

ITEM 11

DRAFT
MEETING MINUTES
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD (CCRAB)
CITY HALL
100 NORTH ANDREWS AVENUE
8th FLOOR COMMISSION CONFERENCE ROOM
FORT LAUDERDALE, FLORIDA
WEDNESDAY, DECEMBER 6, 2017 – 3:30 PM

Cumulative Attendance from October 2016

<u>Board Members</u>	<u>Attendance</u>	<u>Present</u>	<u>Absent</u>
Michael Vonder Meulen	P	3	0
Justin Greenbaum (v chair)	P	3	0
Mark Antonelli	P	2	1
Colleen Lockwood (4:01 pm)	P	2	1
Pieter Coetzee (8/22)	A	1	2
Andrew Segaloff	P	2	1
Jeff Sullivan	A	1	2
Ray Thrower	P	3	0

At this time, there are 8 appointed members to the Board, which means 5 would constitute a quorum.

Staff:

Bob Wojcik, Housing and Economic Development Manager
Sandra A. Doughlin, NPF CRA

I. Call to Order

Chair Vonder Meulen called the meeting to order at 3:38 p.m. It was noted that a quorum was present.

Communication to the City Commission

Motion made by member Segaloff seconded by member Antonelli requesting that the City takes over the maintenance of the nine street closures located within the Central City Area. In a voice vote, motion passed unanimously.

II. Approval of November 1, 2017 Minutes

Motion made by Vice Chair Greenbaum, seconded by member Thrower to approve the minutes with corrections requested by staff. In voice vote, motion passed unanimously.

III. Update on BRP Grant Application – NE 4th Avenue Complete Street Project

Bob provided the board with the current status of the application. Members were informed that it was deferred until Wednesday, January 10, 2018, and applicants will be notified regarding the order of presentations on Thursday, January 11, 2018. The County also requested additional information on the section of the street shared by the County and the City, asking for plans that needed to be provided by December 7th 2017. Christine Fanchi, of Transportation and Mobility was going to provide the requested information.

IV. HOMES, Inc./"Eat The Tea" Project Update

Katharine Barry, of H.O.M.E.S. Inc., shared with members of the board the current budget for the project, which is substantially more than anticipated. The total expenses for the project are now \$277,340. Ms. Barry went on to explain that they encountered a number of problems, including redoing the garbage area, creating an office space, loading zone and handicapped parking. They've chosen a contractor who they are comfortable with and who has promised to keep within the budget. They're also working with the architect, getting permits signed and everything will then be turned in to Legal Aid who is assisting with the preparation of the contract; she went on to say that everything should be ready by Friday.

Bob explained that this year's CDBG funds that were set aside for use by the CRA Area have approximately \$88k remaining, so they should be looking for a way to utilize this money. Based on information from the Housing and Community Development staff, between \$22k and \$88k may be available for the Central City CRA. Katharine may apply for the funding that's currently available to assist with the completion of the restaurant project. Katharine was interested in securing additional funding if possible; and may apply for the funding that's currently available to assist with the completion of the restaurant project. Bob went on to explain that he would discuss the matter with Housing and Community Development staff who oversee the funding.

Motion made by member Segaloff, seconded by member Thrower to use those remaining CDBG funds, between \$22,000 and \$88,000, that were set aside for the CRAs to be used for the "Eat The Tea" project. In a voice vote the motion passed, with member Lockwood abstaining.

Member Antonelli asked about the parking issue and was told by Katharine that she'd spoken with TAM Director, Diana Alarcon, and was told that the parking issue will be dealt

with administratively. So they're now waiting for the City's approval. Katharine went on the talk about the on-street parking along 6th Avenue concluding that it will not be enough; so she will probably use a vacant lot that she owns and turn it into a parking lot.

Member Thrower and Chair Vonder Meulen talked about using on-street parking for a set time only and also to look at the area to see other parking options.

The board went on to further discuss Abby Laughlin's projects and the "Eat the Tea" restaurant project.

Member Lockwood raised questions regarding funding given to a 501C (Non-profit); Katharine explained that the property appraiser will provide a separate folio number for the restaurant property which will be put on the tax rolls.

V. Old/New Business

Member Segaloff shared with the board that Wilton Manors is in the process of a Transit Oriented Development (TOD) land use amendment, beginning at Oakland Park Boulevard to Andrews Avenue which brings it very close to the Central City Area. Included in the discussion was that the area would be bike and pedestrian friendly and also which areas would be impacted.

Members discussed the Social Service Residential Facility (SSRF)/Assisted Living Facility (ALF) project on 4th Avenue and the impact it would have on the area; particularly with the height of the building. According to member Thrower, former Commissioner/ CCRAB Member Tim Smith who attended the DRC hearing for the project said it was very poorly received.

Member Thrower's concerned about the maintenance of the areas around the street closures, saying that he'd like the city to begin cleaning up those areas. He was reminded by staff that the neighborhood association agreed to be responsible for those areas; and it might be difficult to pass this back to the city (parks and recreation department). Vice chair Greenbaum said that he sees someone on Sunrise Boulevard picking up trash; however, he does not know how far west that person goes.

Vice Chair Greenbaum shared with the board that Cumberland Farms will be leasing property owned by him and opening a store. He also said that representatives will be coming before the board at some time to explain the project. He asked about a possible "conflict of interest", so if there's a vote needed he cannot vote and will be provided with a conflict of interest form. Members were told the representatives will only be making a presentation and not requesting any funding assistance. Member Segaloff asked about the "Container Project" north of the Central City CRA on NE 4th Avenue; and was told that financing seems to be the issue and the project probably needs an investor.

Members also discussed Hope South Florida, located at 1100 N Andrews. The board's concern is that no one seems to know exactly what's going on, a number of actions have occurred at this location from feeding the homeless, to being given a "stop work" order by the city. There has been no response to letters send by the Civic Association and the City of Fort Lauderdale.

VI. Communication to the City Commission

Motion made by member Segaloff seconded by member Antonelli requesting that the City takes over the maintenance of the nine street closures located within the Central City Area. In a voice vote, motion passed unanimously.

VII. Public Comment

There was none.

VIII. Adjournment

Meeting adjourned at 4:42 p.m.

ITEM 111

TIMELINE OF EVENTES RELATED TO THE CENTRAL CITY REZONING PROJECT

- November 4, 2014 Community Redevelopment Agency (CRA Board of Commissioners) and the Central City Redevelopment Advisory Board (CCRAB) met in a joint workshop to discuss the advisory board's desire to move forwards with zoning changes to the Central City area.
- January 7, 2015 At CCRAB meeting of January 7, 2015, CCRAB agreed upon the boundaries of the proposed mixed use district and sent a communication to the City Commission recommending their support in related proposed rezoning amendments to the Central City CRA.
- February 4, 2015 CCRAB sent follow-up communication to the City Commission requesting a second joint workshop to further discuss the rezoning initiative.
- February 17, 2015 City Commission asked staff to prepare a summary of the process and timing and resources required to accomplish the rezoning effort.
- March 17, 2015 Ell Parker, City Urban Design and Planning Manager prepared a memo to the Commission providing a rezoning update and process outline.

IT states that with limited public input, they project it to take a 12 months commencing in June 2016 and completed in June 2017.

If additional public input is required, they project it to take 18 month commencing June 2016 and completed December 2017.

If a land use amendment is required to accomplish the mixed use zoning district, then these time frames will increase by 1 ½ to two years.

A professional services budget of \$90,000 to \$120,000 is identified as needed.

