
SFWMD Permitted Withdrawal	52.55MGD
Expiration Date of SFWMD Permit	2028
Source: City Comprehensive Plan, *Table 3.7	

3. Identify the wellfield serving the service area in which the amendment is located including the permitted capacity, committed capacity, remaining capacity and expiration date of the permit.

The Prospect and Dixie wellfields serve the subject site.

TABLE 5 WELLFIELDS	
Permitted Capacity	52.55 MGD <sup>2</sup>
Current Demand	38.14 MGD <sup>2,3</sup>
Remaining Capacity	14.41 MGD
Expiration Date of SFWMD Permit	2028
Sources/Notes: (1) City Comp. Plan Infrastructure Element and City of Fort Lauderdale CUP #06-00123-W. (2) Based on Annual Average Daily Flow (AADF). (3) FY11-12.	

4. Identify the net impact on potable water demand, based on adopted level of service resulting from the proposed amendment. Provide



calculations, including anticipated demand per s.f.\* or d.u.

TABLE 6 POTABLE WATER IMPACT				
	Use		Calculation	Total
<b>Proposed</b>	RAC: +5,000	Multi-Family	197 gpd per capita/day <sup>(1)</sup> x	= 1.478 MGD
	d.u.s		7,500 people	
			<b>change</b>	<b>+ 1.478 MGD</b>

(1) Source: City Comp. Plan Infrast. Element Policy 2.3.1  
 (2) 5,000 d.u. x 1.5 persons/d.u. = 7,500 people

- Identify the projected capacity and demand for the short and long range planning horizons as identified within the adopted comprehensive plan - provide demand projections and information regarding planned wellfield and planned plant capacity expansions including year, funding sources and other relevant information. If additional wellfields are planned, provide status including the status of any permit applications.

TABLE 7 POTABLE WATER DEMAND AND CAPACITY		
	2015	2020
Projected Plant Design	82 MGD	82 MGD
Projected Plant Demand	42.38 MGD	44.38 MGD
Planned Plant Expansions	6.0 RO Treatment at Peele-Dixie WTP beyond 2030	
Planned Wellfield Expansions	10.0 MGD Floridan Aquifer Wells beyond 2030	
Year and Funding Sources	2012, bonds, state revolving loan funds	
Source: City Comprehensive Plan		

- Correspondence from potable water provider verifying the information submitted as part of the application on items 1-4 above. Correspondence must contain name, position and contact information of party providing verification.

**See Appendix II and below:**

**Name:** Hardeep Anand, P.E.  
**Position:** Acting Public Works Director  
**Agency:** City of Fort Lauderdale  
**Ph:** 954-828-5240  
**Address:** 100 N. Andrews Avenue, Fort Lauderdale 33301

C. Drainage Analysis

1. Provide the adopted level of service standard for the service area in which the amendment is located.

**The level of service standards for drainage as adopted by the City of Fort Lauderdale are provided below:**

**Road Protection:**

Residential streets with rights-of-way less than fifty feet wide to have crown elevations no lower than the elevation for the respective area depicted on the ten year "Flood Criteria Map."

Streets in rights-of-way greater than fifty feet wide to have an ultimate edge of pavement no lower than the elevation for the respective area depicted on the ten year "Flood Criteria Map."

**Buildings:**

To have the lowest floor elevation no lower than the elevation for the respective area depicted on the 100 Year Flood Elevation or FEMA Map. Retain the first inch of storm water runoff on-site.

**Off Site Discharge:**

Residential projects less than 1 acre: After retaining the first inch of runoff not to exceed the inflow limit of SFWMD primary receiving canal or the local conveyance system, whichever is less.

Residential projects greater than 1 acre and nonresidential projects: Retain the greater of one inch over the site area or 2.5 inches over the percentage of impervious area.

**Storm Sewers:**

Design frequency minimum to be three-year rainfall intensity if the State Department of Transportation Zone 10 rainfall curves.

**Flood Plain:**

Calculated flood elevations based on the ten year and one hundred year return frequency rainfall of three day duration shall not exceed the corresponding elevations of the ten year Flood Criteria and the 100 Year Flood Elevation Map.

**On Site Storage:**

Per South Florida Water Management District Permit Review Manual, Volume 4.

**Best Management Practices:**

Prior to discharge to surface or ground water, Best Management Practices will be used to reduce pollutant discharge.

Regulations for roads and parking lots shall be consistent with the criteria established by the South Florida Water Management District for such uses.

Source: City Comp. Plan Policy 4.1.3

2. Identify the drainage district and drainage systems serving the amendment area.

**The City of Fort Lauderdale is not located in a drainage or flood control district. The Downtown RAC is served primarily by the New River, which flows through the center of the Downtown RAC. There are also positive gravity flow storm drain systems that collect storm water at a number of locations and feed through outfalls into water bodies.**

3. Identify any planned drainage improvements, including year, funding sources and other relevant information.

**All improvements required to meet the adopted level of service will be installed by the applicant in conjunction with new development. In addition, Water Works 2011 includes improvements.**

4. Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site. Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.

**Projects within the Downtown RAC will receive independent review for drainage facilities.**

5. If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the

unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrated how the site will be drained and the impact on the surrounding properties. The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one hundred year flood elevation, acreage for proposed water management retention area, elevations for buildings, roads and yards, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

**Development within the site will be required to meet the drainage standards of the City, Broward County Department of Planning and Environmental Protection, and the South Florida Water Management District. The amendment site will meet the adopted level of service for each development within the site.**

6. Correspondence from local drainage district verifying the information submitted as part of the application on items 1-5 above. Correspondence must contain name, position and contact information of party providing verification.

**See Appendix III: Drainage Correspondence and below:**

**Name:** Hardeep Anand, P.E.  
**Position:** Acting Public Works Director  
**Agency:** City of Fort Lauderdale  
**Ph:** 954-828-5240  
**Address:** 100 N. Andrews Avenue, Fort Lauderdale 33301

D. Solid Waste

1. Provide the adopted level of service standard for the municipality in which the amendment is located.

**The adopted level of service standard in the City of Fort Lauderdale Comprehensive Plan is 7.2 pounds per capita per day.**

2. Identify the solid waste facilities serving the service area in which the amendment is located including the landfill/plant capacity, current plus committed demand on landfill/plant capacity, and planned landfill/plant capacity.

**The City collects solid waste from single family and small multi-family housing units within the City. Larger multi-family units and commercial**

and industrial land uses are required to contract with private hauling firms to collect solid waste.

The City of Fort Lauderdale has entered into an agreement with Wheelabrator, Inc. for solid waste disposal service. The current capacity at the resource recovery facilities is 1.6 million tons per year. In addition, the Broward Interim Contingency (BIC) Landfill has a capacity of 4,500,000 cubic yards. Each resource recovery facility is expandable by 33%. A third resource recovery facility location is reserved at the BIC Landfill. The current demand is 1.095 million tons per year at the resource recovery facilities and 80,000 – 100,000 tons per year at BIC. There are no current plans for expansion. There are no plans through the year 2020 for expansion of existing facilities.

<p><b>Landfill/plant capacity:</b></p> <ul style="list-style-type: none"> <li>• 1.6 million tons/year (2 waste to energy facilities @ 2,250 tons/day/facility)</li> <li>• 4,500,000 cubic yards at BIC Landfill</li> <li>• CDSL back up capacity, as needed</li> </ul>
<p><b>Current Demand:</b></p> <ul style="list-style-type: none"> <li>• 1.095 million tons per year at Wheelabrator facilities</li> <li>• 80,000-100,000 tons / year at BIC Landfill</li> </ul>
<p><b>Committed Capacity:</b></p> <ul style="list-style-type: none"> <li>• 1.095 mil. tons / year at Wheelabrator; none at BIC; none at CDSL</li> </ul>
<p>Source: Broward County Solid Waste</p>

- Identify the net impact on solid waste demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

TABLE 8 SOLID WASTE IMPACT			
	Use	Calculation	Total
Proposed	RAC: +5,000 Multi-Family d.u.s	7,500 people <sup>(1)</sup> X 7.2 lbs per capita/day <sup>(2)</sup>	= 54,000 lbs/c/day
		<b>change</b>	<b>+ 54,000Lbs/c/day</b>

(1) 5,000 d.u. x 1.5 persons/d.u. = 7,500 people  
 (2) Source: City Comp. Plan Infrac. Element Policy 5.2.1

- Correspondence from the solid waste provider verifying that capacity is available to serve the amendment area the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

See **Appendix IV: Solid Waste Correspondence** and below:

**Name:** John Albert  
**Agency:** Waste Management Inc. of Florida<sup>1</sup>  
**Position:** Manager of Government Affairs  
**Ph:** 954-984-2067 **Fax:** 954-984-2057  
**Address:** 2700 Wiles Rd, Pompano Beach, FL 33073

Note: (1) The interlocal agreement with Broward County for solid waste disposal services ended on July 2, 2013. After this date, future capacity analysis will be prepared for the City by Wheelabrator Technologies, Inc. (a Waste Management Company).

