



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

**#19-0826**

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

**FROM:** Chris Lagerbloom, ICMA-CM, City Manager

**DATE:** August 20, 2019

**TITLE:** Ordinance Amending the Development Order for the Northport/Broward  
Convention Center Development of Regional Impact (DRI) - Case No.  
67R09A1 – **(Commission District 4)**

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**Recommendation**

It is recommended that the City Commission consider an ordinance amending the development order for the Northport/Broward Convention Center Development of Regional Impact (DRI) to reflect the proposed development plan for the Broward County Convention Center. The intent of the amended development order is to update the development program to decrease the number of hotel rooms, retail and office space, and increase convention center space. In addition, the amended development order will include a change to the DRI boundary to include the property at 1850 Eisenhower Boulevard, the site of an existing Broward County warehouse.

**Background**

Pursuant to Section 380.06(1), Florida Statutes, a Development of Regional Impact (DRI) is defined as "any development which, because of its character, magnitude, or location, would have a substantial effect upon the health, safety or welfare of citizens of more than one county." Local governments have used the DRI section of the Florida Statutes since the 1980s to regulate projects that have substantial regional impacts and required local jurisdictional approval of associated development orders. Although DRIs are no longer required per Florida Statutes, the applicant, Broward County, has chosen to maintain the DRI and related development order to retain the overall development program and to accommodate previous commitments that address transportation impacts related to the Convention Center.

Broward County is seeking an amendment to the Northport DRI development order to reflect the proposed development plan for the Broward County Convention Center. Specifically, the amendment will reduce the number of permitted hotel rooms, commercial, office, and retail uses, and increase the size of the convention center space to accommodate the County's plans for the convention center. Currently, there is 550,644 square feet of existing convention center space, 3,342 square feet of office space and a 2,500-space parking garage on the site. The amended development order is provided as Exhibit 1. Table 1 shows the uses permitted under the existing development order and

the proposed development order.

Table 1- Existing and Proposed Uses and Intensities

Use	Existing Development Order	Proposed Development Order
Hotel Rooms	1,000	800
Retail/Office Space	470,000 square feet	Retail - 15,000 square feet Office - 24,000 square feet
Convention Center	550,000 square feet	1,203,000 square feet

In addition, this amendment changes the boundary of the DRI to incorporate the proposed western expansion of the convention center at 1850 Eisenhower Boulevard and accommodate an additional 150,000 square feet of the existing exhibit hall and 27,383 square feet of loading/service space for a total of 177,383 square feet (Case R19045). The County also proposes to build a convention center headquarters hotel within the DRI boundary.

The amended development order updates the conditions of approval within the development of regional impact boundary including the following:

- Construction of the Port Everglades By-Pass Road;
- Incorporation of amenities to support multimodal transportation, such as kiosks with public transit information, high occupancy vehicle parking spaces, and bicycle parking and storage facilities;
- Compliance with City of Fort Lauderdale land development regulations;
- Compliance with South Florida Water Management District regulations and stormwater best practices;
- Involvement of small and disadvantaged businesses in the development and expansion of the convention center;
- Incorporation of energy conservation measures and green building design into the design and operation of the building;
- Prohibition of animated images or electronic signage on the hotel structure.

Broward County indicates the construction of the Port Everglades By-Pass Road will occur prior to the issuance of a final certificate of occupancy for the hotel use. The Port Everglades By-Pass Road will provide vehicular access to the public between SE 24<sup>th</sup> Street and Eisenhower Boulevard. The purpose of the By-Pass road is to re-establish a public corridor from US-1 to SE 17<sup>th</sup> Street while maintaining the security of the Port area by providing a partially elevated roadway. A map of the proposed By-Pass Road is included as part of Exhibit 1.

### **Resource Impact**

There is no fiscal impact to the City associated with this action.

### **Strategic Connections**

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

- Goal 7: Be a well-positioned City within the global economic and tourism markets of the South Florida region, leveraging our airports, port, and rail connections.
  - Objective 1: Define, cultivate, and attract targeted and emerging industries.
    - Strategic Initiative 2: Work with partners to promote Fort Lauderdale as a year-round destination for domestic and international travel.

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

### **Attachment**

Exhibit 1 – Ordinance Approving Amended Development Order

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Prepared by: Lorraine Tappen, Department of Sustainable Development

Department Director: Anthony Greg Fajardo, Sustainable Development