A recommendation to add one FTE and funding professional services into the FY16 budget and initiating the Central City Rezoning Project in June 2016. This requires a budget amendment to the Planning budget and deprioritizing the division's work plan pausing some CAAP initiatives.

Commission says to proceed.

- September, 2016 For lack of progress by Planning staff to proceed with the Central City Rezoning effort, CRA Staff are instructed by the City Manager to take over the project with \$100,000 in funding available in the Central City Redevelopment Trust fund for this purpose.



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
CRA BOARD MEETING

#15-0322

TO: CRA Chairman & Board of Directors
Fort Lauderdale Community Redevelopment Agency

FROM: Lee Feldman, ICMA-CM, Executive Director

DATE: March 17, 2015

TITLE: Central City Community Redevelopment Area Rezoning Update and Process Outline

Background

On November 4, 2014 the Community Redevelopment Agency (CRA) Board of Directors and the Central City Redevelopment Advisory Board (CCRAB) met in a joint workshop setting, to discuss the Advisory Board's desire to move forward with changes in zoning to the Central City CRA. The Board asked the CCRAB to come back with a consensus on the boundaries for the proposed rezoning and discuss the same at a follow-up joint workshop.

At their meeting on January 7, 2015, the CCRAB agreed upon the boundaries of proposed mixed use zoning districts and sent a communication to the City Commission recommending their support of related proposed zoning amendments in the Central City CRA. At their meeting of February 4, 2015, the CCRAB sent a follow up communication to the City Commission requesting a second joint workshop to further discuss this matter. Please see exhibits 1, 2, and 3 for minutes of these respective meetings.

At the February 17, 2015 City Commission conference meeting, the Commission asked staff to prepare a summary of the process and timing and resources required to accomplish this rezoning effort.

Process/Timing

To address the broader vision identified for the Central City CRA area, portions of the underlying land use should be amended to reflect a more mixed-use environment. This could be accomplished by extending the North-west Regional Activity Center or creating a new mixed-use land use category, both of which involve a land use amendment. Alternatively, the change in land use could also be identified as part of the future update to the Comprehensive Plan. In general, any land use amendment process typically takes one and a half to two years and involves City, County and State review and approval. However, as an advantage mixed use development would be permitted by right, as opposed to allocating uses by flex allocations, as with the requested rezoning effort outlined in this memorandum.

03/17/2015

#15-0322

Page 1 of 4

While a community-driven master plan has not been developed for the Central City CRA, there is an adopted Redevelopment Plan and the City Commission has indicated that the Central City CRA community is in consensus on the proposed rezoning effort and has drafted initial concepts that will be used to establish the boundaries and criteria for a new mixed use zoning district, which would be possible by utilizing the flex allocation process. Pursuant to the City's Unified Land Development Regulations (ULDR), rezoning proposals are subject to review and recommendation by the Planning & Zoning Board, and review and approval by the City Commission.

The anticipated project schedule is based on the recommendation that there is community consensus on the proposed rezoning effort. However, in recognition of the City's strong tradition of extensive public involvement and realizing that rezoning efforts that impact various individual properties require extensive community awareness, staff recommends that additional public input is incorporated into the project. As example, similar efforts such as the South Andrews Avenue rezoning project and the more recent Sistrunk Boulevard rezoning project took approximately two years and beyond from start to completion. In addition, both of these efforts were preceded by area-specific, community-driven master plan initiatives developed and approved in prior years to set the vision for drafting the criteria and standards for the new zoning ordinances.

The proposed project schedule includes timeframes for legislative requirements including the rezoning process and associated public hearings pursuant to ULDR Section 47-24.4. This results in a total project timeframe of 12 to 18 months, depending on whether limited or broader public outreach is included. If a land use amendment is incorporated, the schedule incorporates additional time for City, County and State reviews. These options are further outlined below:

	Limited public input	Additional public input
Rezoning & Flex Allocation	12-month project June 2016 – June 2017	18-month project June 2016 – December 2017
Rezoning & Land Use Amendment	30-month project June 2016 – December 2018	

At a minimum, the following project milestones and anticipated minimum timeframes should occur:

Project Milestones	Minimum Timeframe
1. Project start up – research, mapping, data analysis	1 month
2. Preparing form-based mixed-use standards (applying similar zoning criteria as developed for the Northwest Regional Activity Center effort) and drafting of proposed Unified Land Development Regulations (ULDR) in coordination with City Attorney's Office	2 months
3 Public outreach process	3+ months

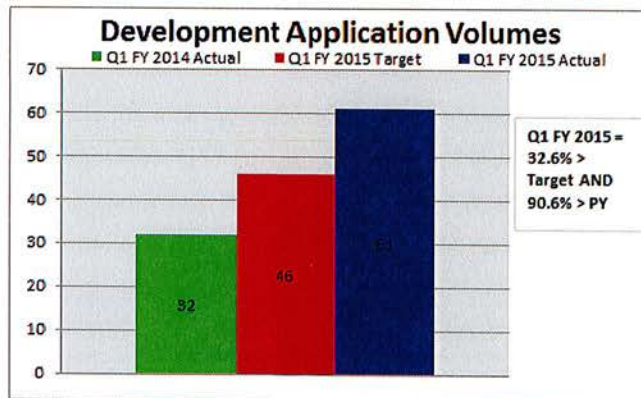
4	Presentation of draft zoning amendments to CCRAB and neighborhood associations	2 months
5	Planning and Zoning Board (PZB) hearing of the ULDR amendment and rezoning, including time spent drafting staff report	2 months
6	First Reading at the City Commission of ULDR amendment and rezoning	1 month
7	Second Reading/Adoption by the City Commission of ULDR amendment and rezoning	1 month

Current Staff Commitments

Staff supports any rezoning effort to encourage a more vibrant, sustainable, and business-ready community. However, it is important to acknowledge that Urban Design & Planning (UDP) Division is currently working at full capacity in respect to daily operations, on-going City Commission Annual Action Plan (CAAP) initiatives, and other planning projects outlined in *Press Play: Our Strategic Plan 2018*. Exhibit 4 summarizes existing and anticipated UDP Division projects for Fiscal Years 2015 and 2016.

In assessing recent UDP Division performance measures, as of January 2015 submitted development applications are approximately 30% above target and approximately 90% above target in comparison to the previous year, as shown below.

In addition, there is a significant increase in the complexity and intensity of proposed development projects and the associated level of review in comparison to the previous year. This results in more projects being presented to the Planning & Zoning Board and City Commission, which leaves less staff resources available to carry out initiatives not directly tied to development review.



The Central City CRA rezoning effort will compete with existing assignments, unless the current work plan is reprioritized or additional staff resources are provided. Taking this into account, and in order to not impact service levels or delay the Division’s current committed initiatives, staff recommends starting the Central City CRA rezoning project in June 2016, allowing for necessary staff and/or consultant resources and funding to be incorporated into the Fiscal Year 2016 budget proposal. This start date will however likely further delay other proposed future initiatives identified in Exhibit 4, including but not limited to:

- North US1 Master Plan & Design Standards;

- Uptown Village Master Plan & Design Standards;
- Historic Preservation Ordinance Update;
- Modifications to City-wide Flex Zone Boundaries and Allocation Distribution;
- South Regional Activity Center (SRAC) Land Use Amendment requesting additional residential units; and
- Development and adoption of land use amendments and zoning design standards based on the Davie Boulevard Master Plan recommendations.

