

**CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD (CCRAB)
REGULAR MEETING
Wednesday - August 7, 2019
3:30 PM
CITY HALL
8th FLOOR CONFERENCE ROOM
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33301**

AGENDA

- | | |
|---|-------------------------------|
| I. Call to Order/ Roll Call
Quorum | Mark Antonelli
CCRAB Chair |
| II. Approval of CCRAB Meeting
Minutes <ul style="list-style-type: none">• Regular Meeting - June 5, 2019• Special Meeting - June 25, 2019 | Mark Antonelli
CCRAB Chair |
| III. Prioritizing CRA Programing
Incentives and Event Funding | Cija Omengabar
CRA Planner |
| IV. Communications to City Commission | CCRAB Members |
| V. Public Comment | Mark Antonelli
CCRAB Chair |
| VI. Adjournment | Mark Antonelli
CCRAB Chair |

THE NEXT REGULAR CCRAB MEETING WILL BE HELD, September 4, 2019

Purpose: To review the Plan for the Central City CRA and recommend changes; make recommendations regarding the exercise of the City Commission's powers as a community redevelopment agency in order to implement the Plan and carry out and effectuate the purposes and provisions of Community redevelopment Act in the Central City Redevelopment CRA; receive input from members of the public interested in redevelopment of the Central City Redevelopment CRA and to report such information to the City Commission sitting as the Community Redevelopment Agency.

Note: Two or more Fort Lauderdale City Commissioners or Members of a City of Fort Lauderdale Advisory Board may be in attendance at this meeting.

Note: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Anyone needing auxiliary services to assist in participation at the meeting should contact the City Clerk at (954) 828-5002, two days prior to the meeting.

Note: Advisory Board members are required to disclose any conflict of interest that may exist with any agenda item prior to the item being discussed.

Note: If you desire auxiliary services to assist in viewing or hearing the meeting or reading agendas or minutes for the meetings, please contact the City Clerk's Office at 954-828-5002 and arrangements will be made to provide these services to you.

DRAFT MEETING MINUTES
REGULAR MEETING
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD (CCRAB)
CITY HALL
8th FLOOR CONFERENCE ROOM
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA
WEDNESDAY, JUNE 5, 2019 – 3:30 PM

September 2018 – August 2019

BOARD MEMBERS		<u>Regular Meetings</u>		<u>Special Meetings</u>	
		<u>Present</u>	<u>Absent</u>	<u>Present</u>	<u>Absent</u>
Mark Antonelli, Chair	P	6	0	1	0
Danella Williams, Vice Chair	P	6	0	1	0
Leslie Brown (arr. 3:36)	P	2	0	0	0
Luis Castillo-Olivera	P	3	0	0	0
Pieter Coetzee	A	3	3	0	1
Charlene Gunn	P	3	0	0	0
Peter Kosinski	P	5	1	1	0
Laxmi Lalwani	P	4	2	1	0
Theodore Spiliotes	P	6	0	1	0
Zachary Talbot (arr. 3:35)	P	5	1	1	0
Alex Workman	P	4	1	0	0

At this time, there are 11 appointed members to the Board; therefore, 6 constitute a quorum.

Staff:

Cija Omengebar, CRA Planner/Liaison
 Tatiana Guerrier, Prototype, Inc.

I. Call to Order

Mark Antonelli, Vice Chair, called the meeting to order at 3:33 p.m. It was noted that a quorum was present.

II. Approval of Meeting Minutes

- **Regular Meeting, March 6, 2019**

Motion made by Member Lalwani, seconded by Member Castillo-Olivera to approve the March 6, 2019, regular meeting minutes. In a voice vote, the motion passed unanimously.

III. Budget Discussion and Recommendation

Ms. Omengebar gave a presentation on the Proposed Budget Summary (attached) through a breakdown

of the Operating Budgets and Operating Expenditures as they affect the CCRAB. Questions from newer Members of the Board were addressed, especially to how unused funds are allocated for the next fiscal year. It is in the best interest of the community to find projects to use all the funds.