E. Recreation and Open Space Analysis

1. Provide the adopted level of service standard for the service area in which the amendment is located and the current level of service.

**The adopted level of service for recreation and open space in the City is three acres per one thousand residents.**

2. Identify the parks serving the service area in which the amendment is located including acreage and facility type, e.g. neighborhood, community or regional park.

**The amendment site is serviced by a number of public recreation facilities as noted below:**

Name	Type	Acreage
Florence Hardy	Community	8.6
Himarshee Canals	Urban Open Space	0.75
Stranahan Park	Urban Open Space	2.8
Tarpon River Park	Urban Open Space	1.1
Colee Hammock Park	Neighborhood	4.38
Riverside Park	Neighborhood	2.1
Virginia Young Park	Neighborhood	2.0
Peter Feldman Park	Neighborhood	1.3
Bubier Park	Special Use	0.5
Dockage – New River	Special Use	0.5
Riverwalk Linear Park	Special Use	18.2
Huizenga Plaza (DDA)	Special Use	1.8
Holiday Park	Large Urban Park	92.0
<b>TOTAL</b>		<b>136.03</b>

3. Identify the net impact on demand for park acreage, as defined by the Broward County Land Use Plan, resulting from this amendment.

TABLE 9 RECREATION & OPEN SPACE IMPACT			
	<i>Use</i>	<i>Calculation</i>	<i>Total</i>
<b>Proposed</b>	RAC: +5,000 Multi-Family d.u.s	7,500 people <sup>(1)</sup> X .003 ac pp <sup>(2)</sup>	= 22.5 acres
			<b>change + 22.5 acres</b>

(1) 5,000 d.u. x 1.5 persons/d.u. = 7500 people  
 (2) City Comp. Plan Parks & Rec Element Objective 1.1

- Identify the projected park needs for the short and long range planning horizons as identified within the adopted comprehensive plan – provide need projections and information regarding planned expansions including year, identified funding sources, and other relevant information.

TABLE 10 PARK NEEDS			
Planning Horizon	Population <sup>(1)</sup>	Need	Available <sup>(2)</sup>
2015 (short)	198,983	x .003 = 597 acres	1,027.2
2025 (long)	227,225	x .003 = 682 acres	1,027.2

(1) City Comprehensive Plan Parks and Recreation Element, Table 1  
 (2) Broward County Planning Council Recertified Parks & Facilities 01.27.2011

In addition to the park needs identified above in Table 10, the Downtown Master Plan envisions the need for additional parklands as the area grows and develops. The Downtown Master Plan recommends additional pocket parks, as well as extensive plazas, green belts and pedestrian linkages that will make it a walkable downtown area. Similarly, the 2008 Fort Lauderdale Parks and Recreation Long Range Strategic Plan proposes several potential pocket parks and identifies several areas for new neighborhood parks in the Downtown RAC. The implementation of the Downtown Master Plan and the Long Range Strategic Plan by the City of Fort Lauderdale will ensure that the proper park and recreational needs are met as the area grows and develops.

Finally, the 2008 New River Master Plan envisions the continued expansion of the Riverwalk, including the trail itself and programming along the New River. The City of Fort Lauderdale, Riverwalk Fort Lauderdale organization and Downtown Development Authority continue to implement the principles of this plan on an ongoing basis.

F. Traffic Circulation Analysis

- Identify the roadways impacted by the proposed amendment and

indicate the number of lanes, current traffic volumes, adopted level of service and current level of service for each roadway.

**See attached memorandum from the City of Fort Lauderdale Department of Transportation and Mobility regarding the traffic circulation analysis.**

2. Identify the projected level of service for the roadways impacted by the proposed amendment for the short (5year) and long range planning horizons. Utilize average daily and p.m. peak hour traffic volumes per Broward County MPO plans and projections.

**See comment above.**

3. Planning Council staff will analyze traffic impacts resulting from the amendment. You may provide a traffic impact analysis for this amendment - calculate anticipated average daily and p.m. peak hour traffic generation for the existing and proposed land use designations. If the amendment reflects a net increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network and identify the resulting level of service change for the short (5 year) and long range planning horizons.

**See comment above.**

4. Provide any transportation studies relating to this amendment, as desired.

**See comment above.**

G. Mass Transit Analysis

1. Identify the mass transit modes, existing and planned mass transit routes and scheduled service (headway) serving the amendment area within one-quarter of a mile.

**See attached memorandum from the City of Fort Lauderdale Department of Transportation and Mobility regarding the mass transit analysis.**

2. Quantify the change in demand resulting from this amendment.

**See comment above.**



3. Correspondence from transit provider verifying the information submitted as part of the application on items 1-2 above. Correspondence must contain name, position and contact information of party providing verification.

**To be provided.**

4. Describe how the proposed amendment furthers or supports mass transit use.

**See attached memorandum from the City of Fort Lauderdale Department of Transportation and Mobility regarding the mass transit analysis.**

VII. ANALYSIS OF NATURAL AND HISTORIC RESOURCES

Indicate if the site contains, is located adjacent to or has the potential to impact any of the natural and historic resource(s) listed below, and if so, how they will be protected or mitigated. Planning Council staff will request additional information from Broward County regarding the amendment's impact on natural and historic resources.

- A. Historic sites or districts on the National Register of Historic Places or locally designated historic sites.

**A review of the Broward County Comprehensive Plan, the City of Fort Lauderdale Comprehensive Plan, the National Register of Historic Places and locally designated sites indicates that there are three historic sites in the amendment site, all of which will continue to be preserved subject to the provisions of the City's historic resources preservation regulations and procedures. The three historic sites are as follows:**

- Stranahan House – 335 SE 6<sup>th</sup> Avenue
- New River Inn – 231 SW 2<sup>nd</sup> Avenue
- Bryan Building – 220-230 Brickell Avenue

**In addition, a small portion of the Sailboat Bend Historic District is located within the western boundary of the Downtown RAC, along SW 7<sup>th</sup> Avenue. This area is designated as an "Urban Neighborhood" by the City's Downtown Master Plan and is located within a transition zone, which restricts building height within the Downtown RAC when located next to a residential zoning district in order to protect surrounding neighborhood character.**

**In 2012, the City of Fort Lauderdale's Historic Preservation Design Guidelines were created. These guidelines help to manage and protect the City's**

architectural and historical resources. They are used to assist City staff, the City's Historic Preservation Board and elected officials in making informed decisions regarding improvements that have an impact on historic properties.

- B. Archaeological sites listed on the Florida Master Site File.

A review of the Florida Master Site File, as well as Comprehensive Plans of both Broward County and the City of Fort Lauderdale indicates there are no archaeological sites on the amendment site. However, as shown on the Historic Resources maps of the City and County, the areas adjacent to the New River are designated within "Archaeologically Significant Zones". Broward County must approve any future development within these zones. The City of Fort Lauderdale also has in place regulations regarding archaeological sites and review procedures.

- C. Wetlands

The Downtown RAC is an urban area and there are no known wetlands located within the amendment site with the exception of the New River and contributing tributaries, which are classified by the U.S. Fish and Wildlife Service as estuarine and marine deepwater wetlands. The proposed amendment is not expected to result in any negative impacts on this resource due to the presence of the existing Riverwalk linear park, which is located directly adjacent to the New River on both the north and south sides. Future development will be required to adhere to the New River Master Plan, which aims to reinvigorate the river with a linked network of pedestrian friendly public spaces and parks. In addition, all future development will be required to be properly permitted to ensure compliance with all wetland-related regulations.

- D. Local Areas of Particular Concern as Identified within the Broward County Land Use Plan.

A review of the Broward County Comprehensive Plan indicates there are no Local Areas of Particular Concern affecting the amendment site.

- E. "Endangered" or "threatened species" or "species of special concern" or "commercially exploited" as per the Florida Fish and Wildlife Conservation Commission (fauna), the U.S. Fish and Wildlife Service (flora and fauna), or the Florida Department of Agriculture and Consumer Services (fauna). If yes, identify the species and show the habitat location on a map.

The site is developed and the applicant is not aware of any listed species on the site.

- F. Plants listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.

**The site is developed and the applicant is not aware of any listed species on the site.**

- G. Wellfields – Indicate whether the amendment is located within a wellfield protection zone of influence as defined by Broward County Code, Chapter 27, Article 13 “Wellfield Protection.” If so, specify the protected zone and any provisions, which will be made to protect the wellfield

**The Broward County Wellfield Protection Zones Map does not identify any potable water wellfield protection zones of influence on the amendment site.**

- H. Soils – Describe whether the amendment will require the alteration of soil conditions or topography. If so, describe what management practices will be used to mitigate the area’s natural features

**The amendment site is an urban area. Redevelopment resulting from this amendment will not require the alteration of soil conditions or topography other than typical construction activity.**

- I. Beach Access – Indicate if the amendment is ocean-front. If so, describe how public beach access will be addressed.