Resource Needs

It is estimated that one full time staff equivalent (FTE) would be necessary to manage the Central City CRA rezoning project in addition to a potential consultant to help prepare graphics and manage the public involvement process. The professional services budget would require approximately \$90,000 to \$120,000.

It should be noted that the revenue stream projected for the Central CRA is limited at this time. Therefore, in light of the resources needed with additional staff and a consultant, it is expected that additional financial resources will also be needed to support the rezoning project.

Recommendations

Staff recommends adding one FTE and funding for professional services into the FY16 budget and initiating the Central City CRA rezoning project in June 2016.

Recommendations to expedite the project schedule include one or both of the following actions:

- a. Adopt a current year budget amendment and execute a contract for continuing professional services to hire contractual planning staff to carry out this and other planning projects as needed; and/or
- b. Reprioritize the Division's current workplan, including pausing some CAAP initiatives.

Staff seeks input from the City Commission in moving forward with this effort.

Attachments:

Exhibit 1 – Minutes from November 4, 2014 Central City CRA/CRA Board
Joint Workshop

Exhibit 2 – Minutes from January 7, 2015 Central City Advisory Board

Exhibit 3 – Draft Minutes from February 4, 2015 Central City Advisory Board

Exhibit 4 – UDP Division Projects FY 2015/2016

Author: Ella Parker, Urban Design & Planning Manager

Department Director: Jenni Morejon, Sustainable Development Director

City of Fort Lauderdale

*City Hall
100 North Andrews Avenue
Fort Lauderdale, FL 33301
www.fortlauderdale.gov*



Meeting Minutes - APPROVED

Tuesday, November 4, 2014

12:00 PM

Joint Workshop with Central City Redevelopment Advisory Board

City Commission Conference Room

CITY COMMISSION WORKSHOP

FORT LAUDERDALE CITY COMMISSION

***JOHN P. "JACK" SEILER Mayor - Commissioner
ROMNEY ROGERS Vice Mayor - Commissioner - District IV
BRUCE G. ROBERTS Commissioner - District I
DEAN J. TRANTALIS Commissioner - District II
BOBBY B. DuBOSE Commissioner - District III***

***LEE R. FELDMAN, City Manager
JOHN HERBST, City Auditor
JONDA K. JOSEPH, City Clerk
CYNTHIA A. EVERETT, City Attorney***

Meeting was called to order at 12:12 p.m. by Mayor Seiler.

ATTENDANCE ROLL CALL

Present: 5 - Mayor John P. "Jack" Seiler, Vice-Mayor Romney Rogers, Commissioner Bruce G. Roberts and Commissioner Dean J. Trantalis

Not Present: Commissioner Bobby B. DuBose

Also Present: City Manager Lee R. Feldman, City Auditor John Herbst, City Clerk Jonda K. Joseph and City Attorney Cynthia A. Everett

Central City Redevelopment Advisory Board: Stephen M. Stahl Sr., Ray Thrower, Ronald Weinbaum, Tim Smith, Katharine S. Barry and Chairman Randall Klett

Not Present: Central City Redevelopment Advisory Board Members Christine T. Jones, Vice-Chair Shannon Harmeling and Justin Greenbaum

14-1447

REVIEW OF CENTRAL CITY REDEVELOPMENT ADVISORY BOARD PLAN AS TO EXERCISE OF CITY COMMISSION'S POWERS AS A COMMUNITY REDEVELOPMENT AGENCY IN ORDER TO IMPLEMENT THE PLAN AND EFFECTUATE THE PURPOSE AND PROVISIONS OF COMMUNITY REDEVELOPMENT ACT

Mayor Seiler introduced Commissioner Trantalis as this community redevelopment area lies in District II. Commissioner Trantalis indicated this workshop agenda seems to focus on a request for appropriations to clean up certain parts of the Central City Community Redevelopment Area. It was highlighted at the district meeting that some of the improvement projects are on private property. Perhaps those owners should simply be cited. He wanted to hear from the City Manager on this topic but first wished to hear comments from the Board chair.

Central City Redevelopment Advisory Board Chairman Randall Klett noted difficulty experienced by the Board when this CRA was formed and the economic downturn. Tax increment financing (TIF) revenue estimates for this year are between \$38,000 and \$40,000, which will be the first revenue this CRA will receive. He confirmed for Mayor Seiler that the CRA has roughly \$25,000 in debt for development of the CRA plan and \$10,000 for City staff time. The Board plans to budget roughly \$10,000 for City staff time in the next fiscal year. They would like to expend a small amount on simple things to improve the neighborhood. Most of those items can probably be done through staff. They would like to start paying off the \$25,000 debt in the next fiscal year, possibly \$5,000 each year over a five-year period.

Commissioner Trantalis pointed out that the CRA has proposed rezoning. In order to create a tax base that makes sense and bring their vision into a reality, the residential zoning needs to be changed to either mixed-use or commercial. He wanted to focus on this.

Klett presented an aerial map, which is attached to these minutes, and drew attention to specific areas that would need to be rezoned in order for redevelopment to occur. The Board would like to examine zoning in the commercial areas first, in other words those areas with the greatest potential to generate TIF revenue. He pointed out that the lots zoned commercial on Sunrise Boulevard are so narrow it is difficult to redevelop them well. The same problem exists along 4 Avenue and NE 13 Street.

Mayor Seiler felt this CRA is at a turning point. If they are able to move quickly on budgeting and zoning, the greatest impact can be achieved. He would not object to extending the loan repayment provided it is repaid. He felt that the need for rezoning is obvious. Commissioner Trantalis, Commissioner Roberts and Vice-Mayor Rogers all agreed. Vice-Mayor Rogers expressed concern about how the zoning pattern was initially created and the City's role versus that of the developer. Vice-Mayor Rogers wanted to see a master plan. Klett advised that is what the Board is requesting. Mayor Seiler felt the time to act is clearly now.

Commissioner Roberts suggested involving the Urban Land Institute (ULI). The City Manager agreed that could be a potential first step. It would cost roughly \$250,000 to \$300,000 for a master plan. Mayor Seiler questioned whether a Regional Activity Center (RAC) could be implemented along the Sunrise Boulevard corridor that would provide flexibility. He was concerned that a master plan would take too long. Commissioner Roberts wanted to involve the ULI in the interest of expediency and minimizing costs.

Board Member Katharine Barry agreed that there is a window of time but it is small. Flexibility will entice people to bet on a relatively empty area. The current zoning is a hodge podge. There is a mix of residential, commercial and industrial. A RAC would encourage creative flexibility. Board Member Smith added that developers are talking about development, but there is still some uncertainty. If the Commission makes some move, the word will get out to investors. Vice-Mayor Rogers raised the idea of attracting residential development because current activity in the area is residential. Commissioner Trantalis did not think it would be appropriate for residential on the corner of 4 Avenue and Sunrise. Commissioner Trantalis felt that both commercial and residential development are hot now however the depth of the commercial lots is too narrow. Vice-Mayor Rogers explained his concern is going too fast, missing the opportunity to plan or should a quick hit be found to get things going. Mayor Seiler did not think government should set trends, but rather provide flexibility. Vice-Mayor Rogers commented that in theory, commercial should follow residential. Commissioner Trantalis noted that commercial development will not come unless there is sufficient lot size. Vice-Mayor Rogers agreed but added that the commercial also needs to be supported by residential. Mayor Seiler did not think it is solely dependent on residential within the CRA. Vice-Mayor Rogers commented that in terms of density and multi-family residential, rezoning would be needed. Commissioner Trantalis felt both residential and commercial should be the focus. The lots need to be expanded. Rezoning is needed.

