



October 21, 2015

Barbara Blake Boy, Executive Director
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, Florida 33301

RE: Agreement to BCPC Staff Recommendations for BCLUP #PCT 15-1

Dear Ms. Boy:

Barbara

This letter is to indicate the City's agreement to the recommendations listed in the BCPC Staff report with a request to modify the word "fully" to "significantly" as outlined in the second bulleted recommendation for transportation network impacts. To summarize, the City agrees upon:

1. Transportation Network Impacts

- a. The City shall monitor and collect data of transportation patterns and use of multimodal options as new Regional Activity Center (RAC) development is established.
- b. Prior to any future land use amendments for additional dwelling units, the City must demonstrate consistency with the ITE "urban infill area" definition based on the actual development pattern within the RAC and provide data and analysis demonstrating that the existing and committed multi-modal system ~~fully~~ significantly mitigates impacts to the transportation network.

2. Affordable Housing

- a. The City of Fort Lauderdale's commitment to set aside 15% of the additional 5,000 dwelling units (i.e. 750 dwelling units) as affordable housing and that the previous voluntary commitment regarding the provision of affordable housing as part of BCLUP amendment PCT 05-3 remain in effect.
- b. Prior to the issuance of building permit 2,501 of the 5,000 dwelling units, the City shall demonstrate that at least 15% (375 dwelling units) of the permitted or built units are affordable (up to 120% of the median income limits adjusted for family size for the households). If the City is unable to demonstrate that at least 15% of the permitted or built dwelling units meet that criteria, no additional market rate units shall be permitted or built until such time that the City provides an implementation action plan or program that is reviewed and approved by the County Commission.
- c. In addition and separate from the 5,000 dwelling units (at least 750 affordable), the City will be granted three (3) additional, density bonus market rate units for every one (1) "very low" (up to 50% of the median income limits adjusted for family size for households) or "low" (up to 80% of the median income limits adjusted for family size for households) affordable dwelling unit that is constructed for a maximum of an additional 750 market rate dwelling units, potential total of new dwelling units to 5,750.

3. Public School Impacts

- a. The City of Fort Lauderdale's commitment to amend the existing Educational Mitigation Agreement between Broward County, the City of Fort Lauderdale and the School Board of Broward County, Florida, as accepted and conditioned by School Board staff.

In addition to the Planning Council Staff recommendations above, Broward County Environmental Protection and Growth Management Department staff provided supplemental comments dated October 19, 2015. The City's responses to these comments are outlined below.

1. A process be defined to income certify affordable owners/renters and be maintained for the life of the affordable unit(s).

City response: The County's Administrative Rules, Article 10, does not specify this requirement for cities and therefore, the City does not agree to this recommendation. Income verification is required as part of Federal and State programs as well as any private affordable housing development. The City currently provides quarterly monitoring reports, which indicate the number of affordable housing units in the Downtown RAC and will continue to do such.

2. That all affordable units be available for a 30 year period. This would normally be through deed restriction on the unit/property.

City response: The County's Administrative Rules, Article 10, does not specify this requirement for cities and therefore, the City does not agree to this recommendation. If an affordable bonus density program is approved consistent with Planning Council staff recommendation, then the City will follow the County's Administrative Rules, Article 8, and will coordinate with developers on gathering the appropriate information.

3. An annual monitoring report that evaluates the location and affordability of the designated units.

City response: The City agrees to this recommendation since the City currently provides quarterly monitoring reports that indicate the number of affordable housing units in the Downtown RAC. The City can provide a correlating map when submitting the report. The map would indicate the location of all downtown projects.

4. Finally, given the extreme need for low and very low income units, we suggest the following:

- a. One third of the units be dedicated to moderate income households
- b. One third of the units be dedicated to low income households
- c. One third of the units be dedicated to very low income households

City response: The County's Administrative Rules, Article 10, does not specify this requirement for cities and therefore, the City does not agree to this recommendation. As previously stated, if an affordable bonus density program is approved consistent with Planning Council

staff recommendation, then the City will follow the County's Administrative Rules, Article 8, and will coordinate with developers on gathering the appropriate information.

Thank you for working with the City during the application process and please know we appreciate all the effort from you and your staff. If you should have any questions or require additional information, please do not hesitate to contact Jim Hetzel, AICP, LEED Green Associate, at (954) 828-5019 or jhetzel@fortlauderdale.gov

Yours truly,



Jenni Morejon
Director

cc: Lee Feldman, City Manager
Diana Alarcon, Director, Transportation and Mobility
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