**The site is not ocean-front.**

#### VIII. AFFORDABLE HOUSING

Describe how the local government is addressing Broward County Land Use Plan Policy 1.07.07.

**The City currently addresses Affordable Housing with a variety of programs. The City provides for the administration and coordination of several community service programs intended to improve the character of existing neighborhoods and to provide quality housing for its citizens. These programs focus primarily on providing homeownership opportunities for very low and low-moderate income families. Some of the services provided by the City's Housing and Community Development Division include administration, management, and coordination of Community Development Block Grant activities; Rental Rehabilitation Programs; Emergency Shelter Grant Program, and other federal and state programs.**

**The City has a history of actively finding solutions to the shortage of workforce**

housing. Between 2004 and 2005, the City of Fort Lauderdale held several workshops focusing on this issue. As a result of the workshops, a Workforce Housing Study was prepared for the City, which identified existing conditions, trends, and workforce housing needs. In 2006, the City increased the supply of dwelling units in the Downtown RAC by three thousand (3,000) units (LUPA PCT 05-3). Of the three thousand (3,000) units approved, the City voluntarily recommended that 450 units (15%) be restricted to affordable housing as defined by the Broward County Land Use Plan.

As shown in the table below, the City of Fort Lauderdale has allocated 551 affordable housing units in the Downtown RAC since 2005. These 551 affordable housing units represent approximately 74% of the total required number of affordable housing units in the Downtown RAC (745 total affordable housing units required). Most recently, the City Commission approved the Pinnacle at Tarpon River project, which will contain a total of 100 affordable housing units.

<b>AFFORDABLE HOUSING UNITS INVENTORY - DOWNTOWN RAC</b>		
<i>Development Name</i>	<i>Date Approved by City</i>	<i># of Affordable Housing Units</i>
Brickell Hts (The Eclipse)	4/19/05	96
Pinnacle at Flagler Pointe (Reliance)	6/20/06	167
Pinnacle at Tarpon River	5/7/13	100
Progresso Point	7/10/12	76
Village Place (formerly Flagler Village I)	6/29/05	112
<b>Total</b>	-	<b>551</b>
Source: City of Fort Lauderdale		

Over the past few years, a number of new affordable housing developments have been successfully constructed or approved throughout the city. As shown in the following table, at least 1,122 affordable housing units have been approved since 2008 outside of the Downtown RAC. Some of these developments, such as Artspace and Kennedy Homes, are located within close proximity to the Downtown RAC and its basic services (i.e. parks, grocery stores, etc.).

<b>APPROVED AFFORDABLE HOUSING DEVELOPMENTS LOCATED OUTSIDE DOWNTOWN RAC (SINCE 2008)</b>		
<i>Development Name</i>	<i>Year Placed in Service</i>	<i># of Affordable Housing Units</i>
Artspace Sailboat Bend Lofts	2008	37
Dixie Court I	2008	122
Dixie Court II	2008	32
Dixie Court III	2009	100
Dr. Kennedy Homes	2012	132
NW Gardens I	2011	143
NW Gardens II	Pending	148
NW Gardens III	2012	150
NW Gardens IV	Pending	118
Riverbend Pointe	Pending	140
<b>Total</b>	-	<b>1,122</b>
<b>Sources:</b> Broward County Housing Authority; Housing Authority of Fort Lauderdale; City of Fort Lauderdale		

The City has worked with non-profit groups, such as the Housing Authority of the City of Fort Lauderdale (HACFL), to meet its affordable housing needs. The HACFL has received City approval for approximately 945 affordable housing units since 2008 (included in the above table), totaling over \$200 million in investments in affordable housing. One of these projects, Northwest Gardens located in the Northwest RAC, was the first community in the State to achieve LEED for Neighborhood Development Certification and recently received an honorable mention for the 2012 National Award for Smart Growth Achievement given by the U.S. EPA. The revitalized Dr. Kennedy Homes on Broward Boulevard is anticipated to receive LEED Silver Certification. In addition, the City has approved six Housing Authority projects totaling 270 units over the past 12 months, while the HACFL currently has plans to replace about 300 more affordable housing units throughout the City.

Most recently in 2012, the City released a Request for Proposals for an Affordable Housing Strategy and Housing Market Study. This item is anticipated to go before the City Commission in 2013 and will help guide the City's future affordable housing policies, including those within the Downtown RAC. The study will also include an overview of the existing primary and secondary housing market, inventory of existing affordable housing units, recommended targeted affordable housing opportunities to facilitate more housing developments in Fort Lauderdale, and recommended affordable housing strategies and implementation measures.

IX. LAND USE COMPATIBILITY

Describe how the amendment is consistent with existing and planned future land uses in the area (including adjacent municipalities and/or county jurisdictions). Identify specific land development code provisions or other measures that have or will be utilized to ensure land use compatibility.

The amendment site is generally located south of Sunrise Boulevard, north of the Tarpon River, between S.E. 9<sup>th</sup> Avenue and N.W. 7<sup>th</sup> Avenue, in the City of Fort Lauderdale. The site is currently and will remain designated as a Downtown Regional Activity Center (RAC), which, according to the City's Comprehensive Plan, is a land use category intended to encourage development or redevelopment of areas that are of regional significance. The major purposes of this designation are to facilitate mixed-use development, encourage mass transit, reduce the need for automobile travel, provide incentives for quality development and give definition to the urban form.

The Downtown Master Plan breaks down the Downtown RAC into "character areas" that identify the downtown's variety of urban neighborhoods. The character areas include the Downtown Core (mainly high-rise), Near Downtown (mix of high- and mid-rise) and Urban Neighborhood (mainly mid-rise and some single-family dwellings). Each character area contains provisions for maximum preferred building heights and maximum floorplate sizes for office and residential uses, which are intended to guide the built environment in the Downtown in a way that contributes to an active, denser urban center that transitions to less density around the outer edges of the Downtown RAC boundaries. The Downtown Master Plan provides further neighborhood compatibility with the surrounding single-family residential neighborhoods via designated transition areas that are located on streets that abut residential zoning districts. These transition areas limit building heights beyond the preferred building heights identified within each character area, protecting neighborhoods such as the Sailboat Bend Historic District.

The neighboring area outside of the Downtown RAC generally consists of a mix of business and residential uses at a lower density than the downtown area. The Downtown RAC is also bound by the South RAC and Northwest RAC, which contain and allow a mix of land uses, including residential, commercial, industrial, and community facility uses.

Land use compatibility shall be consistent with the following City of Fort Lauderdale Future Land Use Element objectives and policies and Downtown Master Plan principles, which both guide development in the Downtown RAC:

**Comprehensive Plan Future Land Use Element Objectives and Policies:**

**Objective 1.14: Continue to utilize design guidelines and land development standards unique and specific to the Downtown Regional Activity Center area to promote quality development of a desirable nature in the City's Downtown.**

**Policy 1.14.1: Continue to encourage high-rise/high density development in Downtown –RAC through application of height and density incentives.**

**Policy 1.14.2: Continue to provide incentives, which encourage housing and hotel units in the Downtown RAC.**

**Policy 1.14.3: Utilize land development regulations for the Downtown RAC to address the core, fringe and corridor areas, and to promote mixed use development in the Downtown RAC.**

**Policy 1.14.4 Improve the pedestrian environment in the Downtown, through implementation of setbacks, which pertain to individual streets, and through a unified system of pedestrian corridors.**

**Policy 1.14.5. Preserve the open character and vistas along the New River by moderating building heights on the riverfront and by coordinating public improvements with private development.**

**Policy 1.14.6: Incorporate streetscape guidelines for the Downtown-RAC to include provisions for arcades, landscaping and other pedestrian amenities.**

**Objective 1.15: Continue to utilize transitional zones between the Downtown RAC and adjacent established neighborhoods to protect against incompatible uses.**

**Policy 1.15.1: Where appropriate create necessary buffering to protect established neighborhoods from the encroachment of commercial uses.**

**Policy 1.15.2: Prevent future inconsistent land use via land development regulations and as a function of redevelopment.**

**Policy 1.15.3: Utilize criteria in the Future Land Use Element to limit commercial intensity adjacent to residential uses outside of the Downtown-RAC.**

**Policy 1.18.1: Encourage parcel assembly, replatting, and higher residential density with design standards in the Downtown RAC and when a proposed development is compatible with the surrounding neighborhood.**

**Downtown Master Plan Principles:**

**Principle 1: Capture a greater share of regional redevelopment.**

**Principle 2: Increase residential opportunities Downtown, while supporting amenities.**

**Principle 3: Strengthen areas of varied neighborhood character and distinct identity.**

**Principle 4: Focus most intense development in a compact core.**

**Principle 5: Surround the core with strong, walkable, mixed-income neighborhoods.**

**Principle 6: Create extroverted, pedestrian friendly buildings.**

**Principle 11: Provide alternatives to the car: walking, transit and cycling.**

**Principle 12: Connect to the surrounding neighborhoods, the beach and regional destinations.**

**In addition, the Downtown Master Plan includes specific regulations related to general design and density standards, streetscape design, massing and scale of new buildings, building height requirements, articulation of building facades, encouragement of ground floor activity, and treatment and position of pedestrian and vehicle entrances and parking. The City's Unified Land Development Regulations (ULDR) also contain additional density, landscaping, street tree and parking requirements.**

**X. HURRICANE EVACUATION ANALYSIS**

(Required for amendments located in a hurricane evacuation zone as identified by the Broward County Emergency Management Agency). Provide a hurricane evacuation analysis based on the proposed amendment, considering the number of permanent and seasonal residential dwelling units (including special residential facilities) requiring evacuation, availability of hurricane shelter spaces, and evacuation routes and clearance times. The hurricane evacuation analysis shall be based on the best available data/modeling techniques as identified by the Broward County Emergency Management Agency.

