



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

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

**DATE:** June 19, 2018

**TITLE:** Central Beach Regional Activity Center (RAC) Development and Vehicle Trips Update

**Background**

The City’s Comprehensive Plan outlines the development density and intensity for the Central Beach RAC based upon the 1989 Fort Lauderdale Beach Community Redevelopment Plan (Plan). The Plan provided a revitalization framework for the beach with specific uses and development, and was used for infrastructure improvements including roads.

Development in the Central Beach RAC is limited based on use and vehicle trips, as derived from the Plan and supporting traffic studies. Development is limited to 5,500 residential units and no more than 3,220 peak hour vehicle trips for all uses.

Per an Interlocal Agreement between the City of Fort Lauderdale and Broward County, the City is required to monitor and track development entitlements in all of the City’s regional activity center land use designations. The Central Beach RAC development tracking table contains specific project data including detailed trip analysis generated by each project.

Table 1 provides a summary of the remaining residential units and vehicles tips available for allocation in Central Beach RAC. Once these numbers are exhausted, the City will not be able to permit new development or redevelopment that exceeds approved entitlements.

**Table 1 – Central Beach Development and Trip Tracking Summary**

	<b>Residential Units</b>	<b>Vehicle Trips</b>
Total Permitted	5,500	3,220
Built and Approved	4,702	2,749
Pending Projects	407	339
<b>Remaining</b>	<b>391</b>	<b>132</b>

It should be noted that any existing development is entitled to the equivalent credit for any existing units and trips.

**Attachment**

**Exhibit 1 - Central Beach RAC Units and Trips Table**

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