Motion made by Member Castillo-Olivera, seconded by Member Talbot to approve the Budget for Fiscal Year 2020 as is. In a voice vote, the motion passed unanimously.

IV. Old/New Business

1. Rezoning Project – Permitted Uses Presentation CRA Planner Special Meeting – Tuesday, June 25, 2019

Ms. Omengebar noted the Special Meeting on June 25th, when the consultant will talk about what the permitted uses for all the proposed areas will be and what will not be allowed. The meeting is scheduled from 4:00 to 6:00 p.m. The Board will be hearing consultants' proposals as they relate to permitted uses in preparation to subsequent meeting to discuss development requirements. It was not known if the Board will be voting on anything on June 25th, but Ms. Omengebar will check and report back; it was explained that it is a discussion and recommendation meeting.

2. July Agenda Items Recommendations

Due to the meeting on June 25th and the Fourth of July Holiday, the consensus was that the July meeting be cancelled. The next regular meeting would be in August. Should the development standards be ready before then, they would be discussed at that regular meeting; however, if it can be done before, a special meeting can be scheduled for mid-July.

Motion made by Member Talbot, seconded by Member Lalwani to cancel the July meeting. In a voice vote, the motion passed unanimously.

After some discussion on Turn Stone presenting at the June 25th and the July meeting being cancelled, in looking forward to the August 7th Agenda Items, Turn Stone could be presented in August, possibly in September. The criteria for the Turnstone project were briefly discussed. The public will be at that meeting, focusing on Turnstone, and it is important not to misconstrue the objective of the meeting. General discussion followed on the state of the homeless and how the issues are currently being handled. The City has taken various steps to work with agencies and/or Broward County to place individuals for needed assistance. Chair Antonelli noted it would be helpful to ascertain Turnstone's proposed plan in order to comment on whether or not it conflicts with the direction of the Central City Redevelopment Plan. Ms. Omengebar will coordinate with Turnstone and inform the Board of their readiness to present their project. Member Castillo-Olivera requested contact information for Turn Stone; Ms. Omengebar will send the information.

V. Communications to City Commission

There were none.

VI. Public Comment

There was none.

VII. Adjournment

Motion to adjourn the meeting was duly made and seconded. There being no further business, the meeting was adjourned at 3:55 p.m.

Attachments: Proposed Budget Summary for 2020

[Minutes written by M. Moore, Prototype, Inc.]

DRAFT

DRAFT MEETING MINUTES
SPECIAL MEETING
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD (CCRAB)
CITY HALL
8th FLOOR CONFERENCE ROOM
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA
WEDNESDAY, JUNE 25, 2019 – 4:00 PM

September 2018 – August 2019

BOARD MEMBERS		<u>Regular Meetings</u>		<u>Special Meetings</u>	
		<u>Present</u>	<u>Absent</u>	<u>Present</u>	<u>Absent</u>
Mark Antonelli, Chair	P	6	0	2	0
Danella Williams, Vice Chair	A	6	0	1	1
Leslie Brown	A	2	0	0	1
Luis Castillo-Olivera	P	3	0	1	0
Pieter Coetzee	P	3	3	1	1
Charlene Gunn	P	3	0	1	0
Peter Kosinski	P	5	1	2	0
Laxmi Lalwani	P	4	2	2	0
Theodore Spiliotes	P	6	0	2	0
Zachary Talbot	P	5	1	2	0
Alex Workman	A	4	1	0	1

At this time, there are 11 appointed members to the Board; therefore, 6 constitute a quorum.

Staff:

Don Morris, Central Beach/Central City Manager
 Cija Omengebar, CRA Planner/Liaison
 Tatiana Guerrier, Prototype, Inc.

I. Call to Order

Chair Antonelli called the meeting to order at 4:08 p.m. It was noted that a quorum was present.

Chair Antonelli called for a motion to make a change in the Agenda.

Motion was made by Member Lalwani, seconded by Member Castillo-Olivera, to switch the Public Comment and Communications to the City Commission on the Agenda. In a voice vote, the motion passed unanimously (8-0).