**The majority of the amendment site is not located in a hurricane evacuation zone. A**



small portion of the amendment area is located east of US 1, which is designated an evacuation zone. The closest shelter to the Downtown RAC is Arthur Ashe Middle School located at 1701 NW 23<sup>rd</sup> Avenue, Fort Lauderdale, FL.

XI. REDEVELOPMENT ANALYSIS

Indicate if the amendment is located in an identified Redevelopment (i.e., Community Redevelopment Agency, Community Development Block Grant) area. If so, describe how the amendment will facilitate redevelopment and promote approved redevelopment plans.

The Regional Activity Center (RAC) land use category is intended to encourage development or redevelopment of areas that are of regional significance. The major purposes of this designation are to facilitate mixed-use development, encourage mass transit, reduce the need for automobile travel, provide incentives for quality development and give definition to the urban form.

The northern third of the amendment site, which includes most of the property north of Broward Boulevard within the Downtown RAC, is situated within a portion of the Northwest Community Redevelopment Agency Area (NWCRA). The City of Fort Lauderdale adopted Resolution 95-170, creating the Northwest-Progresso-Flagler Heights Redevelopment Area in November 1995. This component of the CRA is known generally as the Flagler Village area. The CRA has committed 10 million dollars for infrastructure and streetscape improvements on NE 6th Street, as well as developed the Flagler Heights Precinct Plan and allocated 1.5 million dollars for property acquisition. Also, a significant portion of the Downtown RAC is within the Downtown Development Agency's (DDA) jurisdiction. The DDA is a redevelopment agency created by a special act of the Florida legislature.

The Downtown RAC currently has and permits mixed-use projects, commercial, residential, industrial, transportation, and community facility uses. There is a potential for a percentage of the allocated units to be constructed within the portion of the CRA that lies within the Downtown RAC boundary, which would further the goals, objectives and policies of the adopted CRA for this portion of Downtown Fort Lauderdale.

XII. INTERGOVERNMENTAL COORDINATION

Indicate whether the proposed amendment site is adjacent to other local governments. If so, please provide additional copies for the notification and/or review by adjacent local governments.

The amendment site is located in the downtown area of Fort Lauderdale and is not located near any other municipality. However, the City of Fort Lauderdale and

**Broward County will be coordinating efforts on this amendment.**

XIII. CONSISTENCY WITH GOALS, OBJECTIVES AND POLICIES OF THE COUNTY LAND USE PLAN

**Policy A.01.01**

Provide a range of housing opportunities and choices, including those in the “medium” to “high” densities where compatible with the physical location and services needs of residents in all age and income groups.

**Policy 1.03.02**

Residential densities in the Medium High and High ranges should be located with adequate access to major and minor arterials, expressways and mass transit routes.

**Objective 8.03.00**

Discourage urban sprawl and encourage a separation of urban and rural land uses by directing new development to areas where necessary regional and community facilities and services exist.

**Policy 8.03.06**

Downtown redevelopment and inner-city revitalization should be facilitated through the Broward County Land Plans and the plans of local governments.

**Objective 10.01.00**

Encourage attractive and functional mixed living, working, shopping, education and recreational activities by establishing within the Broward County Land Use Plan an RAC.

**Policy 10.02.05**

Redevelopment activities should be encouraged within Regional Activity Centers.

**Policy 10.02.06**

Local land use plans should provide for adequate housing opportunities within Regional Activity Centers to allow people to both live and work within such areas.

**Goal 17.00.00**

Direct growth to identified urban infill, urban redevelopment and downtown revitalization areas within Broward County in order to discourage urban sprawl, reduce development pressures on rural lands, maximize the use of existing public facilities and centralize commercial, governmental, retail, residential and cultural activities.

**Policy 17.02.02**

Local land use plans should include policies to provide for adequate housing opportunities necessary to accommodate all segments of present and future residents of identified urban infill, urban redevelopment, and downtown revitalization areas.

## XIV. CONSISTENCY WITH GOALS, OBJECTIVES, AND POLICIES OF THE CITY LAND USE PLAN

**Objective 14**

Continue to utilize design guidelines and land development standards unique and specific to the Downtown Regional Activity Center (Downtown RAC) area to promote quality development of a desirable nature in the city's Downtown.

**Policy 14.1**

Continue to encourage high-rise/high density development in the Downtown RAC through application of height and density incentives.

**Policy 14.2**

Continue to provide incentives, which encourage housing and hotel units in the Downtown RAC.

**Policy 14.3**

Utilize land development regulations for the Downtown RAC to address the core, fringe and corridor areas, and to promote mixed-use development in the Downtown RAC.

**Objective 16**

Concentrate development, particularly large-scale, mixed use development, in the Downtown RAC to discourage urban sprawl.

**Policy 16.1**

Provide incentives through the land development ordinance to encourage development in the Downtown RAC.

**Policy 18.1**

Encourage parcel assembly, replatting, and higher residential density with design standards in the Downtown RAC and where needed to support the State's Eastward Ho! Initiative and when a proposed development is compatible with the surrounding neighborhood.

**Objective 21**

Encourage mixed-use developments to enhance the liveability of the City through encouragement of an attractive and functional mix of living, working, shopping, and recreational activities.

**Policy 21.1**

The Division shall maintain and recommend amendments as necessary to land use categories which permit mixed use developments.

**Objective 32**

Direct growth to the designated Urban Redevelopment/Downtown Revitalization Area

in order to discourage urban sprawl, maximize the use of existing public facilities and centralize commercial, governmental, retail, residential and cultural activities.

XV. POPULATION PROJECTIONS

- A. Population projections for the 20-year planning horizon (indicate year).

Year	Population
2010	165,558
2040	206,948
Source: Broward County Planning and Environmental Regulation Division, prepared by Bill Leonard, August 12, 2012	

- B. Population projections resulting from proposed land use (if applicable).

**5,000 multi-family dwelling units x 1.5 pop/du = 7,500 people**

- C. Using population projections for the 20 yr planning horizon, demonstrate the effect of the amendment on the land needed to accommodate projected population.

**The proposed amendment will help provide additional housing opportunities to serve the city's current and future population. The 5,000 dwelling units are intended to absorb a greater proportion of Fort Lauderdale's overall population growth into the Downtown RAC, which will help preserve residential neighborhoods located outside of the Downtown RAC. The proposed amendment will also help achieve the desired residential density of the Downtown Master Plan while enhancing the downtown as a vibrant live, work and play environment with street level activity that will support local businesses and future transit initiatives, such as the Wave Streetcar.**

XVI. ADDITIONAL SUPPORT DOCUMENTS

- A. Other support documents or summary of support documents on which the proposed amendment is based.

**Not applicable.**

- B. Any proposed voluntary mitigation or draft agreements.

**Not applicable.**

XVII. PUBLIC EDUCATION ANALYSIS

Please be advised that the Planning Council staff will request from the Broward County School Board an analysis of the impacts of the amendment on public education facilities as indicated below. Please note that as per the School Board of Broward County Policy 1151, the applicant will be subject to a fee for the review of the application. The applicant is encouraged to contact the School Board staff to discuss these issues as soon as possible.

- A. Identify the existing public elementary and secondary education facilities serving the area in which the amendment is located.

**Elementary:** Croissant Park  
 North Fork  
 North Side  
 Walker

**Middle:** New River  
 Sunrise

**High School:** Fort Lauderdale  
 Stranahan

- B. Identify the existing school enrollment and permanent design capacity of the public elementary and secondary education facilities serving the area.

School	20th Day Enrollment	Permanent Capacity	Over + (Under -)
<b>ELEMENTARY</b>			
Croissant Park	782	802	(20)
North Fork	430	713	(283)
North Side	432	608	(176)
Walker	554	1,017	(463)
<b>MIDDLE</b>			
New River	1,372	1,374	(2)
Sunrise	1,133	1,245	(112)
<b>HIGH</b>			
Fort Lauderdale	2,040	1,854	186
Stranahan	1,672	2,375	(703)
Source: School Board of Broward County 20 <sup>th</sup> Day Enrollment 9.19.12			

- C. Identify the additional student demand resulting from this amendment - calculations must be based on applicable student generation rates specified in

the Broward County Land Development Code.

