

**CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADISORY BOARD (CCRAB)**

REGULAR MEETING

WEDNESDAY – February 1, 2023

3:30 P.M.

**CITY HALL – 8TH FLOOR CHAMBER ROOM
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FL 33301**

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|-------|--|-------------------------------|
| I. | The Pledge of Allegiance | Ray Thrower
Chairperson |
| II. | Call to Order & Determination of Quorum | |
| III. | Introduction of Board Members and Staff | Ray Thrower
Chairperson |
| IV. | Approval of Regular Meeting Minutes
January 4, 2023 | Ray Thrower
Chairperson |
| V. | Nomination & Selection of Vice Chair | Cija Omengebar
CRA Planner |
| VI. | Rezoning Project Discussion
PZB January 18 th Meeting | Clarence Woods
CRA Manager |
| VII. | Contract Amendment No. 1
12397-105 Central City Rezoning Consultant II
The Corradino Group | Clarence Woods
CRA Manager |
| VIII. | Program and Project Status Update <ul style="list-style-type: none">• NE 4th Avenue Streetscape Project• Non-Residential Incentive Programs• Residential Façade & Landscape Program | Cija Omengebar
CRA Planner |
| IX. | Communication to City Commission | Ray Thrower
CCRAB Chair |
| X. | Old/New Business <ul style="list-style-type: none">• FY 2023 Budget Update• Lighting Installation at Road Closures Project Update• March meeting agenda item suggestions | Cija Omengebar
CRA Planner |
| XI. | Adjournment | Ray Thrower
CCRAB Chair |

THE NEXT CCRAB REGULAR MEETING WILL BE HELD ON WEDNESDAY – March 1, 2023

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.

I. The Pledge of Allegiance

**Ray Thrower
Chairperson**

THE PLEDGE OF ALLEGIANCE

"I pledge allegiance to the flag of the United States of America,
and to the republic for which it stands,
one nation under God,
indivisible,
with liberty and justice for all."

II. Call to Order & Determination of Quorum

**Ray Thrower
Chairperson**

III. Introduction of Board Members and Staff

**Ray Thrower
Chairperson**

**IV. Approval of Regular Meeting Minutes
January 4, 2023**

**Ray Thrower
Chairperson**



CITY OF FORT LAUDERDALE

DRAFT
REGULAR MEETING MINUTES
CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD
WEDNESDAY, JANUARY 4, 2023 – 3:30 PM
CITY HALL – 8TH FLOOR CONFERENCE ROOM
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FL 33301

Board Members	Present/Absent	Cumulative Attendance	
		September 2022-August 2023	Present
Ray Thrower, Chair	P	5	0
Edward Catalano	P	5	0
Linda Fleischman	P	3	0
Justin Greenbaum [arr. 3:32]	P	4	1
Jason Hoffman	P	3	2
Shane Jordan	P	5	0
Christina Robinson [arr. 3:55]	P	3	2
Scott Sheckman [arr. 3:32]	P	3	0
Dennis Ulmer, Vice Chair	P	4	1

At this time, there are 9 appointed members to the Board; therefore, 5 constitute a quorum.

Staff:

Cija Omengabar, CRA Planner/Liaison
Clarence Woods, CRA Manager
Carla Blair, Recording Secretary, Prototype Inc.

Communication to the City Commission:

None

I. Pledge of Allegiance

Board members recited the pledge of allegiance.

II. Call to Order & Determination of Quorum

Chair Thrower called the meeting to order at 3:31 p.m. Roll was called, and it was noted that a quorum was present.

III. Introduction of Board Members and Staff

Board members and guests introduced themselves.

IV. Approval of Meeting Minutes

- Regular Meeting: December 7, 2022

Motion by Mr. Jordan, seconded by Mr. Catalano to approve the minutes of the December 7, 2022 meeting. In a voice vote, motion passed unanimously.

V. Program and Project Status Update

- NE 4th Avenue Streetscape Project

Ms. Omengebar reported procurement had not put the RFP put yet.

- Incentive Programs

Ms. Omengebar had an application for 900 NE 15th Street.

Ms. Omengebar said the wedding venue project had fallen through because the owner did not want to mortgage or lien the property.