II. Rezoning Project Update – Permitted Uses

Don Morris introduced Althea Jefferson, Senior Associate, The Mellgren Planning Group, to make a PowerPoint Presentation (attached) on permitted uses for the Rezoning Project. Also provided were copies of permitted use tables (attached). The purpose of this meeting is to gather Board and Public Comments. Additional meetings will address items other than permitted uses. Ms. Jefferson proceeded to explain the maps involved in the rezoning and the concepts represented on slides of the presentation. The next step will be completing permitted use tables using the feedback from the Board and Public to go before the City Commission; two public hearings would be required before adoption.

Board Comments:

Member Castillo-Olivera noted the exercise of deciding what would be permitted versus not permitted, and if it already allowed should it be allowed to continue. Ms. Jefferson said this was a big part of the considerations. Promises were made to the community and Staff not to create any non-conformities in the new zoning districts; such allowances would become a “non-conforming use” that do not meet today’s standards. Such designations could complicate financing for new or evolving businesses. The Board was encouraged to contribute input on what is or is not appropriate as well as anything that may have been omitted in these rezoning proposals. Grandfathering property uses was discussed; the only exception would be a single family residence to protect lifetime savings and security.

Member Coetzee said this is a great opportunity to rezone a neighborhood mixed-use area and recommended the except for existing automotive areas, future automotive uses be removed from this planning. This should not encourage retail automotive parts stores that don’t do repairs.

Member Spiliotes noted the 13th Street above Home Depot area, that there is already a lot of liquor being sold amongst two package stores and several restaurants. Ms. Jefferson asked about wine specialty stores; Member Spiliotes said there already is one in the area that should suffice. Member Gunn agreed with this reasoning. Further discussion followed on the existing number of package liquor stores, of which there are at least four in the immediate area; particularly not encouraged would be the late-night-drive-through liquor stores, but high-end stores in the commercial corridor should be allowed. Requirements for distance separations as well as name-changing to package liquor stores, bar rooms, and restaurants that serve alcohol were discussed; some of these could be beneficial for the area in future developments.

Member Coetzee stated that the next time the Board meets there is a discussion on making zoning more liberal, defining certain aspects, like mother-in-law cottages, etc.

Chair Antonelli asked about spot zoning in certain areas. Ms. Jefferson noted some reasons are acreage retouches and the guidelines used; out parcels zoned RD15 which included a church, parking lot, store could use further consideration. The City would like to retain such community facilities. Chair Antonelli requested that these areas be sized-out and be considered for CCC zoning. Next question was on the current code requirement for mobile vendors; Ms. Jefferson will research this as well as to differentiate service mobile vendors versus beverage mobile vendors.

III. Public Comment

- Ross Parker, 920 NE 13th, noted that on 5th Avenue there are about 40 restaurants and alcohol is very successful on that street. Parking situations on the street for different types of businesses should be reconsidered. Would like to build a new art gallery/retail space, but parking is currently a problem until requirements for new construction can be more practical.
- Randall Klent, address not given, had several comments:
 - The cannabis dispensary discussed at a previous meeting should be included in the N-MXD, not just on Sunrise Blvd.
 - Wondered how the description that goes with MXD will promote redevelopment of that area when overarching concern seems to be compatibility with the existing residential stock; wasn't CRA's purpose to remove the substandard residential stock in the area?
 - Wondered what kind of density is going to be allowed.

Chair Antonelli brought up several examples of conditional use regarding CBD sales in the CCC zoning. Ms. Jefferson will go back to revisit this, the concerns for neighbors and the Board. Mr. Morris noted that only one CBD dispensary is currently permitted per district.