Mayor Seiler wanted to look at 13 Street, Andrews Avenue, 4 Avenue and Sunrise Boulevard for a RAC instead of a master plan.

Board Member Tim Smith noted that their discussion has covered short term and long term. He suggested that in the short term, they put out the message that the City is looking to provide new flexibility along the corridors and look at the interior over the long term. Vice-Mayor Rogers felt the Board should explore the topic of parking.

Mayor Seiler discussed the history of Wilton Manors. He believed 13 Street has the same potential as Wilton Drive. Commissioner Trantalis pointed out that Wilton Manors has been held back because it did not rezone. The lots facing Wilton Drive are not deep enough. Mayor Seiler supported the Board looking at what zoning could go forward quickly and staff look at the financial aspect. If they are able to change the street by changing zoning or creating a RAC, the financial aspect will diminish because developers will be more willing to invest. Commissioner Roberts expressed concern on how a RAC would impact the surrounding neighborhood. He felt that the Board should assess how that will work out. Chairman Klett noted that in some sense, this is putting lipstick on a pig but it is better than status quo. Immediate as well as long term changes are needed. When people have confidence in the City, the community and the CRA, they will be willing to gamble.

In response to Mayor Seiler's question about extending the loan repayment, the City Auditor advised that the City can provide an advance from the general fund for the CRA. It should be set up in a formal fashion. The City Manager pointed out that unlike other CRA districts, this one is solely supported by the general fund. A general fund loan transfer to a general fund TIF is cleaner than it would be in other instances where there are various contributing entities.

Commissioner Trantalis felt that the properties with code violations should be cited. Mayor Seiler agreed. Board Member Smith also agreed but at the same time wanted the problem corrected. He was concerned that code issues are cumbersome. Mayor Seiler was concerned about precedent. Board Member Smith pointed out that a lot of the work is in the right-of-way.

Board Member Ray Thrower emphasized the need for larger commercial lots. Sunrise Boulevard is an important component because it is a gateway to the beach. It needs improvement. He supported moving quickly on establishing the commercial areas that he saw as Sunrise Boulevard and NE 4th to the railroad tracks and NE 4th between 13th and Sunrise Boulevard. Commissioner Trantalis pointed out the significant improvements along a one-mile stretch of PGA Boulevard between Interstate 95 and the turnpike. There is no reason that could not be done along Sunrise Boulevard. There are opportunities; investors want to come to Fort Lauderdale. It is important to lay the groundwork with the zoning and an RAC. He wanted the Board to develop guidelines and share them with City staff. The City Manager said that staff is currently undertaking an effort in Progresso Village with the Northwest RAC, which is going before the Planning & Zoning Board in November and hopefully the Commission in December and January. He suggested the Board look at that RAC to determine if it would be what they are envisioning for the other side of Sunrise Boulevard and along the railroad track. It could be a good launching point with traction. Vice-Mayor Rogers added that when planning the Flagler Village area, property owners to the north of the railroad tracks wanted to get involved. Transit-oriented development was raised. This CRA also has that opportunity. He agreed with the City Manager on taking advantage of what is already in motion instead of a study.

Mayor Seiler noted that the Commission is on board conceptually. He asked the Board to come back with a consensus for RAC boundaries.

Board Member Smith wanted to look at the code violations quickly in that a large event is planned in February as well as improvements to public properties.

Mayor Seiler opened the floor for public comment.

Laura Croskeno, 1616 North Dixie Highway, displayed photographs, which were made a part of the record. She asked that Middle River Terrace be shielded from any potential social services zoning. In response to Mayor Seiler, the City Attorney agreed to look into whether adjustments could be made to the ordinance. Croskeno went on to say that the Dixie Highway project should be expedited in order to attract development. She commended the City Manager for working to clean up a blighted area on the corner before Home Depot. She pointed out that the neighborhood association spent its own funds to clean up a grocery store property. Care should be taken about this because it rewards property owners for not maintaining their property. She also displayed photographs of maintenance issues in the neighborhood.

There was no one else wishing to speak.

Chairman Klett pointed out that the Redevelopment Plan (Exhibit 2) suggests looking at the boundaries of the CRA, specifically expanding east to 15th or perhaps Federal Highway, north to 16th or perhaps the Wilton Manors line and west to include Lauderdale Manors, where residents have asked to be included.

Mayor Seiler felt the Board would likely become distracted with issues that could arise and miss a window of opportunity. There is already a large enough area to make an impact. Commissioner Roberts added that the County is already on the record of opposing any CRA extensions. The timing is off at this time.

Board Member Stephen Stahl favored extending the depth of properties for zoning purposes but not into the neighborhood. Both Mayor Seiler and Commissioner Trantalis indicated that is not something on the horizon. Stahl was concerned about height beyond four or five stories in relation to the neighborhood. The City Manager clarified he is suggesting the Board decide if they approve of the criteria and decide where they would recommend it be applied. Staff would then have some direction to move forward with a RAC zoning. The Northwest RAC process has been in the works for a year and is just now reaching a conclusion. Mayor Seiler felt there was more consensus in this instance. He emphasized that there is only a small window available to make this happen. In response to Klett, Mayor Seiler indicated he would be amenable to another workshop of this format in January or February provided the Board has reached a consensus.

Chairman Klett asked if the Commission would approve the requested funding for the public right-of-way projects identified in backup materials (Exhibit 5). The Commission reviewed the slides in the exhibit and rejected some. The City Manager advised that the Commission cannot take formal action in this forum, but he agreed to work with the Board.

There being no other matters to come before the Commission, the meeting adjourned at 1:23 p.m.

APPROVED
MEETING MINUTES
CENTRAL CITY REDEVELOPMENT ADVISORY
BOARD CRA CONFERENCE ROOM
CITY HALL, 8TH FLOOR
CONFERENCE ROOM
Wednesday January 7, 2015 – 6:05 PM

Cumulative Attendance from October 2014

<u>Board Members</u>	<u>Attendance</u>	<u>Present</u>	<u>Absent</u>
Katharine Barry	P	3	1
Justin Greenbaum	P	3	1
Shannon C Harmeling	A	3	1
Christine Jones (arr 6:22)	P	2	2
Randall Klett	P	3	1
Tim Smith	P	4	0
Ray Thrower	P	4	0
Ronald Weinbaum (dep 7:38)	P	3	1
Stephen Stahl	P	2	0

At this time, there are 9 appointed members to the Board, which means 5 would constitute a quorum.

It was noted that a quorum was present at the meeting.

Staff:

Al Battle, DSD/ECR Manager
 Bob Wojcik, Planner, III DSD/ECR
 Thomasina Turner-Diggs, Project Coordinator
 Audrey Gough, Eco. Dev. Aide
 Sandra A. Doughlin, Clerk III, DSD/ECR

Communication to City Commission

Motion made by member Barry, seconded by member Thrower to recommend support of the proposed zoning amendments for the proposed "mixed use district" boundaries of the Central City Area along with different character areas. Additional details such as uses and building heights will be developed at future meetings. The **motion** passed unanimously.

The attached map shows the boundaries as agreed upon for the mixed used zoning district, with the different character areas in it.

I. Call to Order/Roll Call

Chair Klett called the meeting to order at 6:05 p.m. Roll was called and it was noted a quorum was present.

II. Approval of Minutes from December 3, 2014

Motion made by Member Barry, seconded by Member Stahl to approve. In a voice vote, the **motion** passed unanimously.