- Rezoning Project

Ms. Omengebar said the mixed-use district [MUD] proposal was still being reviewed. Regarding the northwest quadrant, she said the Planning and Zoning Board had deferred the item to their January 18 meeting and she encouraged Board members to attend.

Mr. Catalano had photographed some of the homes in the area to provide to the Planning and Zoning Board members. He believed this was the best way to show the Planning and Zoning Board members what the neighborhood looked like now. There was currently no green space because it was used as parking for residents.

Mr. Woods recalled that at the last Planning and Zoning Board meeting, a Board member had suggested a modification. Ms. Omengebar said the proposal was to make the entire area RM-15, but the Planning and Zoning Board member had suggested keeping some of the area RDS-15. Board members and staff discussed the possible changes that the rezoning would bring.

Ms. Omengebar said staff was meeting to discuss how to make the presentation to the Planning and Zoning Board.

Chair Thrower said the Planning and Zoning Board had the CCRAB minutes and knew the Board supported the rezoning proposal. Ms. Omengebar said Planning and Zoning Board members had questions about the larger project, so staff would provide a holistic view explaining all three parts and the background.

Mr. Greenbaum asked about neighborhood outreach and Chair Thrower said prior to the first presentation to the Planning and Zoning Board, it had been presented to the South Middle River Civic Association [SMRCA] and there had been no negative comments. Mr. Catalano said some attendees were not members of the civic association but owned property in the area and supported the plan. He stated one resident and one person from Lauderdale Manors opposed the plan. The resident feared that she would be pushed out of her home.

Ms. Omengebar said staff hoped to bring presentations on the MUD to the CCRAB and to neighborhoods in March.

- Façade and Landscaping Program

Ms. Omengebar stated they planned to start marketing the program this month. She stated she would canvass the area, starting on 5th and targeting single-family homes. She discussed the scarcity of single-family homes in that area. Mr. Catalano agreed to provide Ms. Omengebar with a list of homeowners' contact information on 4th.

Board members and Mr. Woods discussed their ability to advertise/market the program and provide information to the public. Mr. Woods stressed that they wanted as much of the money as possible to go into the actual work.

Mr. Woods described to Ms. Fleischman the process for providing the funds.

Chair Thrower noted that the properties with road closures between 11th and Sunrise Boulevard were typically in the poorest condition.

VI. Review available funds in Fiscal Year 2023

Mr. Woods discussed the Balance Sheet and said the \$883,213.00 was the City ad valorem property taxes for the area for 2023. He stated revenues had increased approximately 30%, suggesting an increase in property values. He pointed out they had allocated slightly more for operations. They were allocating \$732,000 for this year's incentives and were requesting the City return the approximately \$700,000 in funds they had not expended last year. Mr. Woods noted that they could increase an expenditure using a budget modification during the year.

Chair Thrower stated of the \$1.4 million for incentives, \$150,000 had already been allocated. He said they must choose projects that would have impact on the community.

Mr. Woods explained that increasing revenue from a CRA district was typically slow unless there was a change in zoning or a large-scale project to bring significant funds to the tax rolls.

VII. Communication to City Commission

None

VIII. Old/New Business

- July 5 meeting rescheduled to July 6

Ms. Omengabar said there had been a conflict with the City Commission meeting.

- February Agenda Item Suggestions

Chair Thrower stated they would continue to work on the rezoning project.

IX. Adjournment

There being no further business, the meeting was adjourned at 4:53 p.m.

The next meeting will be held on February 1, 2023.

[Minutes written by J. Opperlee, Prototype, Inc.]

V. Nomination & Selection of Vice Chair

**Cija Omengebar
CRA Planner**

**VI. Rezoning Project Discussion
PZB January 18, 2023 Meeting**

**Clarence Woods
CRA Manager**



DRAFT

PLANNING AND ZONING BOARD MEETING MINUTES
CITY HALL COMMISSION CHAMBERS
100 N. ANDREWS AVE., FORT LAUDERDALE, FLORIDA 33301
WEDNESDAY, JANUARY 18, 2023 – 6:00 P.M.