- Erik Schofield, 1427 NW 7th Terrace, is surprised the RDS north of 13th is not considered for more dramatic change in zoning; mixed use should be considered, this is one of the worst streets in the area and needs to be torn down. Ms. Jefferson will go back to meeting notes to see how this came about.
- Andrew Sigalof, address not given, wonders if light manufacturing really should be restricted in the mixed-use zoning (CCC areas).
- Chuck Gregory, 1517 NE 5th Terrace, Apt. 1, had questions about inconsistent security systems permitted in the CCC areas (pages 37 and 39). He would like to see more of what is happening on 13th street; there should be more restaurants and bars and he has no problem with package stores. Discussion followed, Ms. Jefferson will recheck the language and make adjustments.
- Rich Rodriguez, 1427 NW 7th Terrace, would like to see higher zoning density in the northwest corridor of the CRA. Suggested flipping the land's value ratio, making it more valuable, encouraging redevelopment, and gave reasoning for possible N-MXD on top of RMM-25. Mr. Morris said discussion will continue on land density related to land use; Ms. Jefferson notes with RDS 15 zoning the existing code states that if a duplex is destroyed, it can only be replaced with a single family home; she will take a look with regard to code enforcement and permissibility to keep x-number of units.
- Edward Catatano, 1245 NW 2nd Ave, suggested taking the TE along 13th Street (which includes his house) and put it on Powerline. Once it is changed to a transitional area, those places will quickly disappear. There is no need to put transitional on 13th street, but on Powerline it will help the neighborhood.
- Justin Greenbaum, address not given, wondered why dry cleaners are not allowed in the district. Ms. Jefferson said it is not ideal for N-MXD, but is permissible for CCC; but it could be changed.
- Tim Smith, address not given, former City Commissioner and currently President Emeritus of Central City Alliance, expressed pleasure with the progress of this project toward dramatic changes in the area. Multiple comments were made on the existing areas that need attention to bring the area into a functioning, tax-paying part of the City. Specific comments were on SSRFs and at least a 1,000 foot disbursement rule in every district. Also questioned was the ban on nursery and equipment rental in CCC; does that mean that Thrift's garden center and Home

Depot's equipment rental would not be permissible? Ms. Jefferson said these can both be revisited as an accessory use. Mr. Smith wondered what a convenience kiosk is; Ms. Jefferson said that is to cover pop-up shops; also, food trucks in commercial areas are allowed at an event, but not on a permanent basis as unfair to established restaurants. A brief discussion followed on the topic of food trucks and other accessory uses, such as auction houses.

In closing, Chair Antonelli noted that for some time a lot of people have been working hard on this project. Member Coetzee wondered if it might be possible to do another N-MXD in the RD15 area, because to really change that area a big developer using tax credits and the Housing Authority could be used; it is important to go bold on that side to turn that side.

Mr. Morris gave some background information on the process and the next steps, coming back to CCRAB with the suggested changes and edits, and then moving forward with recommended permitted uses. Ms. Jefferson recommended the Board Members keep the PowerPoint handouts and Permitted Use Tables and make notes on them to scan/email to her. This project is scheduled to go before City Commission in 2019, regulations are 90-95% done. Items remaining are two processes which establish these new districts that do not currently exist and the ordinances to rezone these new districts. Two ordinances have been drafted; now the suggestions made tonight can be added in (cannabis/CBD oil distinctions and parking requirements are but two).

Chair Antonelli noted that an application was heard and passed by the Planning & Zoning Department that in the Central City four commercial properties had parking reductions which were accomplished with Administrative Review. This will relate to other districts, as it is considerably easier and less expensive to use this process to amend a parking ratio requirement. A brief discussion followed.

IV. Communications to City Commission

There were none.

V. Adjournment

Motion to adjourn the meeting was duly made and seconded. There being no further business, the meeting was adjourned at 6:20 p.m.

Attachments: PowerPoint Presentation
Permitted Use Tables

[Minutes written by M. Moore, Prototype, Inc.]

A. Purpose

This section is designed to outline the major strategies, projects, and programs that are recommended to be implemented by the CRA Board of Commissioners. While key components of the CRA's future work plan are outlined, this section is not intended to be an exhaustive list of the projects and programs to be undertaken. This section has been created with suggestions as to implementation keeping in mind that regular review of conditions of the neighborhood and needs of its residents and property owners is vital in creating effective and cost-efficient projects and programs that meet the needs outlined in this Plan.