TABLE 11 SCHOOL IMPACT				
	# of Students			Total # of Students
	Elementary	Middle	High	
Proposed - 5,000 MF d.u. <i>2BR Mid Rise generation rates used</i>	x 0.027 = 135	x 0.011 = 55	x 0.008 = 40	<b>230</b>
Source: School Board of Broward County Student Generation Rates				

Based on recent development trends and the locations of remaining buildable land in the Downtown RAC, it is likely that future residential development in the Downtown RAC will consist of a mix of high-rise and mid-rise buildings. Recent development trends indicate that 70% of all dwelling units in the Downtown RAC have been high-rise buildings versus 30% mid-rise. Historically, high-rise residential units have not created a significant impact to the School District, as these types of units do not generate as many school age children as other types of residential buildings. As evidenced by School Board of Broward County Student Generation Rates, high-rise buildings contain some of the lowest school generation rates among other types of residential buildings. However, as can be seen in the table above, two bedroom mid-rise buildings were used in this report’s analysis in order to calculate the worst-case scenario. This scenario results in a maximum of 230 total students.

Based on existing school enrollment, which indicates excess capacity at every school except for Fort Lauderdale High School, the impacts of the proposed amendment are de minimis. The existing available capacity at Stranahan High School (currently under capacity by 703 students) can sufficiently accommodate the additional school children under the proposed amendment. Future developments will also continue to be required to receive a School Capacity Availability Determination from the School Board of Broward County. If sufficient capacity is not available at the primary school, applicants will be required to attend a capacity allocation hearing to receive approval to send school children to the second nearest school, upon approval by the School Board.

- D. Identify the planned and/or funded improvements to serve the area in which the amendment is located as included within the School Board’s five year capital plan - provide student demand projections and information regarding planned permanent design capacities and other relevant information.

**Fort Lauderdale High**

**Project Scope:** Demolish existing tennis courts; Demolish existing swimming pool; Construct a (2) 3-story Administration Classroom Buildings of 68,940 GSF to include Administration, 3 general classrooms, 5 resource rooms, 4 science labs and related spaces, a 4-classroom ESE suites, 1 Business Technology lab, 1 family and Consumer Science (ProStart) lab, 1 Health Occupations Lab, 1 Pre-Law Public Service Education Lab, Custodial Spaces, textbook Storage, and Student, Staff, and Public restrooms. Construct Parent Drop Off and Pick Up area and visitor Parking. Demolish buildings 1, 2, 3.

**Project Status:** Active

**Status Comments:** Project ongoing (1/7/13).

- E. Identify other public elementary and secondary school sites or alternatives (such as site improvements, nominal fee lease options, shared use of public space for school purposes etc.), not identified in Item #4 above, to serve the area in which the amendment is located.

**In addition to the schools identified above, Virginia Shuman Young Elementary serves the amendment site. Virginia Shuman Young Elementary is a magnet school serving the entire county however 150 seats are reserved at the school for students wishing to attend from the local community.**

**Virginia Shuman Young Elementary has also been identified by the School District as a school near the workplace. Parents of students whom meet District guidelines may apply for their children to attend this school.**

**XVIII. PLAN AMENDMENT COPIES**

- A. 15 copies for the BCPC (Please include additional copies, if amendment site is adjacent to other municipalities and/or county jurisdictions). Additional copies may be requested by the Planning Council Executive Director after the initial application submittal.

**To be provided with transmittal.**

- B. 10 copies of the corresponding local land use plan amendment application, if transmitting concurrent to DCA, including transmittal letter from municipality to DCA.

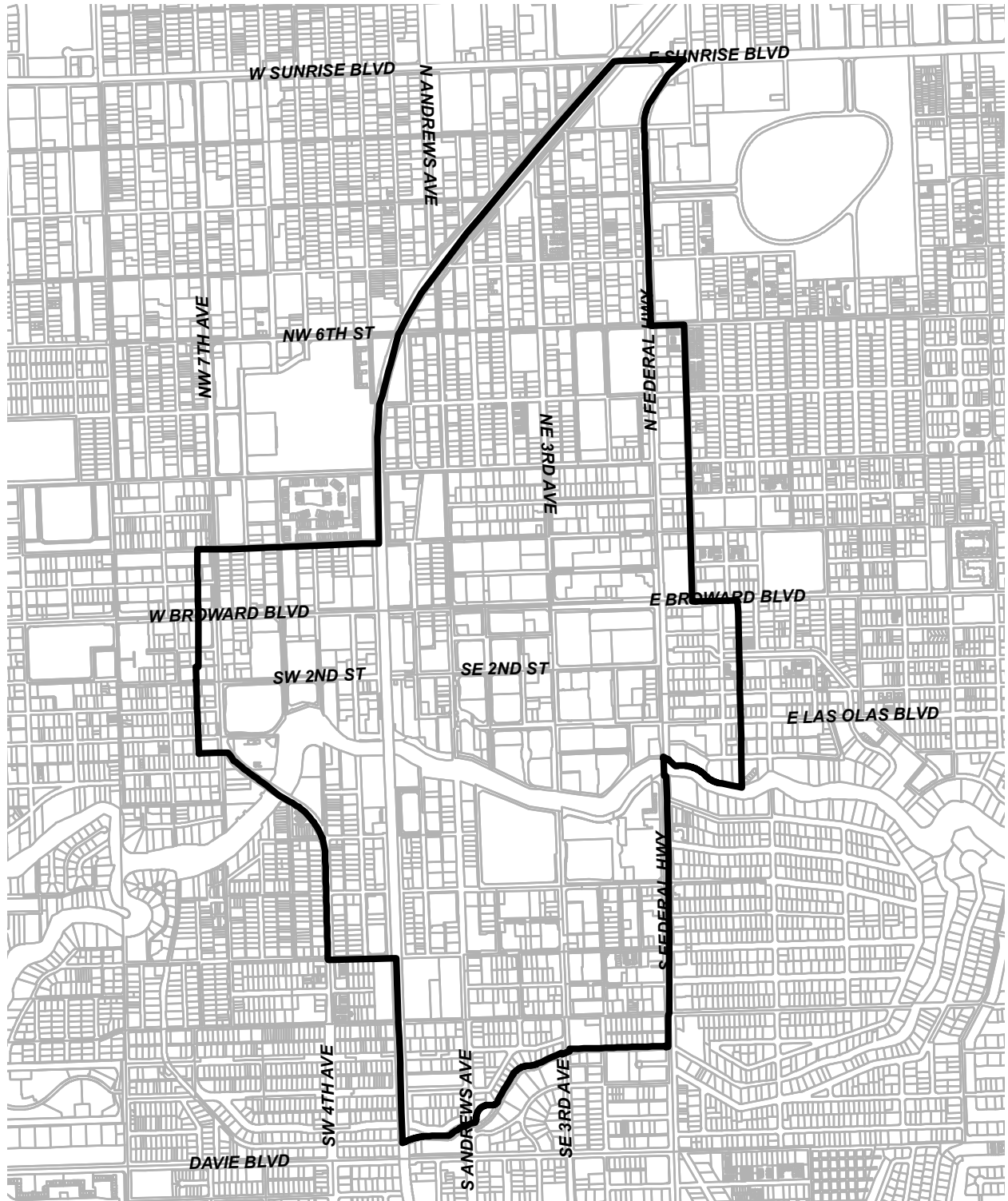
**To be provided with transmittal.**

## EXHIBITS

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Location Map	A
City Current/Proposed Text	B
County Current/Proposed Text	C





**Exhibit A - Location Map**

**DOWNTOWN FORT LAUDERDALE HOUSING  
Land Use Plan Amendment**

1 inch = 1,500 feet



Prepared by:  
 Leigh Robinson Kerr & Associates, Inc.  
 808 E. Las Olas Blvd #104  
 Fort Lauderdale, FL 33301  
 P: 954-467-6308 F: 954-467-6309  
 E: Lkerr808@bellsouth.net  
 Date: 7/8/2013

**EXHIBIT B  
CITY TEXT AMENDMENT**

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**Downtown Regional Activity Center**

General Location: South of Sunrise Boulevard, north of Davie Boulevard,  
between U.S. 1 and N.W. 7 Avenue

Density and Intensity of Land Uses:

Increase the floor area ratio (FAR) from 2 to 3 by the year 2000 and to 4 by 2010 consistent with Policy 1.32.2 of the Future Land Use Element. The FAR will not be applied to individual parcels but to the entire DRAC. Thus, individual parcels may exceed the maximum for nonresidential land use, but maintaining the FAR maximum for the DRAC will assure that the City of Fort Lauderdale can provide services.