CITY OF FORT LAUDERDALE

Board Members	Attendance	Present	Absent
Michael Weymouth, Chair	P	8	0
Brad Cohen, Vice Chair (dep. 7:10)	P	6	2
John Barranco	P	8	0
Mary Fertig	P	7	1
Steve Ganon	P	8	0
Shari McCartney	P	5	3
Patrick McTigue	P	6	0
William Rotella	P	7	1
Jay Shechtman	P	7	1

Staff

- Ella Parker, Urban Design and Planning Manager
- Patricia Saintvil-Joseph, Interim City Attorney
- D'Wayne Spence, Assistant City Attorney
- Chris Cooper, Director, Department of Sustainable Development
- Karlanne Devonish, Urban Design and Planning
- Nancy Garcia, Urban Design and Planning
- Adam Schnell, Urban Design and Planning
- Lorraine Tappen, Urban Design and Planning
- Jim Hetzel, Principal Urban Planner
- Trisha Logan, AICP, Principal Urban Planner
- Clarence Woods, CRA Manager
- Cija Omengabar, Central City CRA Planner
- Leslie Harmon, Recording Secretary, Prototype, Inc.

Communication to City Commission

None.

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

Chair Weymouth called the meeting to order at 6:01 p.m. and introduced the Board members present. Urban Design and Planning Manager Ella Parker introduced Staff.

II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM

Motion made by Ms. McCartney, seconded by Vice Chair Cohen, to approve. In a voice vote, the **motion** passed unanimously.

III. PUBLIC SIGN-IN / SWEARING-IN

Any members of the public wishing to speak at tonight's meeting were sworn in at this time.

IV. AGENDA ITEMS

Index

<u>Case Number</u>	<u>Applicant</u>
1. UDP-S21038**	1100 Hotels, LLC
2. UDP-Z22017*	City of Fort Lauderdale
3. UDP-T22011	City of Fort Lauderdale

Special Notes:

Local Planning Agency (LPA) items (*) – In these cases, the Planning and Zoning Board will act as the Local Planning Agency (LPA). Recommendation of approval will include a finding of consistency with the City's Comprehensive Plan and the criteria for rezoning (in the case of rezoning requests).

Quasi-Judicial items ()** – Board members disclose any communication or site visit they have had pursuant to Section 47-1.13 of the ULDR. All persons speaking on quasi-judicial matters will be sworn in and will be subject to cross-examination.

1. **CASE:** UDP-S21038

REQUEST: ** Site Plan Level III: Parking Reduction for 172-Room Hotel

APPLICANT: 1100 Hotels LLC

AGENT: Courtney Callahan Crush/Crush Law, P.A.

PROJECT NAME: Fairfield Inn and Townplace Suites

PROPERTY ADDRESS: 1100 W. State Road 84

ABBREVIATED LEGAL DESCRIPTION: Commercial SW Corner of N1/2 OF NE1/4 OF NE1/4 Section 21

ZONING DISTRICT: Boulevard Business (B-1)

LAND USE: Commercial

COMMISSION DISTRICT: 4 – Warren Sturman

NEIGHBORHOOD ASSOCIATION: Edgewood Civic Association

CASE PLANNER: Lorraine Tappen

Disclosures were made at this time.

Courtney Crush, representing the Applicant, stated that the request is for a parking reduction for a hotel surrounded by other hotel and non-residential uses. Coordination with the Florida Department of Transportation (FDOT) was required, as the subject property is located on State Road (SR) 84.

The Applicant held a public participation meeting at the subject property and planned a presentation, but there were no attendees. They then presented the Application to the Edgewood Civic Association at their November 2022 meeting. Most questions addressed compliance with the appropriate zoning district. The proposed hotel is eight stories in height and located in the B-1 zoning district.

The hotel will be activated at ground level on three of its four sides, with ground level studio hotel rooms, a pool, and a porte cochere. FDOT has agreed that the existing large shade trees on the south side of SR 84 will remain in place.

The hotel will have 172 rooms. Ms. Crush noted that in all locations other than the Fort Lauderdale Beach, hotels require one parking space per room; however, because the hotels on SR 84 serve airport and port passengers, and due to the use of ride-sharing and shuttle services, that number is not expected to be necessary. The Applicant's traffic engineer gathered data on two hotels to the west, as well as another hotel on US-1 and SR 84, and concluded that the daily demand on parking, during the pre-COVID-19 tourist season, was 44% to 55%. Actual demand is calculated at 95 parking spaces. The Applicant proposes 107 spaces, although they do not believe that amount will be necessary.

