



**CITY OF FORT LAUDERDALE  
City Commission Agenda Memo  
CONFERENCE MEETING**

**#18-0189**

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

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

**DATE:** March 6, 2018

**TITLE:** Northport DRI Status Update

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**Background**

On February 7, 1989 the City of Fort Lauderdale adopted ordinance C-89-09 issuing a development order for the Northport/Broward County Convention Center Development of Regional Impact (Northport DRI), which included development within both the municipal boundaries of Fort Lauderdale and the jurisdictional boundaries of Port Everglades. The Northport DRI included provisions to provide approval of a convention center and conference facility, hotel, restaurant, and associated parking.

Subsequent to this original Northport DRI approval, ten (10) amendments were approved. To review the original Northport DRI approval along with the amendments please refer to Exhibit 1.

The following outlines a series of communications between Broward County, the City of Fort Lauderdale and the South Florida Regional Council (SFRC) on the topic of the Northport DRI:

- December 7, 2011 – Broward County Letter: The City received a letter from Bertha Henry giving notice of the County's intent to extend the buildout date of the DRI pursuant to Senate Bills 360 and 1752 for an additional 4 years.

Please see Broward County letter attached as Exhibit 2

- December 13, 2011 – City of Fort Lauderdale: The City responded to the County stating that the Northport DRI is in significant noncompliance and that the extension requests under Senate Bills 360 and 1752 are not applicable. The letter goes on to state that the expiration date of December 30, 2011 would stand.

Please see City response letter attached as Exhibit 3

- December 16, 2011 – Broward County: The County sent a new letter disagreeing with the City's intent not to extend the buildout date for the DRI and to deny building permits for development after December 30, 2011.

- In addition, this letter reiterated the County's position that Senate Bills 360 and 1752 are applicable to the Northport DRI.

Please see County letter attached as Exhibit 4

- December 28, 2011 – City of Fort Lauderdale: The City states in this letter that the position taken in the December 13, 2011 letter remains unchanged and the buildout date for the Northport DRI would not be extended past December 31, 2011.

Please see City response letter attached as Exhibits 5

- November 24, 2015 – Broward County: The Broward County Board of County Commissioners sent a letter to the SFRC submitting a Notice of Proposed Change (NOPC) in regards to the Northport DRI requesting to extend the buildout and termination dates.

Please see Broward County letter attached as Exhibit 6

- January 22, 2016 – City of Fort Lauderdale: The City of Fort Lauderdale sent a letter to the SFRC stating that the City finds the Northport DRI is not in compliance with the development order due to the County not having satisfied the condition requiring mitigation of capacity reduction through construction of a bypass road, and is aware of the need to reevaluate the traffic conditions and replace capacity that was lost due to the closing of Eisenhower Boulevard. The letter goes on to detail meetings held between the County and the City regarding alternative mitigation through a traffic study identifying traffic impacts and that an equivalent alternative solution may be possible.

Please see City of Fort Lauderdale letter attached as Exhibit 7

- January 29, 2016 – SFRP: The SFRC responded to the County acknowledging the City's letter and stating they had reviewed the NOPC to the Northport DRI and that they find that the NOPC does not constitute a substantial deviation to the Northport DRI approval. The SFRC further explained they came to this conclusion based on the fact that they can only make a determination limited as to whether the proposed change triggers a substantial deviation and not based on issues of compliance.

Please see the SFRC response letter attached as Exhibit 8

The basis of the City's letter on January 22, 2016 was in regards to the construction of the bypass road or the alternative mitigation traffic study, neither of which has occurred at this time.

**Attachments**

Exhibit 1 – Consolidated DRI Ordinance and Amendments  
Exhibit 2 – December 7, 2011 County Letter  
Exhibit 3 – December 13 2011 City Response Letter  
Exhibit 4 – December 16, 2011 County Letter  
Exhibit 5 – December 28, 2011 City Response Letter  
Exhibit 6 – Broward County NOPC Request Letter  
Exhibit 7 – City NOPC Determination Letter  
Exhibit 8 – SFRC NOPC Response Letter

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