List of Permitted Uses:

Residential	<del>11,060-16,060</del> dwelling units 5,100 original approval 2,960 flex and reserve added November 20, 2003* 3,000 additional dwelling units added January 18, 2006 (450 of the 3,000 additional dwelling units are restricted to affordable housing as defined by the Broward County Land Use Plan)
Commercial	FAR - 4
Industrial	FAR - 4
Transportation	no specified limit
Community Facilities, limited to Parks, civic and cultural centers, schools, "schools within businesses" and vocational schools with state approved academic curriculum	no specified limit
Park-Open Space	8.5 acres minimum

\*An additional 2,197 residential units (2,000 flexibility and 197 reserve units) were added in November 2003. These units are currently allowed in flexibility zone 49 as identified in the Broward County Land Use Plan (immediately adjacent to the east), shall be allocated north of Broward Boulevard in the area described above as the Downtown Regional Activity Center.

\*An additional 763 residential units (750 flexibility and 13 reserve units) were

added in November 2003 These units are currently allowed in the flexibility zone 54 as identified in the Broward County Land Use Plan (immediately adjacent to the west), shall be allocated south of Broward Boulevard in the area described above as the Downtown Regional Activity Center.

These allocations will be made subject to compliance and consistency with Objectives 1.14 and 1.15, Policies 1.14.1, 1.14.2, 1.14.3, 1.14.4, 1.14.5, 1.14.6 1.14.7, 1.14.8, 1.15.1, 1.15.2, 1.15.3 and 1.18.1 as well as the associated implementing Unified Land Development Regulation policies.

Exclusive of easement areas and right of ways Flagler Heights Park, Florence Hardy Park and Southside School sites are restricted to Park-Open Space use. (Ord. C-10- 17)

Comments:

1. Downtown RAC has direct access to a Tri-County Commuter Rail Station and a Broward County Mass Transit Terminal.
2. Downtown Fort Lauderdale was also designated as a Regional Activity Center in order to encourage intense development and bring residential uses back to the downtown area. In 1997, Downtown districts with different permitted uses and development regulations were adopted to foster redevelopment of this area.
3. Chapter 380.06 (2)(e), Florida Statutes (F.S.), and Chapter 28-24.014(10), Florida Administrative Code (FAC), authorize local governments to designate areas as regional activity centers, hereinafter "Chapter 380 regional activity centers", where the local government seeks to encourage higher intensities of development by increasing the threshold of development size required to undergo State review as a Development of Regional Impact (DRI). Additionally, Policy 2.1.12 of the Strategic Regional Policy Plan for South Florida authorizes the designation of "Regional Development Districts" to implement the provisions of Chapter 380.0651(3) (d) (3) and (3) (g) (2), F.S., which provide for the designation of geographic areas highly suitable for increased (DRI review) threshold intensity.

The designation of a specific area and boundaries as a Chapter 380 regional activity center for the purpose of increasing DRI review thresholds does not change the City of Fort Lauderdale Land Use Plan map designation of any land, nor does it change the uses or intensities of development authorized by the Future Land Use Element of the City's Comprehensive Plan. It only changes the circumstances under which proposed development in the designated area would have to be reviewed through the Chapter 380, F.S., DRI process.

The Downtown-RAC is hereby designated to be a Chapter 380 regional activity center, and, subject to amendment of the Strategic Regional Policy Plan for South Florida by the South Florida Regional Planning Council, as a regional development district (a geographic area specifically designated as highly suitable for increased threshold intensity), for the purpose of increasing DRI thresholds.

**EXHIBIT C**  
**COUNTY TEXT AMENDMENT**

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Downtown Fort Lauderdale Regional Activity Center

Acreage: Approximately 710 acres

General Location: South of Sunrise Boulevard, north of Davie Boulevard, between U.S. 1/Federal Highway and N.W. 7 Avenue.

Density and Intensity of Land Uses: Residential Land Uses ~~8,100~~ 13,100 dwelling units |

(450 of the 3,000 additional dwelling units permitted by Broward County Land Use Plan (BCLUP) amendment PCT 05-3 are restricted to “affordable housing” as defined by the BCLUP)

Commercial Land Uses no specified limit  
Industrial Land Uses no specified limit  
Transportation Land Uses no specified limit  
Recreation and Open Space 8.5 acres minimum  
(exclusive of easement areas and rights-of-way, Flagler Heights Park, Florence Hardy Park and Southside School sites are restricted to Recreation/Open Space use.)

Remarks: Site has direct access to a Tri-County Commuter Rail Station and a Broward County Mass Transit Station.

## APPENDIX

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Sanitary Sewer Correspondence	I
Potable Water Correspondence	II
Drainage Correspondence	III
Solid Waste Correspondence	IV
Mass Transit Correspondence	V
Public Outreach List of Meetings and Memoranda	VI

**APPENDIX I**  
Sanitary Sewer Correspondence

**APPENDIX II**  
Potable Water Correspondence



**APPENDIX III**  
Drainage Letter

## Todd Okolichany

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**Subject:** Downtown Fort Lauderdale Housing LUPA - Drainage Section

**From:** Dennis Girisgen

**Sent:** Friday, July 12, 2013 10:08 AM

**To:** 'Leighrkerr ([lkerr808@bellsouth.net](mailto:lkerr808@bellsouth.net))'

**Cc:** Todd Okolichany

**Subject:** RE: Downtown Units - July 17 P&Z Meeting

Drainage Section OK. May want to amplify bullet item 2 that describes drainage district/basin and main canals serving our area. This can be found in SFWMD Volume IV

Dennis Girisgen  
City of Fort Lauderdale  
Engineering/Permits Division  
(954) 828-5123

**APPENDIX IV**  
Solid Waste Letter

**Leigh Robinson Kerr  
& Associates, Inc.**

Member, American Institute of Certified Planners

July 8, 2013

William Roberts  
Wheelabrator Technologies, Inc.  
Vice President, Operations  
4 Liberty Lane West  
Hampton, NH 03842

Re: Downtown Fort Lauderdale Housing - Land Use Plan Amendment

Dear Sir,

My office is preparing an application for a land use plan amendment to the City of Fort Lauderdale's Comprehensive Plan. As you are aware, we are required to assess the impacts of the proposed amendment and confirm the effect on Solid Waste.

I have attached a copy of the analysis we have prepared and a site location map. I would appreciate your review of the materials and a written response concerning the accuracy of this information. Please provide me with your response at your earliest convenience.

Thank you for your assistance in this matter.

Sincerely,



Leigh R. Kerr, AICP  
President

---

• Planning • Zoning • Land Use • Expert Testimony •  
808 East Las Olas Boulevard, Suite 104, Fort Lauderdale, Florida 33301  
Phone (954) 467-6308 Fax (954) 467-6309  
lkerr808@bellsouth.net

Established 1985

Exhibit 1  
13-1333  
Page 52 of 63

**Todd Okolichany**

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**Subject:** FW: Downtown Fort Lauderdale Housing Land Use Amendment

**From:** Albert, John [<mailto:jalbert@wm.com>]

**Sent:** Monday, July 08, 2013 4:00 PM

**To:** Leighrkerr

**Subject:** RE: Downtown Fort Lauderdale Housing Land Use Amendment

Look good to me.

---

**From:** Leighrkerr [<mailto:lkerr808@bellsouth.net>]

**Sent:** Monday, July 08, 2013 3:06 PM

**To:** Albert, John

**Subject:** Downtown Fort Lauderdale Housing Land Use Amendment

Hi there. Call with any questions.

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**Recycling is a good thing. Please recycle any printed emails.**

**APPENDIX V**  
Mass Transit Letter

**APPENDIX VI**

Public Outreach List of Meetings and Memoranda

**Wave Streetcar Outreach**

updated March 28, 2013

Meeting Date	Organization	Mode of Outreach
4/17/2013	Flagler Village Civic Association	Presentation
4/18/2013	Downtown Civic Association	Presentation
4/10/2013	Poinciana Park Civic Association	Presentation
3/27/2013	Downtown Civic Association meeting with President	Meeting
3/26/2013	Flagler Village Civic Association meeting with President	Meeting
3/12/2013	Greater Fort Lauderdale Chamber's Gov. Affairs Committee	Presentation
2/6/2013	Broward Workshop	Presentation
1/7/2013	Marine Industries of South Florida	Meeting
12/3/2012	TMA Transit Luncheon	Exhibit Space
10/10/2012	Downtown Civic Association's Annual Cultural Kickoff	Presentation
9/27/2012	Chamber of Commerce Monthly Downtown Council Breakfast	Presentation
9/20/2012	Urban Core Committee of the Broward Workshop	Presentation
9/11/2012	North Broward Hospital District (Broward Health) Leadership	Meeting
9/10/2012	Broward County Commission Transit Workshop	Presentation
9/5/2012	Southport Properties	Meeting
8/30/2012	Greater Fort Lauderdale Realtors Assn.	Presentation
8/3/2012	CBRE	Meeting
7/30/2012	AA/EA Public Hearing	Presentation
7/17/2012	Riverfront Complex Property Management	Meeting
7/17/2012	FEC All Aboard	Meeting
6/13/2012	Chamber of Commerce Downtown Board of Governor's Meeting	Presentation
5/9/2012	City's Annual Transportation Summit	Exhibit Space
5/1/2012	FEC All Aboard	Meeting
3/6/2012	South Andrews Business Association	Presentation
2/9/2012	South Florida Office Broker's Association	Presentation
10/13/2011	Downtown Civic Association Annual Trade Show	Exhibit Space & Presentation
8/10/2011	Nova Southeastern University Leadership	Meeting
8/9/2011	North Broward Hospital District (Broward Health) Leadership	Meeting
7/12/2011	FAU Leadership	Meeting
6/8/2011	Chamber of Commerce Downtown Board of Governor's Meeting	Presentation
4/26/2011	Downtown Civic Association Monthly Meeting	Presentation
4/20/2011	Flagler Village Civic Association Monthly Meeting	Presentation
4/8/2011	"Get Downtown" Event	Exhibit Space
3/16/2011	Greater Fort Lauderdale Alliance Corporate Council	Presentation
2/17/2011	Realtor's Association Meeting	Presentation
12/2/2010	Marilyn Mammano	Meeting
11/4/2010	Downtown Civic Association Annual Meeting	Presentation
9/28/2010	Downtown Civic Association Annual Trade Show	Exhibit Space & Presentation
6/25/2010	Backyard Bash Event in Flagler Village	Exhibit Space
4/29/2010	Backyard Bash Event in Flagler Village	Exhibit Space
4/15/2010	Urban Core Committee of the Broward Workshop	Presentation
4/14/2010	Chamber of Commerce Downtown Board of Governor's Meeting	Presentation
12/6/2009	Jazz Brunch Tabling	Exhibit Space
10/12/2009	Outreach Calls	Outreach Calls
10/5/2009	Rockefeller Group	Meeting
9/24/2009	Southern Boating Magazine	Meeting
9/22/2009	Downtown Civic Assoc.	Presentation