Ms. Crush reviewed renderings of the proposed hotel's elevations, shade canopy, entryway, and surface parking lot. She concluded that the Site Plan's circulation was reviewed by FDOT and it was determined that there was no need for an additional turn lane, as one has already been constructed for the previous two hotels in the area.

There being no questions from the Board at this time, Chair Weymouth opened the public hearing. As there were no individuals wishing to speak on the Item, the Chair closed the public hearing and brought the discussion back to the Board.

Motion made by Ms. Fertig, seconded by Mr. McTigue, to adopt the Resolution approving a Site Plan Level III in case number UDP-S21038, based on the following findings of fact as presented by the Staff and the Applicant, and the testimony heard, and I hereby find that the Application meets the standards and requirements of the ULDR criteria for the proposed use as cited in the Resolution, and this includes any and all conditions. In a roll call vote, the **motion** passed unanimously (9-0).

2. CASE: UDP-Z22017

REQUEST: * Rezone from Residential Single Family/Medium Density (RDs-15) District to Residential Multifamily Low Rise/Medium Density (RM-15) District

APPLICANT: City of Fort Lauderdale

GENERAL LOCATION: Powerline Road\NW 9th Avenue to the West, NW 16th Street to the North, NW 7th Avenue to the East, and NW 13th Street to the South

ABBREVIATED LEGAL DESCRIPTION: Progresso Plat Book 2, Page 18, Block 25-27, 69-74

ZONING DISTRICT: Residential Single Family/Medium Density (RDs-15) District

PROPOSED ZONING DISTRICT: Residential Multifamily Low Rise/Medium Density (RM-15) District

LAND USE: Medium Residential

COMMISSION DISTRICT: 2 – Steven Glassman

NEIGHBORHOOD ASSOCIATION: South Middle River Civic Association

CASE PLANNER: Lorraine Tappen

Lorraine Tappen, representing Urban Design and Planning, showed a PowerPoint presentation on the Item, which requests rezoning of an area in the Central City Community Redevelopment Agency (CRA). The area is located in the northwest quadrant of the CRA and would be rezoned from RDs-15 to RM-15.

The area's existing zoning limits residential uses to building and/or rebuilding traditional single-family homes. The proposed RM-15 zoning district allows for more single-family dwelling unit options, including traditional single-family homes, duplexes, cluster developments, zero-lot-line developments, town homes, and multi-family uses, among others. Multi-family development would be limited to 13th Street. Ms. Tappen pointed out that cluster and zero-lot-line developments would be required to come to the Planning and Zoning Board for review.

Height requirements in the RM-15 district remain 35 ft., which is the same height allowed in the RDs-15 district. Setbacks remain essentially the same. There is a slight difference in the minimum lot size requirement: RDs-15 requires 6000 sq. ft. for single-family development, while RM-15 requires 5000 sq. ft. for detached single-family homes or duplexes and 7500 sq. ft. for town homes and multi-family development.

Ms. Tappen recalled that Staff had received questions from the Board regarding a similar zoning change presented at the November 2022 meeting, including whether or not that change would increase density. She confirmed that the potential density would remain the same for both the proposed zoning district and the area's Future Land Use. The existing density, based on the various types of dwelling units in the area, is approximately nine dwelling units per acre.

The Board had also previously asked if RM-15 zoning was compatible with other properties zoned RDs-15 and located to the east. Ms. Tappen clarified that this zoning district is consistent with the residential medium density Future Land Use category, which permits up to 15 dwelling units per acre. The intent of the RM-15 district is to provide areas for single-family residences as well as a variety of low-rise multi-family residences, and is limited to locations in proximity to arterial/collector roadways or community facilities such as schools.

Ms. Tappen noted that RM-15 zoning is adjacent to RS-8, RC-15, and RD-15 zoning. She pointed out that in some neighborhoods, such as Victoria Park, there is an eclectic mixture of single-family residential uses, such as town homes.

In 2017, the City's Urban Design and Planning Division initiated a number of Code revisions known as Neighborhood Design Criteria Revisions (NDCRs) in response to the perception that some newer buildings were out of scale with the existing single-family character of the community. While no consensus was reached on design standards for detached single-family dwellings, there was consensus on standards for duplexes, town homes, and cluster developments.

