

RESOLUTION NO. 13-185

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, TRANSMITTING A PROPOSED AMENDMENT TO THE BROWARD COUNTY LAND USE PLAN TO INCREASE THE RESIDENTIAL DENSITY WITHIN THE DOWNTOWN REGIONAL ACTIVITY CENTER (RAC) LAND USE DESIGNATION FROM 8,100 DWELLING UNITS TO 13,100 DWELLING UNITS TO THE BROWARD COUNTY PLANNING COUNCIL WITH A RECOMMENDATION OF APPROVAL AND AUTHORIZING THE CONCURRENT TRANSMITTAL OF THE CORRESPONDING CITY OF FORT LAUDERDALE FUTURE LAND USE ELEMENT AMENDMENT.

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WHEREAS, amendments to the Broward County Land Use Plan and the City of Fort Lauderdale Comprehensive Plan Future Land Use Element have been proposed to increase the residential density within the Downtown Regional activity Center (RAC) Land Use designation from 8,100 dwelling units to 13,100 dwelling units and 11,060 dwelling units to 16,060 dwelling units respectively (PZ Case 2-T-13) ("Amendments"); and

WHEREAS, at their meeting of July 17, 2013, the Planning and Zoning Board, acting as the City's local planning agency, recommended to the City Commission the approval and transmittal of Amendments to the Broward County Planning Council; and

WHEREAS, at their meeting of October 1, 2013, the City Commission approved on first reading an ordinance approving the amendment to the City of Fort Lauderdale Comprehensive Plan Future Land Use Element; and

WHEREAS, the City Commission transmits to the Broward County Planning Council, with a recommendation of approval, an amendment to the Broward County Land Use Element to increase the residential density within the Downtown Regional Activity Center (RAC) Land Use designation from 8,100 dwelling units to 13,100 dwelling units;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

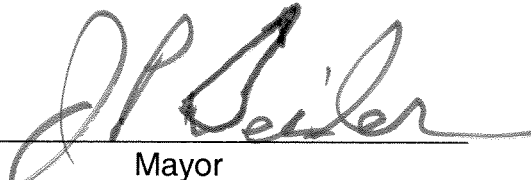
SECTION 1. That the above recitals are true and correct.

SECTION 2. That the Amendment to the Broward County and City's Future Land Use Element as provided in this Resolution are found to support the health, safety and welfare of the public and serves a public purpose.

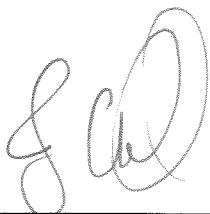
SECTION 3. That the City transmits to the Broward County Planning Council with a recommendation of approval a request to amend the Broward County Future Land Use Element to increase the residential density within the Downtown Regional activity Center (RAC) Land Use designation from 8,100 dwelling units to 13,100 dwelling units as provided in Exhibit A attached hereto and made a part hereof and to amend the City of Fort Lauderdale Future Land Use Element from 11,060 dwelling units to 16,060 dwelling units as provided in Exhibit B attached hereto and made a part hereof.

SECTION 4. That the Broward County Planning Council is hereby authorized to concurrently transmit the corresponding City of Fort Lauderdale Comprehensive Plan Future Land Use Element amendment with the requested amendment to the Broward County Land Use Element.

ADOPTED this the 1st day of October, 2013.

  
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Mayor  
JOHN P. "JACK" SEILER

ATTEST:



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ASST City Clerk

JONDA K. JOSEPH

JEFFREY MODARELLI

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**EXHIBIT A**  
**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.

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**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	41,060-16,060 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

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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.

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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.