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January 22, 2015

Ms. Anne Castro, Chair
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, FL 33301

RE: Transmittal Recommendation – City of Fort Lauderdale Land Use Plan Text Amendment for
Downtown Regional Activity Center (BCLUP #PCT 15-1)

Dear Ms. Castro:

Please accept this letter as part of the Broward County Planning Council's meeting record for the January 22, 2015 public hearing on the City's proposed land use plan amendment for the Downtown Regional Activity Center (RAC) (Broward County Land Use Plan #PCT 15-1). This letter is in response to the recommendations/actions listed in the Planning Council staff's Amendment Report (dated January 13, 2015). Planning Council staff specifically proposes three conditions that are recommended to be approved for transmittal to the State of Florida review agencies. While the City of Fort Lauderdale appreciates Planning Council staff's recommendation to transmit the amendment, the City objects to the conditions proposed and requests that the Planning Council recommend approval of the amendment without any Planning Council staff conditions. The City is committed to working with the County and other agencies on the following actions.

Transportation Mitigation

As stated in the Planning Council staff's report, the City provided a report on the anticipated traffic impacts and presented a traffic mitigation plan based on committed projects in the Downtown RAC. This approach was discussed in a meeting with County and City staff on December 4, 2014. As a follow up to the County's most recent correspondence, the City met with the County's Complete Streets team on January 12, 2015 to discuss multimodal mitigation measures. Additionally, the City is committed to coordinating with the Florida Department of Transportation (FDOT) on multimodal transportation efforts but maintains that regional analyses and mitigation of traffic impacts are the responsibility of the County and can be funded by the County's Transportation Concurrency fund.

Affordable Housing

The City is committed to setting aside 15% of the proposed 5,000 dwelling units (i.e. 750 units) as affordable housing, which is consistent with prior residential unit allocations in the Downtown RAC. However, the City respectfully disagrees with any additional phasing plan or development of an enforcement document to ensure the implementation of the City's commitment to set aside 15% of the proposed 5,000 dwelling units as affordable housing.

The City's Downtown Master Plan envisions an estimated long term (20-30 year) build-out of more than 23,000 dwelling units. By incrementally increasing the number of allowed dwelling units (currently 8,100 permitted by the County's Land Use Plan) and not requesting the full potential build-out for the Downtown RAC, the City is providing for affordable housing in a deliberate, systematic and proven approach that is similar to Planning Council/Broward County staff's recommended phasing approach. As a result of the City's incremental approach to increasing density in the Downtown RAC, the City's previous commitment of 450 affordable units for the 2005/2006 land use plan amendment for 3,000 additional dwelling units in the Downtown RAC (PCT 05-3) have all been allocated to approved affordable housing projects.

Educational Mitigation Agreement

The Planning Council staff's Amendment Report recommends that the City "...Amend the existing Educational Mitigation Agreement between Broward County, the City of Fort Lauderdale and the School Board of Broward County, Florida..." The City would like to clarify that it will work with the aforementioned agencies to update the Educational Mitigation Agreement, if necessary. Per the School Board, the Downtown RAC is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed.

We are confident we can work through the staff recommendations as we proceed through the land use approval process and therefore respectfully request approval without the Planning Council staff conditions. Thank you again for the Planning Council/Broward County staff's thorough review and coordination of the City's proposed land use plan amendment. We look forward to continue to work with Broward County to ensure that Downtown Fort Lauderdale strives to be a truly livable urban center consisting of pedestrian-friendly streets, great public spaces and high-quality buildings connected by transit. Please feel free to contact me if you should have any questions.

Sincerely,



Jenni Morejon
Director

cc: Lee R. Feldman, ICMA-CM, City Manager
Susanne M. Torriente, Assistant City Manager
Ella Parker, AICP, Urban Design & Planning Manager, City of Fort Lauderdale
Todd Okolichany, AICP, LEED Green Assoc., Principal Planner, City of Fort Lauderdale
Diana Alarcon, Director, Transportation & Mobility Department, City of Fort Lauderdale
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