One standard considered for these types of dwellings was fencing or walls: specifically, whether or not the new zoning district could result in town homes with walls that face single-family development. The current requirement for walls or fencing in front of town homes, cluster, or duplex developments states that 75% of all walls must be non-opaque, using materials such as vertical bars or picket fences. Opaque walls or hedges may not exceed 2.5 ft. in height.

Ms. Tappen addressed the impact of cluster developments, noting that under NDCR, cluster or zero-lot-line developments with buildings taller than 22 ft. must be stepped back to lessen the impact on neighboring buildings. These developments are also required to meet density requirements. 25% of cluster developments must be glass, and garages on shared driveways may not face the street. There are also additional requirements for roof landings and landscaping.

It was also asked at the November 2022 meeting whether or not the RM-15 zoning district might result in fewer trees and landscaping. The existing RDs-15 zoning district has no minimum landscaping requirements, and single-family lots are required to have a total of four trees. RM-15 zoning requires a minimum of 35% landscaping, requires a roof landing in most cases, and requires one tree per 1000 sq. ft. of frontage for multi-family, town home, and cluster developments. 21% of the required trees must be shade trees. There is also a minimum requirement of 12 ornamental shrubs for every 1000 sq. ft. in addition to vehicular use requirements.

Other neighborhood design criteria include:

- Town home developments must be offset so they are not in a straight line or a single long building
- Town home developments must also show variation in height, and garages must be distributed evenly
- Cluster developments must include architectural features on all sides, and garages must be on the side or in the rear of the building(s)

Ms. Tappen advised that Staff also wished to present an alternative to the proposed RM-15 zoning in case the Board has additional concerns. One possibility would be rezoning the three blocks from 9th Avenue to 8th Avenue to RM-15 and the eastern

portion of the subject area to RD-15 or RC-15. She noted that RC-15 zoning does not permit multi-family development, although town homes are permitted there.

Ms. Parker noted that the Board members were presented with a table clarifying the uses allowed in each of these potential zoning districts.

Ms. Tappen stated that the Central City CRA began holding workshops in 2018, although this was paused in 2019 when the City determined they wished to take a different direction with the redevelopment. Work resumed in 2021 with a new consultant. The rezoning of the northwest quadrant is considered Phase 1 of the redevelopment effort. Phase 2 will be creation of a mixed-use zoning district for the areas north of Sunrise Boulevard, along the FEC rail corridor, and in the eastern portion of NE 13th Street. Phase 3 will introduce a Land Use Plan Amendment to fully allow the uses and density envisioned for the area, and will include community workshops.

Meetings specific to the proposed rezoning effort include:

- Central City CRA Board meetings in August and October
- Middle River Terrace Neighborhood Association formal public participation meeting on this specific item
- November 16, 2022 and January 18, 2023 Planning and Zoning Board meetings
- If approved by the Planning and Zoning Board, first reading before the City Commission on March 21, 2023

Mr. Shechtman recalled that when this item came before the Board in November 2022, he had recommended more restrictive zoning, with RM-15 on the left three blocks of the subject area and RD-15 for the remainder. The Board had not voted on the item at that time, but allowed the Applicant time to review these options and bring the item back.

Mr. Shechtman also asked if any of the photos shown at tonight's meeting were multi-family developments, or if they were all town homes. Ms. Tappen replied that these were all town home and cluster development projects.

Chair Weymouth requested that any individuals wishing to speak on this item who were not sworn in earlier be sworn at this time. He noted that each individual speaking on the item would have two minutes to do so.

There being no further questions from the Board at this time, Chair Weymouth opened the public hearing.

Mary Ann Martone, private citizen, stated that she is a longtime resident of the subject area and wished to remain there.

It was noted for the record that private citizen Terry Carter opposed the proposed rezoning.

Marie McGinley, private citizen, advised that she fully supported the project as a resident of the Middle River neighborhood.

Newasann Sutherland, private citizen, asserted that the proposed zoning change was illegal and would contribute to homelessness. She expressed concern for residents who may not be fluent in English and were not aware of the proposed changes.