The following sections provide a description of proposed projects and programs for which funding may be provided by the CRA. For reference purposes, a brief outline of the programs and strategies is provided here:

- Economic Development Strategy. New commercial development should focus on neighborhood service businesses and additional development of the major commercial areas along Sunrise Boulevard and the east end of 13th Street. Additional specialty retail through the district to provide services that are demanded is also essential. The CRA can help to attract new uses, provide inducement packages for the recruitment and retention of businesses, assist with marketing and promoting the area, and provide support to the area's merchants association.
- Housing Strategy. Most new housing is intended to be provided in conjunction with a mixed-use "transit oriented development" (TOD). Programs for existing residential neighborhoods may focus on code compliance, conservation of existing homes, weatherization and modernization, and providing a mechanism for replacing the deteriorated housing stock in the community. Additional density can be used to provide a redevelopment of the area to better address the housing needs.
- Infrastructure and Neighborhood Improvements. Capital projects could include assistance with Traffic Calming and infrastructure improvements. Neighborhood improvements could include sidewalks, lighting, landscaping, and open space.
- Grant and Financing Programs. The CRA can provide matching funds for a variety of property improvements such as code compliance and commercial building facades. It can also provide small business loans as well as a number of employment initiatives.
- Land Acquisition. The CRA can purchase land for redevelopment and blight removal as well as to facilitate the assembly of larger parcels to be made available to private developers.
- Planning and Land Use Regulation. The CRA can undertake a variety of studies to address specific issues, encourage development and promote quality development standards. The CRA may propose and pursue appropriate changes to the Comprehensive Plan or to the zoning and land use regulations.

B. Economic Development Strategy

There are several locations within the district where a mixed use development could fit with the nature of the community and overall redevelopment plans. If a mixed use project is presented, it should include housing and commercial activity. The input from the community during the public sessions of this Plan should serve as an initiation point of the planning process. Final Plans will require approval from the CRA Board of Commissioners, especially if incentives are sought. Potential Economic projects include:

- Redevelopment of the 13th Street Corridor Business District
- Development of the TOD at the potential transit station near 13th Street
- Expansion of business opportunities along Sunrise Boulevard

Attraction of New Users

To enhance the economy of the area, the CRA should work to attract additional commercial activity to the area. One of the strategies of the CRA may be to encourage these companies to employ as many residents of the Central City CRA area as possible. The construction of new facilities or redevelopment of existing facilities to be occupied by larger employers will assist the local economy in several ways. These facilities will increase:

1. Employment opportunities for area residents.
2. Area wages, providing more disposable income to the residents.
3. Demand for additional goods and services and thus providing a more attractive marketplace thus attracting new retailers and service providers along with increasing the sales of existing businesses.
4. Taxable values due to new construction or upgrading of existing facilities.
5. Taxable values by adding value to the location of existing commercial properties as the supply of land will not increase but the demand for the land will.

The CRA should also seek to attract small commercial businesses to the area, particularly those who will provide needed neighborhood services. This might include assistance to current residents in establishing a new business venture.

The CRA should also assist with the general marketing and promotion of the area. This could include recruiting businesses to the area, creating outreach and communication media such as an area newsletter, as well as assistance with local special events designed to improve the image and profile of the CRA.

Incentive Programs

The CRA should work to put together the best possible package of inducements to attract users to the area. Each individual project should be reviewed by the CRA in terms of the value to the area. This review should include all benefits such as increase in tax base, number of jobs created, levels of pay of jobs created, potential spin-off effects and other governmental revenues generated by the project. The review should also include the need to provide additional incentives beyond what may already be available and whether these incentives should be in a monetary terms or some other form.

The CRA needs to be flexible in its approach and should be willing to prepare innovative ways to incentivize the location of an appropriate business. The CRA should only provide funds for projects that will create lasting impacts on the area such as construction or reconstruction of a facility, public improvements such as roadway or water/sewer improvements, or the training of residents of the area. Incentives can take many forms to create these impacts.