9/10/2009	Commercial Brokers Lunch	Presentation
9/8/2009	Broward Health	Meeting
9/1/2009	Ocita Properties	Meeting
8/25/2009	Bank Atlantic	Meeting
8/17/2009	McKinley Financial	Call
7/30/2009	Suntrust Building	Meeting
7/23/2009	Suntrust Bank	Meeting
7/20/2009	Progresso Village Civic Assn	Presentation
7/7/2009	Lutz McCraw	Meeting
7/1/2009	Victoria Park Civic Assn	Presentation
6/30/2009	Croissant Park Civic Assn	Presentation
6/25/2009	Tarpon River Civic Assn	Presentation
6/23/2009	200 E. Broward	Meeting
6/19/2009	EDI	Meeting
6/19/2009	Outreach Calls	Outreach Calls
6/18/2009	Related Group	Meeting
6/17/2009	Nola, Sole, Strada	Presentation
6/8/2009	Edgewater Condos	Meeting
5/28/2009	Caribbean Townhomes	Meeting
5/28/2009	Venezia Condos	Presentation
5/26/2009	Tropical Properties	Meeting
5/26/2009	Downtown Civic Association	Presentation
5/18/2009	North American Investments	Meeting
5/15/2009	Broward Financial Center	Meeting
5/15/2009	Outreach Calls	Outreach Calls
5/13/2009	Esplanade Condo	Presentation
5/12/2009	Edgewater Condos	Call
5/12/2009	FPL	Meeting
5/11/2009	Austin Forman	Meeting
5/11/2009	Simmons Vedder	Meeting
5/5/2009	Bentley Forbes	Meeting
4/30/2009	Ruden McClusky	Meeting
4/29/2009	Genesis Capital	Meeting
4/28/2009	Coral Ridge Yacht Club	Presentation
4/24/2009	McTigue & Co.	Meeting
4/23/2009	Madfis Group	Meeting
4/22/2009	The Symphony	Meeting
4/20/2009	One Financial Plaza	Meeting
4/13/2009	Lauderdale Investments	Meeting
4/10/2009	Halmos Holdings	Meeting
4/7/2009	Port Everglades	Meeting
4/6/2009	Susan Delegal	Meeting
4/1/2009	The Las Olas Company	Meeting
4/1/2009	Victoria Park Civic Assn	Presentation
3/25/2009	Sole Condominium	Meeting
3/17/2009	USA Parking	Meeting
3/16/2009	Zom Development	Meeting
3/16/2009	Sailboat Bend Civic Association	Presentation
3/11/2009	Esplanade Condo	Presentation
3/10/2009	Rotary Club	Presentation

3/6/2009	Berger Singerman	Meeting
3/5/2009	Blosser Sayfie	Meeting
3/5/2009	Ropes & Associates	Meeting
3/4/2009	Sailboat Bend Civic Assn	Meeting
3/3/2009	Greenberg Traurig	Meeting
3/2/2009	Downtown Civic Association	Meeting
2/16/2009	Sailboat Bend Civic Association	Presentation
2/3/2009	One River Plaza	Meeting
1/27/2009	D'Angelo Real Estate	Meeting
1/23/2009	Tarpon River Civic Assn	Meeting
1/21/2009	Esplanade Condo	Meeting
1/20/2009	Ruden McClusky	Meeting
5/15/2008	Fort Lauderdale Mid-Town Business Association	DTC Update
5/7/2008	Riverwalk Trust	DTC Update
4/24/2008	Fort Lauderdale Chamber of Commerce Downtown Council	DTC Update
4/16/2008	Riverside Park	DTC Briefing and Update
3/27/2008	Broward Alliance	DTC Briefing and Update
3/27/2008	Tarpon River Home Owners Association	DTC Briefing and Update
3/12/2008	Riverwalk Trust	DTC Briefing and Update
2/26/2008	Water Garden Condominium Association	DTC Briefing, Update
1/28/2008	Council of Civic Associations	Briefing and Update
1/14/2008	Downtown Condominium Residents	DTC Briefing
1/10/2008	South Andrews Business Association	DTC Briefing and Update
12/17/2007	Broward County School Board	DTC Briefing and Update
8/10/2007	Andrews Avenue Coordinating Meeting	DTC Briefing and Update
6/21/2007	Flagler Village Civic Association	DTC Briefing and Update
6/18/2007	Progresso Flagler Civic Association	DTC Briefing and Update
3/19/2007	Community Planning meeting	Alignment and Station Planning
3/7/2007	Sweeting Estates Homeowner Association meeting	DTC Briefing, Update and community input
2/21/2007	Commissioner Moore, City of Fort Lauderdale District III HOA	DTC Briefing and Update
12/15/2006	Follow-up meeting with Mark Nerenhausen, President Broward Centre for the Performing Arts	Staff input, peak statistics for visitors/bus staging
12/6/2006	Fort Lauderdale Rotary Club Monthly Member Meeting	DDA-DTC Presentation
11/28/2006	Lloyd Rhodes, President Fort Lauderdale Rotary Club	Presentation
11/20/2006	Irvin Lippman, President, Fort Lauderdale, Museum of Art	DTC Briefing and Update
11/20/2006	Kim Cavendish, President Museum of Discovery and Science	DTC Briefing and Update
11/16/2006	Broward Workshop Urban Core Committee	DTC Briefing and Update
11/15/2006	Public Meeting, Resource Agencies, Residents, Property Owners, all	Stations Area Planning #2
11/8/2006	Mark Nerenhausen, Pres. Broward Ctr for the Performing Arts	DTC Briefing and Update
11/2/2006	Broward Community College and Florida Atlantic University Public Meeting	DTC Briefing and Update, Public Input
10/19/2006	Dr. Edward Henn, VP Facility and College Services Broward Community College	DTC Project Briefing
10/2/2006	Front Porch Dorsey Riverbend Revitalization Council	DTC Briefing and Update, Public Input
9/12/2006	Council of Civic Associations	DTC Briefing and Update, Public Input

### Public Agency Meetings

Date	Organization	Topic of Discussion
12/27/2007	Deputy County Administrator	Project development progress
11/8/2007	MPO Director meeting, MPO Offices	Briefing and Status Report
9/27/2007	Resource Agencies: FDPT, CRA, BCT, BC, SFRTA, MPO	DDA DTC Station Charrette
4/24/2007	CFL/CRA follow up Meeting, Agency Senior Staff SAC	DTC Briefing
4/23/2007	SFRTA PTAC	Information Presentation