III. Zoning Amendments Discussion

Members were provided with maps and copies of pages 30 and 39 of the Central City Redevelopment Plan. They were also maps on which members could write/draw. Members agreed that tire shops, body shops, liquor stores (unless it's a "high-end" liquor store) are not the types of businesses that would improve the redevelopment area. The discussion also focused on pleasing the residents, with member Stahl voicing his concerns about building heights, especially in certain areas where views would be obstructed.

Chair Klett remarked that the areas along NW 8th Avenue and NW 7th Terrace are probably in need of the most financial assistance; however, at the moment there's no money available to provide such assistance.

Member Barry also brought up the subject of alley vacations and homesteaded properties. The board discussed changing parking requirements; neighborhood compatibility, lot sizes – specifically depth or lack thereof.

Member Smith reminded the board of the advice given at the last workshop "go after what's doable".

Regarding the SMRCA area member Thrower reminded the board about the reluctance of some of the residents to accept the CDBG funding for streetlights and sidewalks on the west side of NW 8th Avenue; however, in the end the enhancements specifically the streetlights helped with the reduction of crime in the area.

Member Greenbaum asked about increasing the density for redevelopment; by changing the buildable lot size; to which member Thrower said that such changes to non-conforming lots must be grandfathered in.

The members agreed that zoning designs and a walk-able neighborhood is what they'd ultimately desire.

Mr. Battle, reminded members that this will not be a quick process because it entails many public hearings and meetings and which cannot occur until the board agrees on prohibited use; encouraged use and height recommendations among other issues.

IV. Communication to the City Commission

Motion made by member Barry, seconded by member Thrower to recommend support of the proposed zoning amendments for the proposed "mixed use district" boundaries of the Central City Area along with different character areas. Additional details such as uses and building heights will be developed at future meetings. The **motion** passed unanimously.

The attached map shows the boundaries as agreed upon for the mixed used zoning district, with the different character areas in it.

V. Public Comment

There was none.

VI. Adjournment

Meeting adjourned at 7:58 p.m.

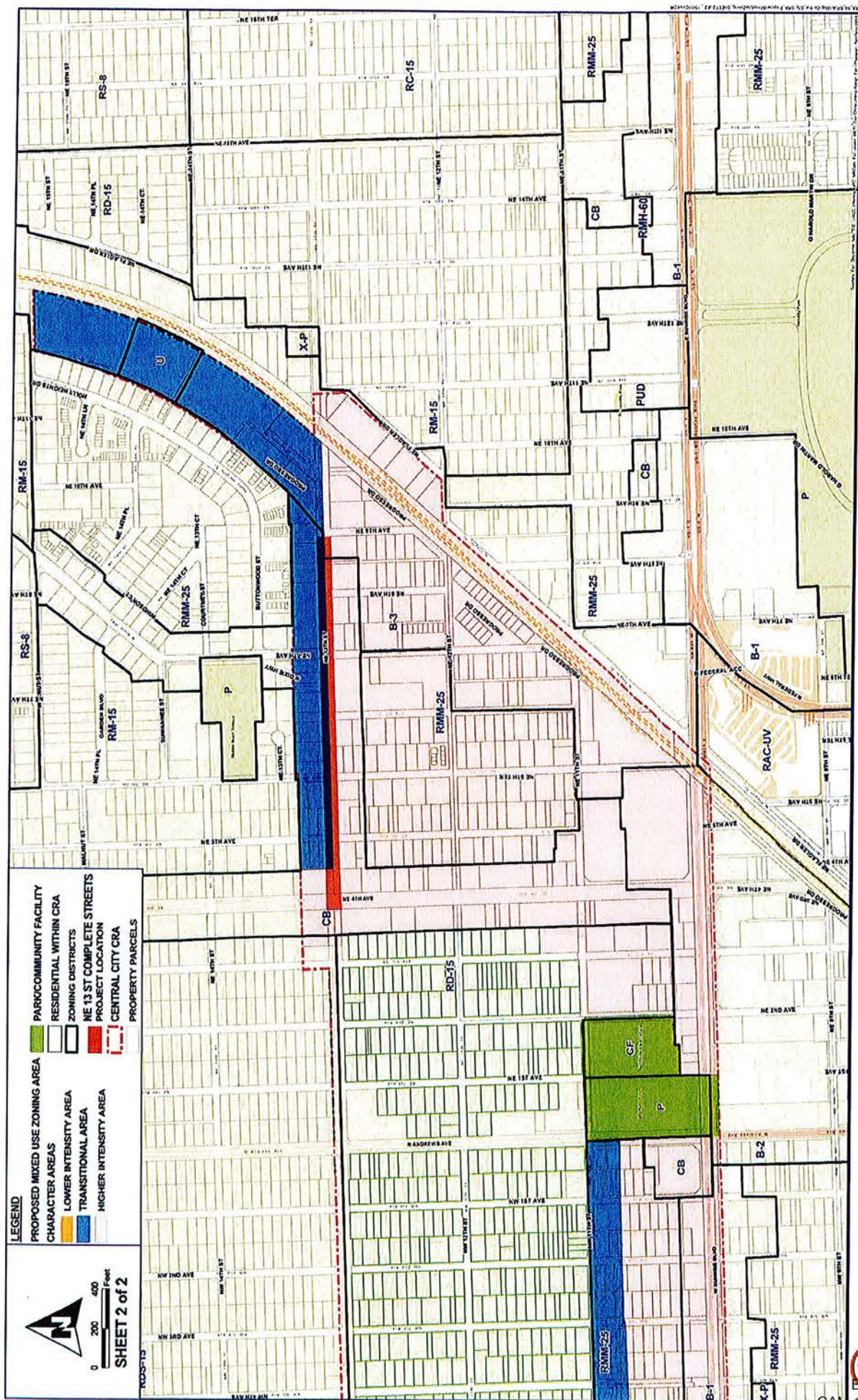
[Minutes prepared by Sandra A. Doughlin, Clerk III]

