



BROWARD COUNTY PLANNING COUNCIL

115 South Andrews Avenue, Room 307 ■ Fort Lauderdale, Florida 33301 ■ Phone: 954.357.6695

December 10, 2015

Ray Eubanks, Plan Processing Administrator
State Land Planning Agency
Florida Department of Economic Opportunity
Caldwell Building
107 East Madison, MSC 160
Tallahassee, FL 32399

Dear Mr. Eubanks:

On December 8, 2015, the Broward County Board of County Commissioners held a public hearing in accordance with Chapter 163, Florida Statutes, and voted to adopt Ordinance Numbers 2015-47 through 2015-49, amending the Broward County Comprehensive Plan (BCCP). The enclosed ordinances adopt two (2) amendments to the Broward County Land Use Plan text (PCT 15-1 and PCT 15-3) and one (1) amendment to the Broward County Natural Resource Map Series (PCNRM 15-2). PCT 15-1 was transmitted by the Board of County Commissioners on February 10, 2015, and was reviewed under the expedited State review process (DEO #15-3ESR). An extension until January 31, 2016, was granted for the adoption of this amendment by your agency on July 29, 2015. PCT 15-3 and PCNRM 15-2 were transmitted by the Board of County Commissioners on June 23, 2015, and were reviewed under the expedited State review process (DEO #15-7ESR). In addition, PCT 15-1 and PCT 15-3 amendment reports reflect changes from the transmittal submission package.

In accordance with the Florida Administrative Code, the adoption ordinances and the adopted amendments are provided (one hard copy and two digital copies). In addition, by copy of this letter, digital copies of this submittal are being provided directly to the South Florida Regional Council, the Florida Department of Transportation - District IV, the South Florida Water Management District, the Florida Department of Environmental Protection, the Florida Department of State, the Florida Fish and Wildlife Conservation Commission, the Florida Department of Agriculture and Consumer Services and the Florida Department of Education.

We appreciate the continued assistance and cooperation of the Division of Community Planning & Development in the development and refinement of the Broward County Comprehensive Plan. Please contact me or Deanne Von Stetina, AICP, Director of Planning for the Planning Council, if you have any questions or require additional information.

Ray Eubanks
December 10, 2015
Page Two

Respectfully,



Barbara Blake Boy
Executive Director

BBB:DDV

Enclosures

cc/enc: Isabel Cosio Carballo, Executive Director, South Florida Regional Council
Stacy L. Miller-Novello, PE, Director, Transportation Development, Florida Department
of Transportation, District IV
Terry Manning, AICP, Planning & Policy Analyst, South Florida Water Management
District
Plan Review, Office of Intergovernmental Programs, Florida Department of
Environmental Protection
Deena Woodward, Historic Preservation Planner, Florida Department of State
Scott Sanders, Conservation Planning Services, Florida Fish and Wildlife Conservation
Commission
Comprehensive Plan Review, Office of Policy & Budget, Florida Department of
Agriculture and Consumer Services
Tracy D. Suber, Educational Consultant-Growth Management Liaison, Florida
Department of Education
Maite Azcoitia, Broward County Deputy County Attorney

cc: Bertha Henry, Broward County Administrator
Henry A. Snizek, Deputy Director, Broward County Environmental Protection and
Growth Management Department
Jenni Morejon, Director, Fort Lauderdale Department of Sustainable Development

EXHIBIT 1

ORDINANCE NO. 2015-

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, ADOPTING AN AMENDMENT TO THE BROWARD COUNTY COMPREHENSIVE PLAN BY AMENDING THE BROWARD COUNTY LAND USE PLAN TEXT REGARDING DOWNTOWN FORT LAUDERDALE "REGIONAL ACTIVITY CENTER;" AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

(Sponsored by the Board of County Commissioners)

WHEREAS, Broward County adopted the 1989 Broward County Comprehensive Plan on March 1, 1989; and

WHEREAS, the Department of Economic Opportunity has found the Broward County Comprehensive Plan in compliance with the Community Planning Act; and

WHEREAS, Broward County now wishes to propose an amendment to the Plan; and

WHEREAS, the Planning Council as the local planning agency for the Broward County Land Use Plan, held its hearings on January 22, 2015, and October 22, 2015, with due public notice; and

WHEREAS, the Board of County Commissioners held its transmittal public hearing on February 10, 2015, having complied with the notice requirements specified in Subsection 163.3184(11), Florida Statutes; and