Cija Omengebar, Central City CRA Planner, provided the Board members with written comments from two members of the Central City CRA Advisory Board who could not be present at tonight's meeting. She noted that the membership of that Board voted unanimously to support the Application.

Joan Woody, private citizen, stated that she opposed the rezoning.

A. Marie Scott, private citizen, was disturbed by the proposed changes, and was concerned that residents of the neighborhood who do not read English might not have seen notice of tonight's meeting. She expressed concern for elderly residents in particular.

Ray Thrower, Chair of the Central City CRA Advisory Board, stated that this issue has been reviewed numerous times. Members of the Advisory Board have unanimously approved the rezoning as presented, with no changes, and felt that Phase 1 of the proposed redevelopment is the right step for the community.

Rockell McShan, private citizen, explained that she cannot develop a vacant lot in the subject area under its current zoning.

As there were no other individuals wishing to speak on the Item, the Chair closed the public hearing and brought the discussion back to the Board.

Ms. Fertig recalled that one of the Board's concerns expressed at the November 2022 meeting was for the lack of a community meeting. She noted that the schedule provided in the Board's backup materials did not show any additional community meetings between November 2022 and January 2023, and asked what more has been done in that time frame to communicate with residents of the subject area.

Ms. Tappen replied that a community meeting was held on the previous night, January 17, 2023, with some attendees. No other meeting was scheduled between November and January. Signs advertising tonight's meeting date were posted in the subject neighborhood.

Ms. Omengebar explained that when Phase 1 of the project was originally halted in 2019, the City had already held numerous engagement meetings with the community, including workshops intended to generate ideas for inclusion in a draft. She noted that funding for the project is limited. The community was informed of the project and

advised that its Code changes and details would be packaged and brought back to the Central City CRA Advisory Board, with meetings scheduled in the evenings so more residents could attend.

Ms. Omengebar continued that when updates on the rezoning project were provided by the City's consultant, she sent mass emails to residents who had provided their contact information. She pointed out that the proposal has not changed significantly from its first presentation in 2018-2020. The RM-15 proposal was determined to be the best option to provide residential development for the community. Due to the timing of the redevelopment project, not all members of the public remained fully engaged throughout the process.

Ms. Fertig asked if mailed notice was sent to the community in multiple languages. Ms. Omengebar replied that this was not done for Phase 1, although Staff plans to take this step for the next phase of the project.

Ms. Fertig stated that she was very concerned, as many of the residents giving public comment had indicated they felt the proposed change was being done to them instead of for them. Ms. Omengebar reiterated that there was intense community outreach for the first two years of the project, including mailers sent from the Central City CRA to all homes in the area. She noted that roughly 68% of residents rent their homes, which means it is difficult to determine which residents would be engaged on this topic. She has also held conversations with the president of the nearby neighborhood association, and hopes to present at a future meeting or meetings of this group.

Ms. Fertig observed that she had hoped Staff would take these additional outreach steps between November 2022 and the present in order to reach more residents of the subject area in Phase 1.

Ms. Fertig also asked if the members of the Central City CRA Advisory Board whose letters Ms. Omengebar had provided to the Board were also residents of the subject neighborhood. Ms. Omengebar noted that one of the two members lives in the CRA but not the northwest quadrant for which the rezoning is proposed. The second member lives approximately 300 ft. from the CRA. In addition to these letters, six meetings' worth of minutes were also provided, showing the Board voted unanimously in favor of the proposal.

Mr. Shechtman commented that the Board is not making a decision at tonight's meeting, but will make a recommendation that will go to the City Commission. He encouraged individuals with concerns about the Application to attend the Commission meeting at which it will be presented for approval.

Mr. Shechtman continued that the current RDs-15 zoning was originally RD-15, which allowed for 15 units per acre in the subject area. This permitted more housing to be constructed there. In the 1990s, many residents opposed the RD-15 zoning, which

resulted in the creation of RDs-15 zoning, which only allowed the construction of single-family homes in the neighborhood. If this zoning is retained, it would prevent the development of more housing opportunities in the area.

Mr. Shechtman advised that the proposed rezoning to RM-15 would reopen the area to a greater variety of housing. He asserted that he opposed the proposal as it has been presented to the Planning and Zoning Board, as he felt it would not be a positive step for the development of the subject neighborhood. He added, however, that the first three blocks of the area along Powerline Road could be appropriately rezoned as RC-15, while the remainder of the neighborhood could be rezoned to RD-15. This would prevent multi-family development or other changes that could change the character of the neighborhood.