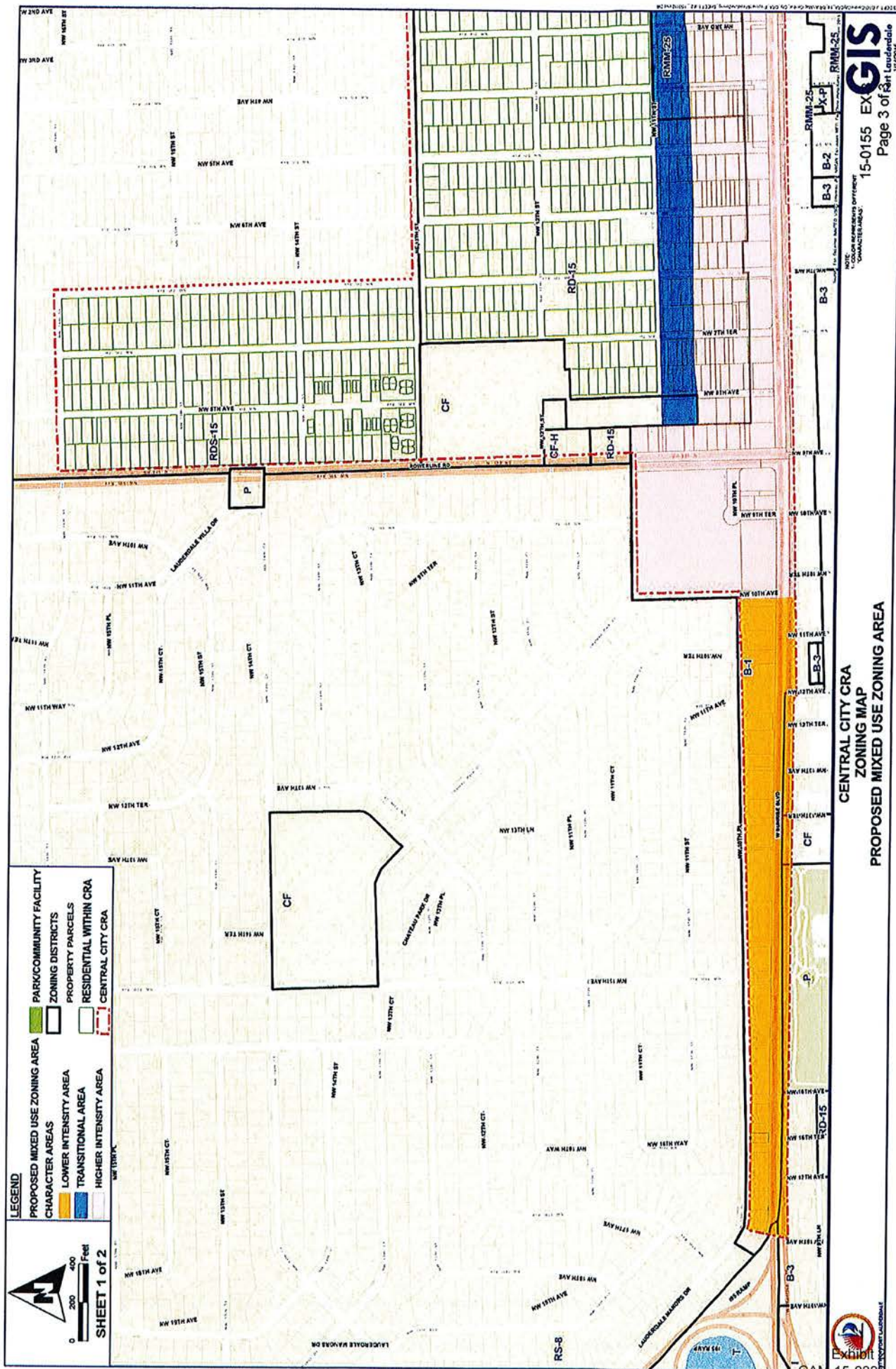
CENTRAL CITY CRA
ZONING MAP
PROPOSED MIXED USE ZONING AREA

NOTE:
* COLOR REPRESENTS DIFFERENCE
* SHOWN IN BRACKET

LEGEND

- PROPOSED MIXED USE ZONING AREA
- CHARACTER AREAS
- LOWER INTENSITY AREA
- TRANSITIONAL AREA
- HIGHER INTENSITY AREA
- PARK/COMMUNITY FACILITY
- RESIDENTIAL WITHIN CRA
- ZONING DISTRICTS
- NE 13 ST COMPLETE STREETS
- PROJECT LOCATION
- CENTRAL CITY CRA
- PROPERTY PARCELS





LEGEND

- PROPOSED MIXED USE ZONING AREA
- CHARACTER AREAS
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- CENTRAL CITY CRA

0 200 400 Feet
SHEET 1 of 2

GIS
 15-0155 EX
 Page 3 of 5
 Part Lauderdale
 11/20/15

NOTE:
 * COLOR REPRESENTS DIFFERENCE
 ** SHOWN FOR REFERENCE

**CENTRAL CITY CRA
 ZONING MAP
 PROPOSED MIXED USE ZONING AREA**

DRAFT
MEETING MINUTES
CENTRAL CITY REDEVELOPMENT ADVISORY
BOARD CRA CONFERENCE ROOM
CITY HALL, 8TH FLOOR
CONFERENCE ROOM
Wednesday February 4, 2015 – 6:00 PM

Cumulative Attendance from October 2014

<u>Board Members</u>	<u>Attendance</u>	<u>Present</u>	<u>Absent</u>
Katharine Barry(dep 7:06)	P	4	1
Justin Greenbaum	P	4	1
Shannon C Harmeling	P	4	1
Christine Jones (arr 6:11)	P	3	2
Randall Klett	P	4	1
Tim Smith (arr 6:22)	P	5	0
Ray Thrower	P	5	0
Ronald Weinbaum	A	3	2
Stephen Stahl	P	3	0

At this time, there are 9 appointed members to the Board, which means 5 would constitute a quorum.

It was noted that a quorum was present at the meeting.

Staff:

Al Battle, DSD/ECR Manager
 Bob Wojcik, Planner, III DSD/ECR
 Diana Alarcon, Director T&M
 Deborah Griner, Transportation Manager, T&M
 Anthony Fajardo, Zoning Manager
 Sandra A. Doughlin, Clerk III, DSD/ECR

Communication to City Commission

Motion made by Member Jones, seconded by member Thrower requesting a joint workshop meeting with the City Commission as a follow-up to the November 4, 2014 workshop meeting, where members were directed to come back to the commission with rezoning recommendations for the Central City CRA based on a consensus reached by the Advisory Board. **Motion** passed unanimously

I. Call to Order/Roll Call

Chair Klett called the meeting to order at 6:05 p.m. Roll was called and it was noted a quorum was present.

II. Approval of Minutes from January 7, 2015.

Members were advised that there was a minor change to the communication to the city commission, Member Thrower also requested a change on page 2. **Motion** made by member Barry seconded by member Greenbaum to approve with changes. In a voice vote, the **motion** passed unanimously.

III. 13th Street Complete Street Project – Update

Diana Alarcon, Transportation and Mobility Director provided the board with an update of the project. Appropriation to the existing engineering design was approved at December 17, 2014 Commission meeting. A task order was released and the engineering firm of Ty Lin International was retained. In addition Kettleson and Associates was hired to conduct the lane reduction study. Ms. Alarcon explained that the design phase should take about four to six months to complete and that prior to the start of the project there will be public meetings with the consultant. Ms. Alarcon also reminded the board that because the project is being funded through a grant, they need to stick to the county time frames. The clock is ticking and they need to keep the project on track.

Member Barry asked about on-street parking and was told that an in depth study will be conducted by Ty Lynn; and that the engineering design should be completed in late summer to early fall.

Member Stahl then asked about 24/7 on-street parking. He also inquired about parking meters and whether parking would be restricted during peak hours. Ms. Alarcon explained that on-street parking depends on the outcome of the new study they are doing on lane reduction. The original study indicated that if a lane was removed for parking it would not have an impact on traffic. Member Stahl said that if there are no parking meters, it would become a "parking lot". Ms Alarcon said the City has the right to meter but a decision has not been made at this time.

Bob Wojcik advised the advisory board that in the funding application it was anticipated that the engineering design work would be done in house. This is no longer the case and fortunately the City's funding was increased from \$100K to \$310K, which helps cover the expense of increased cost for design.

IV. Zoning Amendments Discussion - Continued

Anthony Fajardo, Zoning Administrator

Chair Klett revisited the concern about having enough dwellings units available in the Flex Zone to actually implement the plan they have drawn up for the new mixed use district. Mr. Fajardo responded that there are about 1800 flex units for potential development along the corridors. For the creation of a new mixed-use district with 50 dwellings per acre, an analysis would be needed as to what can be accomplished and the type of zone that can be created. Chair Klett said the proposed mixed use area includes an entire triangle area and not just corridors. Mr. Fajardo advised the board that they can craft the plan however they want; and reminded them that the comprehensive plan controls the land use and that there are current regulations for mixed use development. He was also asked by Chair Klett if density could be added without changing the comprehensive plan. Member Barry asked if the zoning could be mixed use without being an RAC, to which member Thrower reminded the board that the process to become an RAC is a lengthy one, since it has to go through the county. Mr Fajardo said it would take a land use amendment to become a RAC but that mixed use can be done without being a RAC.

