



January 29, 2016

Alan J. Cohen, Assistant to the County Administrator
c/o Broward County
115 S. Andrew Avenue, Room 400
Fort Lauderdale, Florida 33301

RE: Northport/Broward County Convention Center DRI Notification of Proposed Change (NOPC)

Dear Mr. Cohen:

On December 7, 2015, the South Florida Regional Council received a NOPC for the Northport/Broward County Convention Center. Pursuant to §380.06(19)(3), Florida Statutes, the regional council shall review the NOPC to inform the local government if the change would or would not constitute a substantial deviation based on §380.06(19), Florida Statutes, and the *Strategic Regional Policy Plan for South Florida (SRPP)*.

Proposed Change

The NOPC proposes to amend the Development Order (DO) to incorporate extensions provided by the Florida Legislature. The extensions total seven years and are exempt from the cumulative calculations for substantial deviation determinations. The extensions authorized by the Legislature extended the DO build-out date to December 30, 2015, and were previously approved by the Florida Department of Economic Opportunity on March 7, 2012. Further extend the DO by four (4) years and 364 days to December 29, 2020.

Background

The Northport/Broward County Convention Center DO was originally adopted on February 7, 1989 (Ord. No. C-89-9). The DO was amended several times, with the most significant, subsequent change on October 6, 1998 (Ord. No. C-98-45). This change was a Substantial Deviation that also amended the DO build-out date to December 30, 2008. There have been subsequent modifications to the DO, but with the exception of the seven years of extensions authorized by the Legislature, the build-out date has not been amended past December 30, 2008.

Findings

The Council received a letter from the City of Fort Lauderdale regarding the NOPC. The Council's determination is limited as to whether the proposed change triggers a substantial deviation and is not able to address issues of compliance. Council staff reviews and relies upon the provisions of subsection 380.06(19) F.S., Rule 73C-40 Florida Administrative Code and NOPC Application (FORM DEO-BCP-PROPCHANGE-1).



South Florida Regional Council
3440 Hollywood Boulevard, Suite 140, Hollywood, Florida 33021
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Council staff reviewed the NOPC application and determined the proposed changes do not constitute a substantial deviation, based on the aforementioned criteria.

Please feel free to contact me at 954-985-4416 if you have any questions or require additional assistance.

Sincerely,



Isabel Cosio Carballo
Executive Director

ICC/im

cc: Review Agencies via email:

Alan Cohen, Assistant to County Administrator, Broward County
Barbara Blake-Boy, Broward County Planning Council
Barney McCoy, Broward County Transit
Bill Cross, SFRTA
Chon Wong, FDOT District IV
Greg Stuart, Broward MPO
James Stansbury, DEO
Jenni Morejon, City of Fort Lauderdale
Jill Creech, DEP Regional
Jo Sesodia, Broward County
Maribel Feliciano, Broward County
Martin Burger, Broward County
Terri Manning, SFWMD



January 22, 2016

Isabel Cosio Carballo, Executive Director
South Florida Regional council
3440 Hollywood Boulevard, Suite 140
Hollywood, Florida 33021

Re: Northport/Broward County Convention Center Development of Regional Impact
(DRI) Notice of Proposed Change (NOPC)

Dear Ms. Carballo,

This letter is in response to your December 28, 2015 communication concerning the Notice of Proposed Change (NOPC) to the Northport/Broward County Convention Center Development of Regional Impact (DRI).

The City finds that the DRI is currently not in compliance with the associated Development Order. As you may be aware, the closed vehicular access on Eisenhower Boulevard requires a reevaluation of traffic conditions in the immediate area. The County has not satisfied the condition requiring the mitigation of capacity reduction, through construction of a bypass road, and is aware of the need to reevaluate traffic conditions and replace the capacity that was lost due to the closing of Eisenhower Boulevard.

Based on recent meetings with County staff, an alternative mitigation traffic study identifying traffic impacts, may possibly be considered if an equivalent alternative solution is determined acceptable. This may include identifying multi-modal improvements connecting the Convention Center to the downtown, beach, entertainment areas, airport and other transit hubs.

Thank you for providing an opportunity to comment. Please let me know if you have any questions. I can be reached at jmorejon@fortlauderdale.gov or 954-828-5849.

Sincerely,

Jenni Morejon, Director

cc: Lee R. Feldman, ICMA-CM, City Manager
Ella Parker, Urban Design & Planning Manager
Diana Alarcon, Transportation & Mobility Director

DEPARTMENT OF SUSTAINABLE DEVELOPMENT

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