



REQUEST:

Amendment to the City's Unified Land Development Regulations (ULDR); Proposed revisions to Section 47-13.20, Downtown Regional Activity Center Review Process and Special Regulations; and Section 47-38C, Education Mitigation; generally described as amendments for the Downtown Regional Activity Center to address the new 5,000 residential units.

Case Number	T17009
Applicant	City of Fort Lauderdale
ULDR Sections	47-13.20, Downtown RAC Review Process and Special Regulations 47-38C, Education Mitigation
Notification Requirements	10-day legal ad
Action Required	Recommend approval or denial to City Commission
Authored By	Jim Hetzel, Principal Planner

BACKGROUND:

The Downtown Regional Activity Center (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 maximum allowable residential density in the Downtown RAC is outlined in the City's Comprehensive Plan. The initial base density as identified in the City's 1989 Comprehensive Plan was established at 5,100 residential dwelling units. In 2003 and 2006, amendments to the Downtown RAC increased the allowable density from 5,100 dwelling units to 11,060 dwelling units. In 2008, as the economy began to improve, an influx of new development resulted in the allocation of the remaining dwelling units from the density pool. In order to address the availability of density, the City initiated a Land Use Plan Amendment (LUPA) application in 2014 to add 5,000 new residential units to the Downtown RAC. The LUPA was approved by Broward County in December 2015 and the City Commission held an adoption hearing to conduct final approval in January 2016.

As part of the LUPA approval, Broward County enacted conditions which included updating the Interlocal Agreement with Broward County, School Board of Broward County, and the City regarding education mitigation related to the impacts of the new 5,000 units. The City has an existing agreement reflecting previous LUPAs and worked extensively with the other agencies to amend the existing agreement, which was completed and recorded on March 31, 2017. With the agreement completed, staff is proposing text amendments to the ULDR for consistency in Downtown RAC dwelling unit allocation requirements.

DESCRIPTION OF ULDR AMENDMENTS:

Section 47-13.20, Downtown Regional Activity Center Review Process and Special Regulations:

The proposed language includes a new section regarding residential density to provide better clarity to the various amendments that have added dwelling units to the Downtown RAC. Essentially, the proposed language divides the density into the 1989 original base and Post 2003 Units, which includes any LUPAs from 2003 forward.

Section 47-38C, Education Mitigation

The proposed language includes revisions that align the ULDR language with the amendments to the Interlocal Agreement between Broward County, School Board of Broward County, and the City regarding education mitigation. Specifically, the language separates mitigation fee amounts for dwelling units associated with previously approved LUPAs and the new 5,000 units.

Comprehensive Plan Consistency:

The proposed amendments are consistent with the City's Comprehensive Plan. Staff has determined that the proposed amendment is generally consistent with the City's Comprehensive Plan Goals, Objectives and Policies, including the Future Land Use Element, Goal 1, Objective 1.14: 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.

PLANNING & ZONING BOARD REVIEW OPTIONS:

The Planning and Zoning Board, in its capacity as the Local Planning Agency, shall determine whether the proposed change is consistent with the City of Fort Lauderdale's Comprehensive Plan and whether the Planning and Zoning Board recommends approval of the proposed amendments to the City Commission.

EXHIBITS:

1. Exhibit 1, Proposed ULDR Section 47-13.20, Downtown Regional Activity Center Review Process and Special Regulations
2. Exhibit 2, Proposed ULDR 47-38C, Education Mitigation