

APPROVED
MEETING MINUTES
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD (CCRAB)
CITY HALL
100 NORTH ANDREWS AVENUE
8th FLOOR COMMISSION CONFERENCE ROOM
FORT LAUDERDALE, FLORIDA
WEDNESDAY, FEBRUARY 7, 2018 – 3:30 PM

Cumulative Attendance from October 2017

<u>Board Members</u>	<u>Attendance</u>	<u>Present</u>	<u>Absent</u>
Michael Vonder Meulen	P	4	0
Justin Greenbaum (v chair)	P	4	0
Mark Antonelli	P	3	1
Colleen Lockwood (3:43 pm)	P	3	1
Pieter Coetzee (8/22)	A	1	2
Andrew Segaloff	P	3	1
Jeff Sullivan	A	2	2
Ray Thrower	P	4	0

At this time, there are 7 appointed members to the Board, which means 4 would constitute a quorum.

Staff:

Don Morris, Central Beach/ Central City Manager

Bob Wojcik, Housing and Economic Development Manager

Cija Omengebar, CRA Planner

Sandra A. Doughlin, NPF CRA

I. Call to Order

Chair Vonder Meulen called the meeting to order at 3:32 p.m. It was noted that a quorum was present.

II. Approval of December 6, 2017 Minutes

Motion made by member Antonelli seconded by Vice Chair Greenbaum, to approve the minutes. In voice vote, motion passed unanimously.

III. Overview of Central City Rezoning Project

Bob went over with the board the time lines of all actions taken to date, regarding the rezoning project; beginning with a joint workshop in November of 2014; ending with the hiring of the Mellgren Planning Group; which was made upon the recommendation of a committee that Justin Greenbaum, Vice Chair and Ray Thrower were a part of.

IV. Introduction of Planning Consultant – Goals and Objectives

Staff introduced, Althea P. Jefferson, AICP Senior Associate of the Mellgren Group and Michele Mellgren, President of the Millgren Group

Ms. Jefferson presented a slide show with the preliminary details of the project; **see attached**. Also discussed was the scheduled tour of the area on February 8, 2018. The discussion included height preferences; public involvement in the process. Member Thrower spoke about the underutilization of the commercial areas, especially on Sunrise Boulevard. Density, a roundtable with developers, project orientation, policies and zoning regulations were also discussed. Ms. Jefferson would like feedback from the community, businesses and the advisory board. Among the suggestions, was to have pop-up sessions that would include a 2 – 3 minute questionnaire.

The land use map could be revised, which would be the easier option; however if the decision was to do a land use amendment, the process would be extended by approximately 18 months.

Vice Chair Greenbaum brought up the challenges on West Sunrise, due to the depth or lack thereof of the lots.

Members also discussed BrowardNext, and how it treats density with micro-units between 400 and 500 square feet.

Vice Chair Greenbaum, suggested mixed uses and ownership patterns on NE 4th Avenue,

Member Thrower expressed his concern about the underutilization of the commercial areas on Sunrise.

Ms. Jefferson spoke to the members about density, comparing what the images would be using 25 units per acre versus 20 to 30 units per acre. Also discussed was the hope to have a round table conversation with potential developers to see what incentives are most attractive to them. The school board lot was also part of the discussion.

V. Old/New Business

Members were provided the city's response to the last Communication to the City Commission, regarding the request for city staff to take over the maintenance of the 9 street closures in the Central City Area. The City Manager asked that staff develop a memorandum and map showing those street closures that are in need of maintenance. An e-mail from the City Manager's office was also sent to the Mayor and Commissioners regarding this request.

Bob provided the board with an update on the status of Broward Redevelopment Program (BRP) Grant Application. The BRP Evaluation Committee is recommending the City/CRA Project along NE 4th Avenue for funding and the Board Members thanked Bob for his work on this project. Bob announced that he be focusing his attention on the NW CRA and would no longer be staff to the Central City CRA. Cija Omengebar would be taking over that responsibility.

Amending the redevelopment plan and the incentives program was also discussed.

VI. Communication to the City Commission

There was none

VII. Public Comment

There was none.

VIII. Adjournment

Meeting adjourned at 4:52 p.m.