Bob Wojcik explained to the Board what zoning changes had occurred south of them in the NPF CRA area south of Sunrise. Member Smith reminded members of the how an Urban Village Zoning, where you can live and work was created by the Commission for the area north of downtown and the area south of downtown.

Member Greenbaum said that developers he has spoken to have indicated that they need a height of at least 120 feet to create residential mixed use, any project below 80 feet would not be a viable one and the height should be the same as on the south side of Sunrise. Member Smith indicated that they would need to transition into the neighborhoods where there are single family homes. Responding to the recommendation of the prohibition of liquor stores, member Greenbaum reminded the board that if this occurred then the current liquor stores would never move.

Chair Klett discussed creating an environment that would discourage certain businesses; and instead create a neighborhood where residents/visitors could either walk to a grocery store or live above one. Member Greenbaum felt that lack of code enforcement resulted in some of the issues plaguing the area to which the chair responded that it was the clientele of the businesses that was responsible (loitering, drug dealing etc). Member Greenbaum responded that loitering not only occurs outside of Tattoo Parlors but other areas.

Anthony Fajardo said that it was a combination of everything that's creating the problems; that's why the best scenario would be to create a walkable environment by engaging the street, shade trees and wider sidewalks; and a zoning that allows for mixed uses. He suggested that the board members be specific in asking for what they want.

Member Barry spoke about a moratorium on convenience stores; while member Klett likes the idea of a wine store, or something similar. Anthony Fajardo did remind the board that you can get around the "liquor store and convenience store" by having a single refrigerator for meats or limited shelves holding "food items" and be able to say you are a "food store", and that the board should come up with a criteria for "convenience stores".

Member Harmeling spoke about the possible installation of security cameras; but that they would be quite expensive to maintain.

Chair Klett spoke about limiting driveways on to the main streets; and having access to parking from side streets.

Member Greenbaum likes the idea of businesses being open during the evening; he felt that it could reduce crime. Pocket-parks, cultural arts center, a police station, civic and private clubs, houses of worship, a library and service stations was also discussed. Prohibition of social services and residential facilities was brought up by vice chair Harmeling; adult gaming generated a lot of conversation with the board being against having this type of business in the area. Member Smith is against check cashing stores and pain clinics; while member Stahl likes the idea of doctors and lawyers offices or a high-end barber shop opening up in the area. Chair Klett said that high rents will encourage high-end tenants and activities.

Motion made by member Smith to have the Chairman work with staff to construct language that describes the intent and characteristics of the proposed mixed use district, including proposed and prohibited uses based on input that has been provided by the board, and to have the same available for review at their next meeting.

V. Communication to City Commission

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Recommendation for new board members was discussed. Member Thrower shared with the board the "Adopt a Street" event (NE 4th & Powerline), on February 14, beginning at 7:45 a.m.

Members were provided with an update of the Funky Fun Run.

There being no further business, meeting was adjourned at 8:05 p.m.

[Minutes prepared by Sandra Doughlin, Clerk III]

ITEM 1V

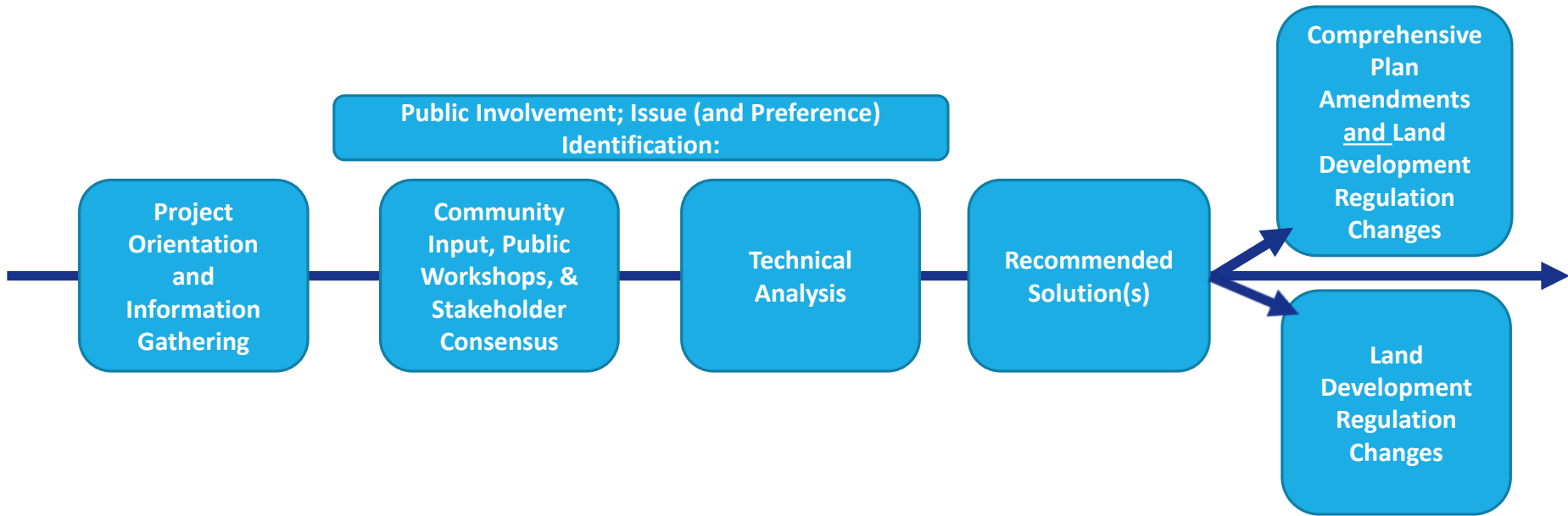


Central City CRA Rezoning Project

CRA Advisory Board Meeting
February 7, 2018



Central City CRA Rezoning Project Overview



Central City CRA Rezoning Project Overview

Project Orientation

- ❑ Review and highlight goals, strategies, and key findings that have already been noted about Central City CRA;
 - CRA Redevelopment Plan, Advisory Board Minutes, City Planning Documents, Maps, Data, and relevant studies;
- ❑ Attend Kick-Off Meeting;
- ❑ Conduct Field Analysis – “Ride-along” with City/CRA Team;
- ❑ Become familiar with social media protocols for City accounts; and,
- ❑ Identify Key stakeholders and contacts for civic groups.

Central City CRA Rezoning Project Overview

Public Involvement

- ❑ Workshops/Meetings with Neighborhood & Business Associations
- ❑ Surveys
- ❑ Information and Updates provided on Central City CRA Webpage
- ❑ Pop-Up Surveys / Community Input Sessions

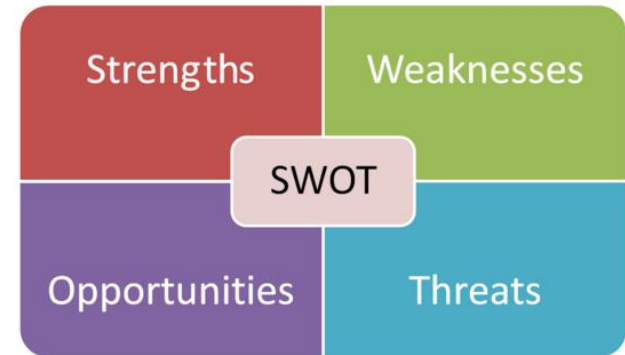
IDENTIFY ISSUES AND PREFERENCES!