Mr. Barranco observed that the issue appears to be a flaw in communication between the Central City CRA and the subject neighborhood. He agreed with Mr. Shechtman that property owners' rights should be restored to what they were before the RDs-15 zoning district was created, and was also in favor of greater density along Powerline Road.

Mr. Barranco asked what happened before 2018, when community outreach began. Ms. Omengebar replied that the area of the CRA was determined through numerous community meetings and discussion of the Redevelopment Plan. Through additional meetings, a proposal of the changes desired along the corridors and the northwest quadrant was determined.

Ms. Omengebar continued that once the Central City CRA was approved as a redevelopment area, no funding was available at that time. Between 2012 and 2015, there was additional discussion by the City Commission of rezoning the entire area based on the Redevelopment Plan. Once funding became available, the CRA sent out a request for proposal (RFP) to secure a consultant in 2018.

Mr. Barranco commented that this process did not seem to constitute a grassroots effort. Ms. Omengebar stated that the minutes of the Central City CRA Advisory Board would indicate otherwise, as that Board is made up of residents and stakeholders from the Central City CRA.

Central City CRA Manager Clarence Woods stated that when the City first sought to create this specific CRA, it was done with City tax increment financing (TIF) revenue only: Broward County did not include any TIF revenue. The process of creating the Redevelopment Trust Fund required both a finding of necessity and a Redevelopment Plan. The Plan was created through a series of community meetings and serves as a blueprint for eliminating slum and blight conditions as demonstrated by the finding of necessity. He noted that the projects included in the Central City CRA's Redevelopment Plan were generated from the community itself.

Mr. Barranco noted that there could be better communication between the City, the CRA, and the surrounding community, as plans for redevelopment could be misconstrued as gentrification. He cited improvements along the Sistrunk Corridor as examples of neighborhood investment by the Northwest CRA. He concluded that he would support improvements over current conditions in the Central City CRA, but was not in favor of the proposal before the Board.

Ms. McCartney agreed that the proposed changes were not organic to the community, and felt Mr. Shechtman's proposal to increase density on the edge of the northwest quadrant rather than in its center was a more sensible option. She also agreed with Mr. Barranco that there appear to have been communication issues.

Vice Chair Cohen pointed out that many of the properties in the subject area are rental properties, which meant those residents could lose their homes if an owner sees an opportunity to increase rent after a zoning change and a potential increase in property value. He felt the emphasis should be on convincing owners to improve their properties for the individuals who already live there. He also agreed with Mr. Shechtman's suggestion to create more density along a portion of Powerline Road, and was not in favor of the plan as presented.

Vice Chair Cohen left the meeting at 7:10 p.m.

Mr. McTigue stated that he was also disappointed that the Central City CRA did not act on the Board's recommendation that they meet with residents of the subject neighborhood. He strongly emphasized the need for proper outreach.

Mr. Rotella asked if public notice is sent to homeowners or rental tenants. Ms. Tappen replied that notice is sent to property owners. Mr. Rotella recalled that it was stated earlier in the meeting that 68% of homes in the neighborhood are rented and 32% are owned, which would mean a significant portion of residents could lose their rental homes if rents are increased after redevelopment.

Motion made by Ms. Fertig to defer this Item to hold a community meeting to notify the residents and the owners of the properties, to provide that notification in at least three languages, Haitian, Spanish, and English, and to hold at least one community meeting for this community.

Mr. Shechtman felt there should be additional communication to the public regardless of whether or not the Board votes upon or defers the Item. Ms. Fertig declared that her intent was to have Staff explain the meaning of the proposed rezoning to the community it would affect, and to have residents receive proper notification of the meeting(s) between now and the date to which the meeting may be deferred.

Chair Weymouth asked if this issue had any particular urgency that would be negatively affected if it were deferred. Ms. Omengbar replied that Staff can take time to conduct

additional outreach if that is the Board's desire. She requested, however, that any deferral be longer than one month, so that would provide Staff with sufficient time to advertise public meetings and conduct other outreach in multiple languages.