The CRA will establish incentive programs as deemed appropriate to address redevelopment obstacles at any given point in time. These incentive programs may be modified, expanded, eliminated, or added as a new program at any time. Tax increment as the source of revenue will be appropriated annually in the CRA budget and the Strategic Plan to fund the incentive programs. Details of each incentive program will be drafted as a policy and individually approved by the CRA Board of Commissioners.

Incentive programs include but are not limited to the following:

- A Commercial Façade Improvement Program
- A Housing Investment Program
- A Streetscape Improvement Program
- A General Business Investment Program
- A Tax Rebate Program

Other programs may also provide incentives to a company to locate in the area without taking the form of direct cash. The most useful and cost efficient of which is the provision of a staff person from the CRA acting as the liaison or “point” person for the project. This individual, who should have knowledge of the development process, would be responsible for coordinating permit reviews and approvals from the government. The liaison would insure that such reviews or permits were moving as quickly as possible through the approval process and would communicate informational needs to the company and its representatives. This process can save a company tens of thousands of dollars at very minimal expense to the CRA having a greater effect on the bottom line than most any cash inducement.

C. Pursuit of Land and Zoning Changes

The CRA may undertake various planning efforts to promote the redevelopment of the CRA in a manner consistent with the goals of the CRA Plan. Planning activities might include:

1. Update the CRA Redevelopment Plan as necessary to incorporate new information and changed conditions.
2. Study specific needs and issues such as workforce housing, parking, neighborhood stabilization, or open space.
3. Increase density to allow more residential development in the district.
4. Increase employment and business opportunities in the CRA.
5. Improve street appearance and function.

GOALS:

- a) Promote good planning principles.
- b) Turnover or assembly of substandard housing.
- c) Increased density for the central and northwestern portions of the district.

Task Completion Indicators:

- a) Prepare an Overlay District to meet the area's needs.
- b) Assembly of property.

D. Community Policing

The CRA may be useful in preventing and combating crime as a part of the redevelopment process. One of the tools is to contribute to the funding of Community Policing within the Redevelopment Area. Reducing crime will encourage private investment, the key to a successful redevelopment process.

Advantages of Community Policing

- Prevent and reduce crime within the Redevelopment Area.
- Improve police and community relationships.
- Forge community problem solving collaboration.
- Work closely with the School Board and Police Department in preventing crime within the local public schools within the Redevelopment Area.
- Work closely with code enforcement to stabilize the area.
- Create confidence in the private sector to make investments in the Redevelopments Area.
- Eliminate the blighting influence of crime.

Elements of the program could include:

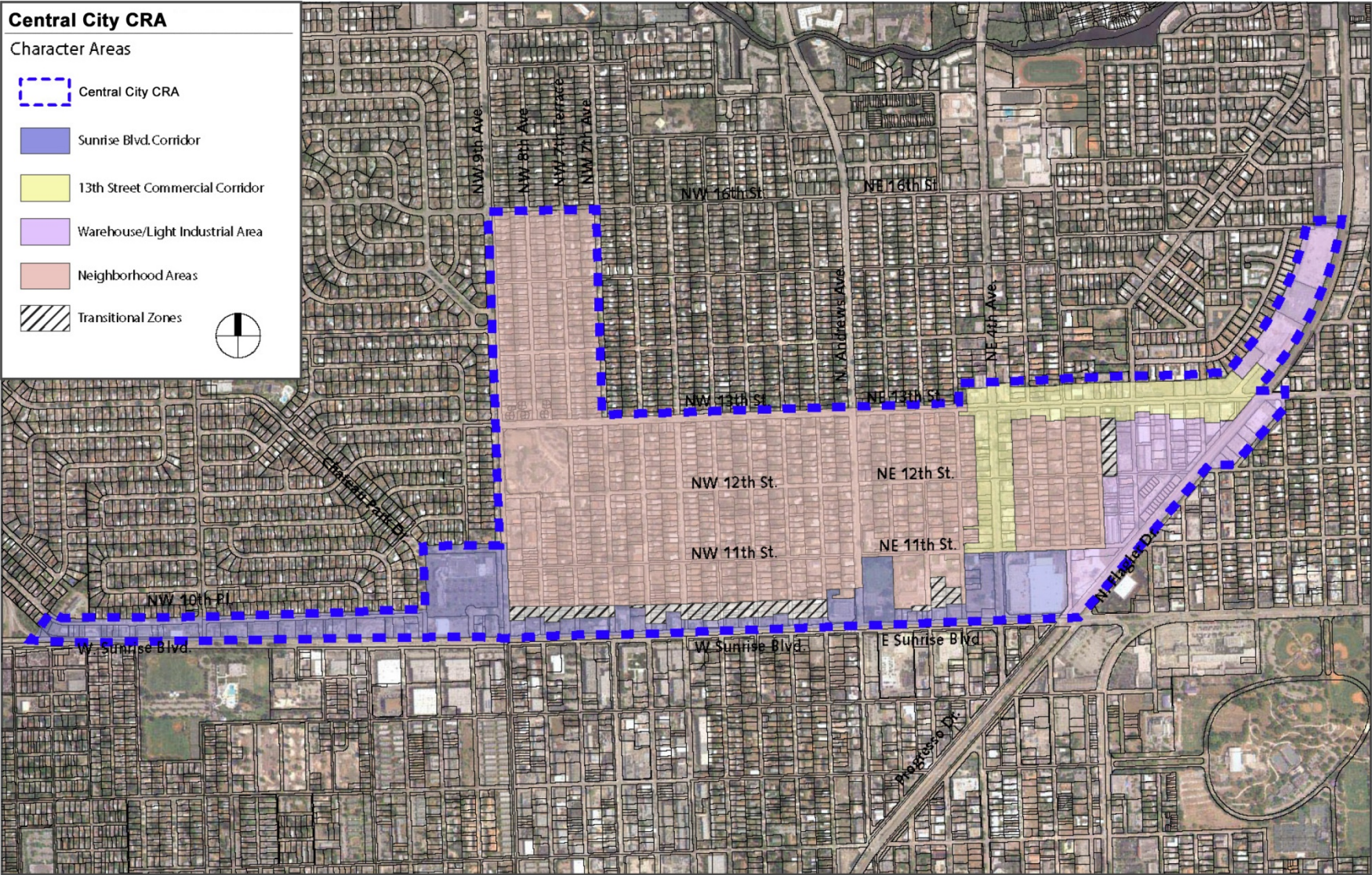
- Assist in establishing a community policing program which will include new police positions including police officers, crime prevention officers, school resource officers, crime prevention equipment and other administrative support.
- Fund equipment needs for the program including surveillance equipment and monitoring.
- Fund code enforcement as it relates to community policing.
- Use the program to attract other funding sources.

E. Administration

Appropriate allocations must also be made by the CRA to cover expenditures that must be made for administration of the CRA Program. Staff and other costs incurred by the City for services provided to the CRA may be reimbursed by the Agency based on an agreement between the parties.

The Agency will also need to regularly contract for planning, engineering and/or other professional services in order to undertake and administer projects and programs contained in this Plan and to comply with all laws and policies of the Agency or its governing body.

A depiction of potential development is found on the Exhibit that follows.



CENTRAL CITY REDEVELOPMENT ADVISORY BOARD

Regular Meeting

WED - August 7, 2019

SIGN-IN SHEET

COMPLETE NAME	COMPANY OR DEPARTMENT	ADDRESS	PHONE #	E-MAIL
Barry Curtis	CCA	1535 NE 5th Ave 33304	954 530 3518	barrycsr@aol.com
Chuck Gregory	CCA	1517 NE 5th Ter 33304	954-524-5953	cwg@cwgservices.com
Marie M'Ginley	Central City Alliance (CCA)	1517 N Andrews St 33311	954-249-5753	mizmallow@aol.com
Abby Laughlin	CCA	1050 Seminole Drive	201 682 4256	abby.laughlin@gmail.com
R. KLEIN		1226 NE 4 Ave		