Central City CRA Rezoning Project Overview

Technical Analysis

- Existing Conditions Evaluation
- Vacant Parcel Analysis
- Land Utilization Analysis
- Land Use Capacity Analysis (FLUM, Projected Growth)
- Public Facilities Impact Analysis
- Evaluation of Codes, Policies, and Regulations



IDENTIFY STRENGTHS AND WEAKNESSES!

Recommendations

Two Possible Outcomes:

1. Land Use Plan Amendment **and** Land Development Regulation changes; or,
2. Land Development Regulation changes **ONLY**.

Either way, we'll ensure the use of:

- Best practices
- Legal guidance
- Innovation
- Graphics

Land Use Plan Amendment

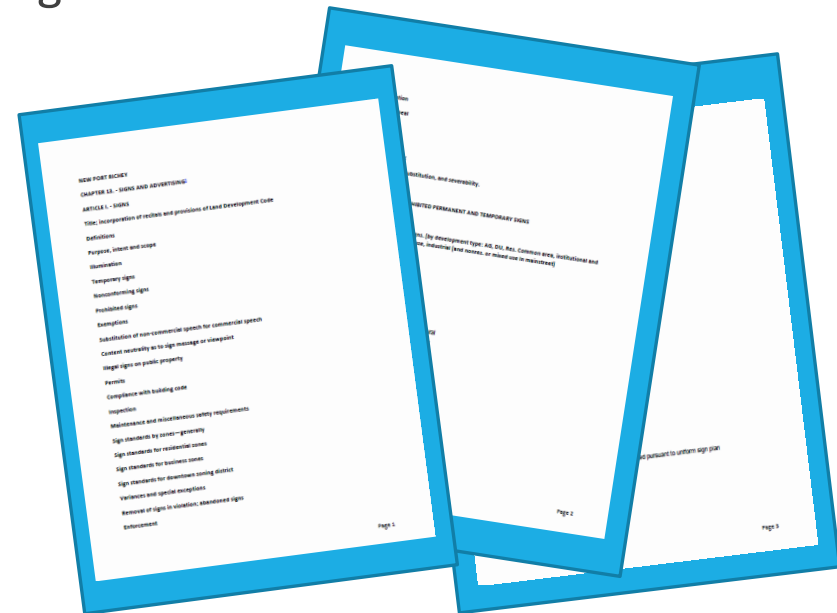
Prepare County Application

- Prepare Draft Map and/or Policy Amendments;
- Prepare Staff Report;
- Prepare necessary legislation and attend public hearings; and,
- Prepare responses to State or County comments.

Land Development Regulations

Prepare Mixed Use Zoning Classifications Outline

- Provide recommendations for the zoning and map changes.
- Provide an outline of the new code and regulations.



Land Development Regulations

Prepare Final Ordinance, Districts & Map

- Prepare Draft ULDRs;
- Prepare Staff Report; and,
- Prepare necessary legislation and attend public hearings.



— THE —
MELLGREN PLANNING
— GROUP —

ITEM 1V

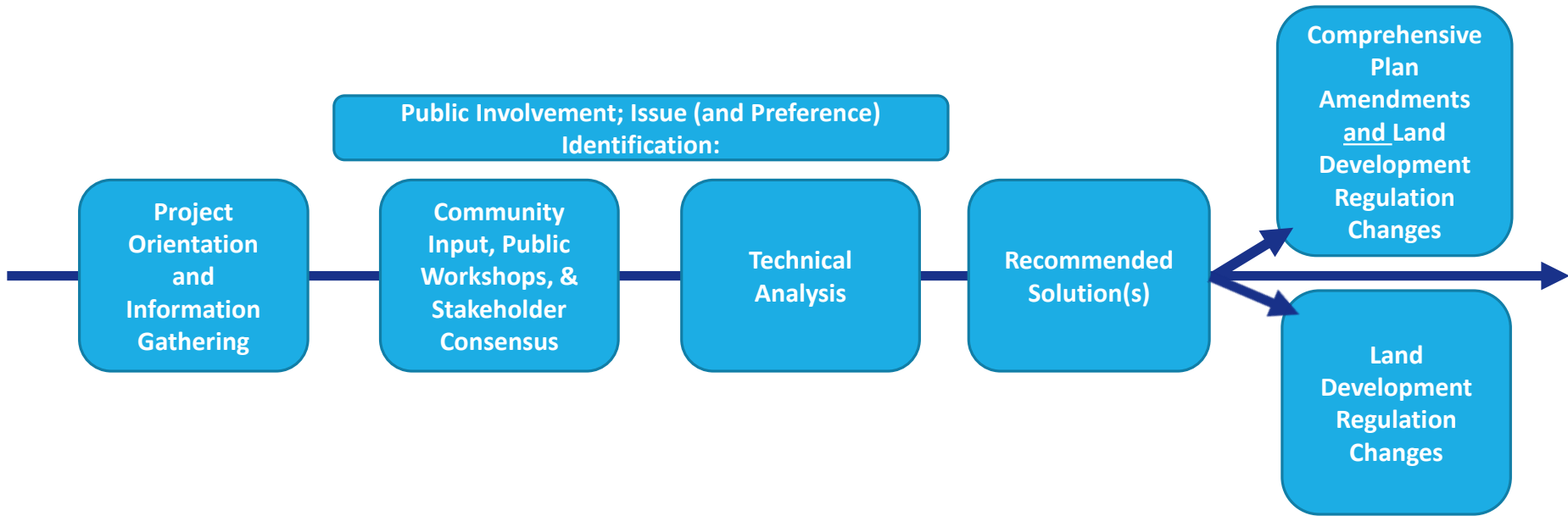


Central City CRA Rezoning Project

CRA Advisory Board Meeting
February 7, 2018



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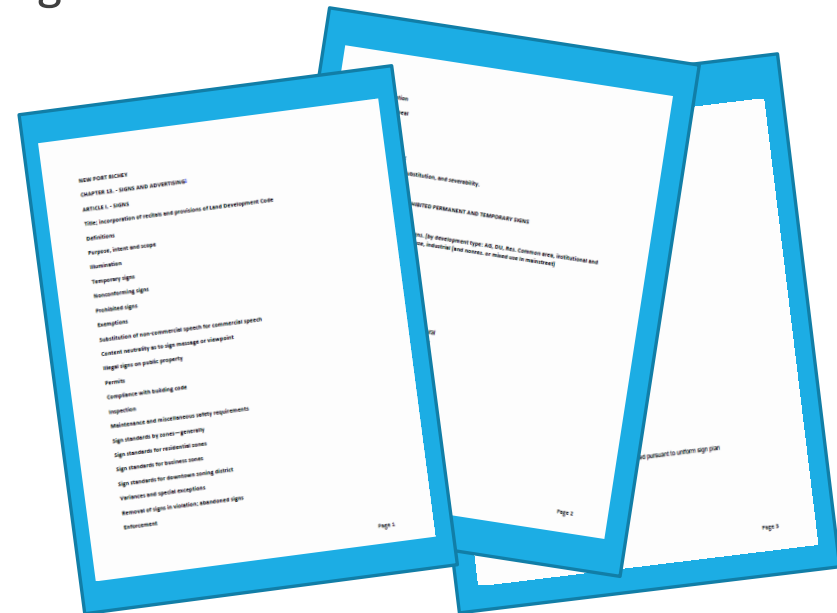
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