ITEM 1V

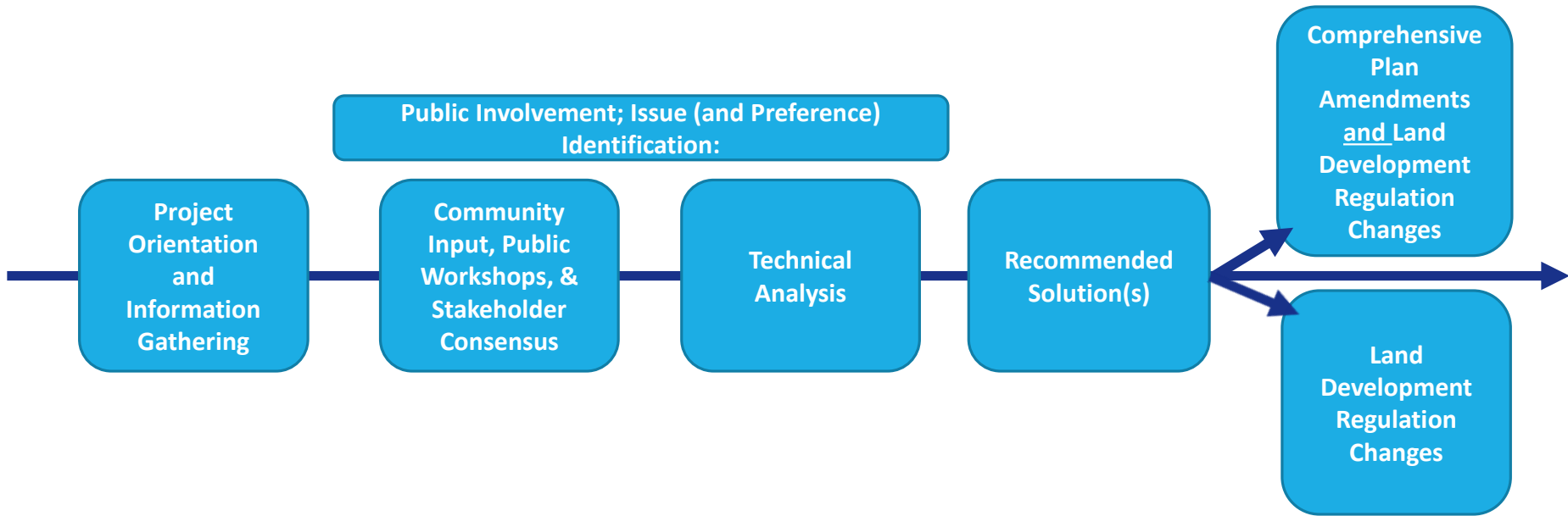


Central City CRA Rezoning Project

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

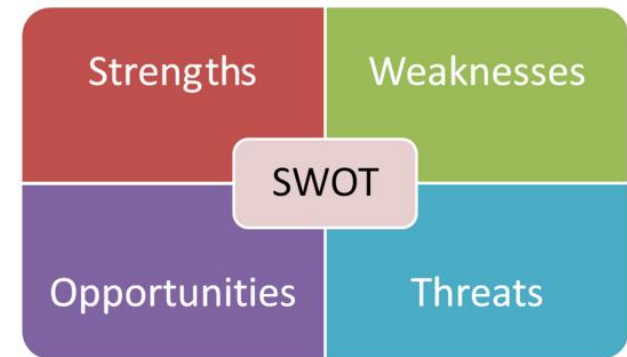
IDENTIFY ISSUES AND PREFERENCES!



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

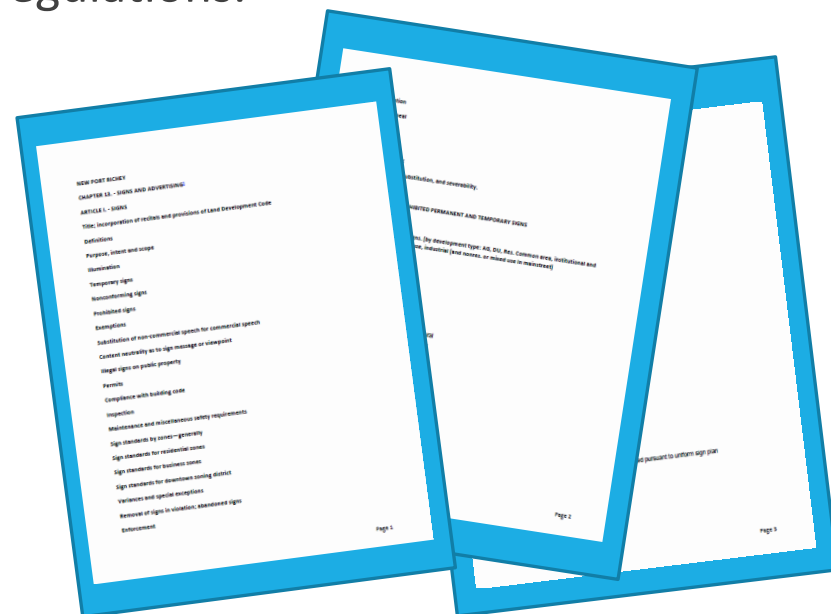
Prepare County Application

- 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