4/19/2007	Commission and City Manager CFL/CRA	Information Presentation
4/19/2007	Broward County Division Heads	DTC Briefing
4/13/2007	SFRTA information presented to CAC	DTC Briefing
4/12/2007	Broward County Highway, Engineering and Planning Heads	DTC Briefing
4/5/2007	Broward County Transit	DTC Briefing
4/3/2007	Broward County Metropolitan Planning Organization	DTC Briefing
3/19/2007	City of Fort Lauderdale City Manager and Planning and Engineering Staff	Alignment and Station Development
2/28/2007	FDOT Andrews Avenue Coordination	Project Coordination
2/1/2007	Assistant County Administrator	DTC Briefing and PIP Informational
1/29/2007	Florida East Coast Industries (FECI)	Project Overview and Status
1/25/2007	Florida Department of Transportation	DTC Briefing
1/22/2007	MPO Technical Coordinating Committee	Briefing and Update
1/17/2007	Agency Coordination meeting with SFRTA	Briefing and Update
12/28/2006	Assistant County Administrator	Briefing and Update
12/13/2006	Deputy Director BC Traffic Engineering and Senior Staff	Briefing, Update and Overview
9/27/2006	City Manager City of Fort Lauderdale	DTC Briefing
9/20/2006	FDOT Resource Agency Meeting	DTC Briefing
9/6/2006	Broward County Transit	DTC Briefing
6/26/2007	Joint meeting with City of Fort Lauderdale, Broward County and FDOT	DTC Briefing and Input
6/25/2007	MPO Technical Coordinating Committee	DTC Briefing
6/12/2007	Broward County Metropolitan Planning Organization Board	DTC Briefing, Update
6/7/2007	City of Fort Lauderdale Senior Staff	DTC Briefing
6/6/2007	Florida East Coast Industries (FECI)	DTC Briefing
6/5/2007	Broward County Highway and Bridge Maintenance Senior Staff	DTC Briefing and Technical Review
5/17/2007	Broward County Technical Staff	DTC Coordination
5/14/2007	City of Fort Lauderdale	City Master Plan
4/25/2007	BC and BCT Follow, Agency Senior Staff SAC	DTC Briefing

## Todd Okolichany

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**From:** Stacey Gordon  
**Sent:** Friday, June 28, 2013 10:18 AM  
**To:** mmammano@mindspring.com  
**Cc:** Todd Okolichany; Aixa Penedo; Donna Varisco; Ella Parker; Jenni Morejon  
**Subject:** Upcoming Planning and Zoning Board Agenda Item - July 2013



**DATE:** June 26, 2013

**TO:** The Council of Fort Lauderdale Civic Associations

**FROM:** Greg Brewton, Director, Department of Sustainable Development

**VIA:** Todd Okolichany, AICP, LEED Green Assoc., Principal Planner

**RE:** Upcoming Planning & Zoning Board Agenda Item

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### **1. Proposed Land Use Plan Amendment (LUPA) - Downtown Regional Activity Center (RAC) Dwelling Units**

To increase the residential development allowed in the Downtown RAC by 5,000 dwelling units.

#### **Background**

The Downtown RAC is a land use category intended to encourage development and redevelopment in the City's Downtown urban center, which is an area of regional significance. The City's Downtown Master Plan envisions the Downtown RAC as a truly livable urban center with diverse, healthy residential neighborhoods and an urban fabric consisting of pedestrian-friendly streets, great public spaces and high-quality buildings. A key component to carrying out this vision and creating a truly-connected environment is the expansion of multi-modal transportation options including mass transit.

In 2006, a land use plan amendment increased the residential development allowed in the Downtown RAC by 3,000 dwelling units, bringing the total allowable units to 11,060 dwelling units. As the economy continues to improve, the City of Fort Lauderdale has experienced an influx of new residential and mixed-use development projects in the Downtown RAC. These projects have nearly exhausted the supply of dwelling units in the downtown, with about 391 market rate units and 426 affordable housing units currently remaining for allocation for new development. In order to facilitate the continued evolution of the downtown into an urban and regional center, the Downtown Master Plan outlines a need for additional residential units to support a dynamic urban core and a venue of services, public spaces and activities that breathe life into the Downtown and support transit infrastructure.

#### **Synopsis**

The proposed amendment is part of a larger project that aims to increase the supply of dwelling units in the Downtown RAC in order to help the downtown reach its desired residential density. In Phase 1, the Unified Land Development Regulations (ULDR) were amended to create a process to utilize the remaining +/- 3,500 existing flexibility units that are currently available in Flex Zones 49 and 54 for use in the Downtown RAC, as well as continued use outside of the Downtown RAC. In the current phase, the Department of Sustainable Development is proposing a land use plan amendment (LUPA) to the City of

Fort Lauderdale and Broward County Comprehensive Plans in order to increase the number of allowable dwelling units in the Downtown RAC by 5,000 dwelling units, which would bring the total allowable number of dwelling units in the Downtown RAC to 16,060.

The amendment will ensure that dwelling units remain available for new residential development projects in the Downtown RAC so that it can continue to evolve as a vibrant live, work and play environment with street level activity that will support local businesses and future transit initiatives, such as the future Tri-Rail Coastal Service commuter rail and Wave Streetcar. By increasing the number of allowable units in the Downtown RAC, the proposed amendment will help guide future residential growth to the Downtown in a responsible manner, utilizing the Downtown RAC's existing and planned infrastructure, while preserving surrounding residential neighborhoods.

**Next Steps**

The proposed LUPA is tentatively scheduled for the July 17, 2013 Planning & Zoning Board meeting. City staff is submitting the proposed LUPA to the Council of Fort Lauderdale Civic Associations (CFLCA) prior to the Planning & Zoning Board meeting in order to solicit feedback. In addition, staff is available to meet with CFLCA to answer any questions. The City of Fort Lauderdale welcomes any comments or suggestions you may have. Please contact Todd Okolichany, AICP, Principal Planner, at (954) 828-5256 if you have any questions or require additional information.

cc: Lee R. Feldman, ICMA-CM, City Manager  
Susanne M. Torriente, Assistant City Manager  
Jenni Morejon, Sustainable Development Deputy Director  
Ella Parker, AICP Urban Design & Planning Manager

## Todd Okolichany

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**From:** Stacey Gordon  
**Sent:** Thursday, June 27, 2013 3:12 PM  
**To:** Dan Lindblade, Chamber President  
**Cc:** Todd Okolichany  
**Subject:** Upcoming Planning and Zoning Board Agenda Item - July 2013



**DATE:** June 26, 2013

**TO:** Greater Fort Lauderdale Chamber of Commerce

**FROM:** Greg Brewton, Director, Department of Sustainable Development

**VIA:** Todd Okolichany, AICP, LEED Green Assoc., Principal Planner

**RE:** Upcoming Planning & Zoning Board Agenda Item

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**1. Proposed Land Use Plan Amendment (LUPA) - Downtown Regional Activity Center (RAC) Dwelling Units**

To increase the residential development allowed in the Downtown RAC by 5,000 dwelling units.

**Background**

The Downtown RAC is a land use category intended to encourage development and redevelopment in the City's Downtown urban center, which is an area of regional significance. The City's Downtown Master Plan envisions the Downtown RAC as a truly livable urban center with diverse, healthy residential neighborhoods and an urban fabric consisting of pedestrian-friendly streets, great public spaces and high-quality buildings. A key component to carrying out this vision and creating a truly-connected environment is the expansion of multi-modal transportation options including mass transit.

In 2006, a land use plan amendment increased the residential development allowed in the Downtown RAC by 3,000 dwelling units, bringing the total allowable units to 11,060 dwelling units. As the economy continues to improve, the City of Fort Lauderdale has experienced an influx of new residential and mixed-use development projects in the Downtown RAC. These projects have nearly exhausted the supply of dwelling units in the downtown, with about 391 market rate units and 426 affordable housing units currently remaining for allocation for new development. In order to facilitate the continued evolution of the downtown into an urban and regional center, the Downtown Master Plan outlines a need for additional residential units to support a dynamic urban core and a venue of services, public spaces and activities that breathe life into the Downtown and support transit infrastructure.

**Synopsis**

The proposed amendment is part of a larger project that aims to increase the supply of dwelling units in the Downtown RAC in order to help the downtown reach its desired residential density. In Phase 1, the Unified Land Development Regulations (ULDR) were amended to create a process to utilize the remaining +/- 3,500 existing flexibility units that are currently available in Flex Zones 49 and 54 for use in the Downtown RAC, as well as continued use outside of the Downtown RAC. In the current phase, the Department of Sustainable Development is proposing a land use plan amendment (LUPA) to the City of

Fort Lauderdale and Broward County Comprehensive Plans in order to increase the number of allowable dwelling units in the Downtown RAC by 5,000 dwelling units, which would bring the total allowable number of dwelling units in the Downtown RAC to 16,060.

The amendment will ensure that dwelling units remain available for new residential development projects in the Downtown RAC so that it can continue to evolve as a vibrant live, work and play environment with street level activity that will support local businesses and future transit initiatives, such as the future Tri-Rail Coastal Service commuter rail and Wave Streetcar. By increasing the number of allowable units in the Downtown RAC, the proposed amendment will help guide future residential growth to the Downtown in a responsible manner, utilizing the Downtown RAC's existing and planned infrastructure, while preserving surrounding residential neighborhoods.

**Next Steps**

The proposed LUPA is tentatively scheduled for the July 17, 2013 Planning & Zoning Board meeting. City staff is submitting the proposed LUPA to the Greater Fort Lauderdale Chamber of Commerce prior to the Planning & Zoning Board meeting in order to solicit feedback. In addition, staff is available to meet with the Chamber of Commerce to answer any questions. The City of Fort Lauderdale welcomes any comments or suggestions you may have. Please contact Todd Okolichany, AICP, Principal Planner, at (954) 828-5256 if you have any questions or require additional information.

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