



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#16-0722

TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Lee R. Feldman, ICMA-CM, City Manager

DATE: September 7, 2016

TITLE: Motion to Approve the Execution of Development Monitoring Agreement
with Broward County for the Downtown Regional Activity Center

Recommendation

It is recommended that the City Commission approve execution of a Development Monitoring Agreement with Broward County for the Downtown Regional Activity Center (RAC).

Background

In July 2014, the City of Fort Lauderdale processed a Land Use Amendment (LUPA) application to the Downtown RAC to increase the residential density from 11,060 dwelling units to 16,060 dwelling units (5,000 new dwelling units). The Broward County Charter requires that proposed LUPA applications demonstrate substantial conformity with the Broward County Land Use Plan.

The LUPA approval was conditioned upon the City processing an agreement with Broward County for the monitoring and reporting of development in the Downtown RAC, consistent with the conditions regarding the impacts to the transportation network and affordable housing. To briefly summarize, the agreement will address the following:

Transportation Network

- City shall monitor and collect data of transportation patterns and use of multimodal options;
- Prior to any future land use amendments, 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 mitigates impacts to the transportation network.

Affordable Housing

- The City shall set aside 15% of the additional 5,000 dwelling units (750 dwelling units) as affordable housing;
- 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;
- In addition, the City will be granted three additional, density bonus market rate units for every one “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;
- Resulting in a potential total of 5,750 new dwelling units.

The Broward County Planning Council (BCPC) staff further conditioned the approval of the amendment subject to the recordation, in the public record of Broward County, Florida, to the satisfaction of Broward County, of a legally enforceable mechanism as proffered and executed by the City regarding conditions of approval as stated above. The effectiveness of the approval shall not be final until such agreements are publicly recorded. The land use amendment was approved by BCPC on October 22, 2015, Broward County Board of Commissioners on December 8, 2015, with final adoption hearing by the City Commission on January 20, 2016.

Next Steps

The City will transmit the agreement to the Broward County Planning Council staff and Broward County staff for placement on a Broward County Board of Commissioners agenda. City staff will provide the meeting date when the item is formally scheduled.

In addition, City staff has prepared an accompanying agreement, per conditions of approval on the land use amendment, which is the First Amendment to the Education Mitigation Agreement, for the Downtown RAC (CAM #16-0583).

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the Neighborhood Enhancement Cylinder of Excellence, specifically advancing:

- Goal 6: Be an inclusive community made up of distinct, complementary, and diverse neighborhoods.
- Objective 2: Ensure a range of housing options for current and future neighbors.

This item advances the *Fast Forward Fort Lauderdale Vision Plan 2035: We Are Prosperous*.

Related CAM

#16-0583

Attachments

Exhibit 1 – Proposed Development Monitoring Agreement

Prepared by: Jim Hetzel, Principal Planner

Department Director: Anthony Greg Fajardo, Sustainable Development