WHEREAS, the Board of County Commissioners held an adoption public hearing on December 8, 2015, at 2:00 p.m. [also complying with the notice requirements specified in Subsection 163.3184(11), Florida Statutes] at which public comment was accepted, and the comments of the Department of Economic Opportunity, South Florida Regional Planning Council, South Florida Water Management District, Department of Environmental Protection, Department of State, Department of Transportation, Fish and

1 Wildlife Conservation Commission, Department of Agriculture and Consumer Services,
2 and Department of Education, as applicable, were considered; and

3 WHEREAS, the Board of County Commissioners, after due consideration of all
4 matters, hereby finds that the following amendment to the 1989 Broward County
5 Comprehensive Plan is consistent with the State Plan, Regional Plan, and the Broward
6 County Comprehensive Plan; complies with the requirements of the Community Planning
7 Act; and is in the best interests of the health, safety, and welfare of the residents of
8 Broward County,

9 BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF
10 BROWARD COUNTY, FLORIDA:

11 Section 1. The 1989 Broward County Comprehensive Plan is hereby amended
12 by Amendment PCT 15-1, which is an amendment to the Broward County Land Use Plan
13 Text for the Downtown Fort Lauderdale Regional Activity Center, as set forth in Exhibit
14 "A," attached hereto and incorporated herein.

15 Section 2. SEVERABILITY.

16 If any portion of this Ordinance is determined by any Court to be invalid, the invalid
17 portion shall be stricken, and such striking shall not affect the validity of the remainder of
18 this Ordinance. If any Court determines that this Ordinance, or any portion hereof, cannot
19 be legally applied to any individual(s), group(s), entity(ies), property(ies), or
20 circumstance(s), such determination shall not affect the applicability hereof to any other
21 individual, group, entity, property, or circumstance.

22 Section 3. EFFECTIVE DATE.

23 (a) The effective date of the plan amendment set forth in this Ordinance shall
24 be the latter of:

- (1) Thirty-one (31) days after the Department of Economic Opportunity notifies Broward County that the plan amendment is complete;
- (2) If the plan amendment is challenged, the date a final order is entered by the Administration Commission or the Department of Economic Opportunity finding the amendment to be in compliance;
- (3) If the Department of Economic Opportunity or the Administration Commission finds the amendment to be in noncompliance, pursuant to Section 163.3184(8)(b), Florida Statutes, the date the Board of County Commissioners, nonetheless, elects to make the plan amendment effective notwithstanding potential statutory sanctions; or
- (4) If a Declaration of Restrict Covenants or agreement is applicable, as per Exhibit "B," the date the Declaration of Restrictive Covenants or agreement is recorded in the Public Records of Broward County.
- (b) This Ordinance shall become effective as provided by law.

ENACTED

FILED WITH THE DEPARTMENT OF STATE

EFFECTIVE

Approved as to form and legal sufficiency:
Joni Armstrong Coffey, County Attorney

By: Maite Azcoitia 10/20/15
Maite Azcoitia (date)
Deputy County Attorney

MA/gmb
10/20/15
#15-401.03
Downtown Fort Lauderdale RAC. Ordinance

ATTACHMENT 1

BROWARD COUNTY LAND USE PLAN TEXT AMENDMENT PCT 15-1

BROWARD COUNTY LAND USE PLAN

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 Northwest 7 Avenue.

Density and Intensity
of Land Uses: Residential Land Uses 8,100 13,100 dwelling units^{1,2}

(~~450~~ 1,200 of the ~~3,000~~ 8,000 additional dwelling units permitted by Broward County Land Use Plan (BCLUP) amendment PCT 05-3 (450 dwelling units) and PCT 15-1 (750 dwelling units) are restricted to “affordable housing” as defined by the BCLUP)

Commercial Land Uses	no specified limit
Industrial Land Uses	no specified limit
Transportation 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.)

¹ 450 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. 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 the households) or “low” (up to 80% of the median income limits adjusted for family size for the households) affordable dwelling unit that is constructed for a maximum of an additional 750 market rate dwelling units as defined and restricted by Article 8 of Administrative Rules Document: Broward County Land Use Plan.

² 750 of the 5,000 additional dwelling units permitted by Broward County Land Use Plan (BCLUP) amendment PCT 15-1 are restricted to “affordable housing” as defined by the BCLUP.

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

NOTE: ~~Struck through~~ text are deletions. Underlined text was transmitted by the City of Fort Lauderdale. Double underlined text is recommended for approval by the Broward County Planning Council, consistent with the City’s commitments.