It was asked if the attendees at previous public meetings were all or mostly owners or renters. Ms. Omengabar stated that outreach has always been made to property owners, but indicated that she was willing to send notice to addresses within the subject area as well. Chair Weymouth strongly disagreed, asserting that these individuals did not have "skin in the game" and could easily move away; his preference was to reach out to the individuals who own and pay taxes on the properties.

Ms. Fertig reiterated that she would be in favor of notifying both the property owners and the tenants who rent properties, which would constitute broader community outreach. Mr. Ganon stated that due to the imbalance of owners and renters, most renters would be opposed to the changes, as it would likely mean an increase in their rent. He characterized renters as more transient than owners.

Ms. Fertig continued that the specific intent of her **motion** was to include broad notification to residents and property owners in at least three languages, with the understanding that Staff would explain the changes involved in the proposed rezoning(s).

Ms. Fertig restated her **motion** as follows: **motion** to defer Item whatever to the April Planning and Zoning meeting, and that during that time Staff notify the impacted neighborhoods, that would be the 41 acres plus anyone within 300 ft. of the proposed change as shown on here, RDS-15 to RM-15 from northwest 9th Avenue to northwest 8th Avenue and RDS-15 to RD-15 from northwest 8th Avenue to northwest 7th Avenue, to the impacted neighborhoods.

Ms. Parker encouraged all in attendance who wished to hear additional information about the Item to provide their contact information, and to recommend that any interested neighbors contact City and/or CRA Staff as well.

Ms. McCartney advised that there should not be a majority rule with regard to property rights, and the Board should take care not to suggest that a majority of renters or property owners in the neighborhood should be a criterion of the Item's approval. Chair Weymouth agreed, reiterating that his concern was that many people who expressed opposition or concern with the proposal may not have fully understood it.

In a roll call vote, the **motion** passed 7-1 (Mr. Shechtman dissenting).

3. CASE: UDP-T22011

REQUEST: Amend the City of Fort Lauderdale Unified Land Development Regulations (ULDR) to Comply with Broward County Affordable Housing Policy Updates

VII. Contract Amendment No. 1

**Clarence Woods
CRA Manager**

**12397-105 Central City Rezoning Consultant II
The Corradino Group**

ATTACHMENTS:

- 1) Corradino Cost Proposal
- 2) Contract Scope

January 26, 2023

Cija Omengebar, FRA-RP, CRA Planner
City of Fort Lauderdale | Community Redevelopment Agency
914 Sistrunk Boulevard, Suite 200
Fort Lauderdale, FL 33311
P: (954) 828-4776
E: COmengebar@fortlauderdale.gov

Central City CRA Rezoning Study Extension

Dear Ms. Omengebar,

The *Fort Lauderdale Central City CRA Rezoning, Tasks 1 through 4 Draft ("Plan")* was provided to the Central City CRA staff and City of Fort Lauderdale Planning staff on July 29, 2022 for review and comment. The Plan consists of documentation in four tasks: Task 1, *Review of Existing Policy and Regulations*; Task 2, *Review of Existing Proposal and Zoning Recommendations*; Task 3, *Proposed Zoning Amendments*; and Task 4, *Implementation Plan*.

Subsequently, with direction from the Central City Redevelopment Advisory Board (CCRAB), CRA and City Planning staff, the zoning proposal was divided into a three-phase effort for adoption and implementation, with Phase 1 being a map amendment for the NW Quadrant, Phase 2 being the text and map amendment for a mixed-use district that would also combine text and map amendments to create one district with transitional edge neighborhood protections. Phase 3, requiring a Comprehensive Plan land use amendment will be a separate effort to be undertaken by the CRA and City after final adoption of the Phase 2 rezoning. The revised *Proposed Zoning Amendments* (Task 3) was provided to the CRA and City Planning staff on November 21, 2022, addressing all staff issues, and modifying the code and map for the Phase 1 and Phase 2 requirements.

While Phase 2 is under review by City staff, Phase 1, the map amendment for the NW Quadrant was heard at the City Planning and Zoning Board on November 16th, 2022, deferred to January 18th, 2023, heard and deferred again to a date to be determined after CRA staff completes additional community outreach as requested by the Board.

Upon final decision of the City Planning and Zoning Board, further zoning text and/ map modifications will be made as needed (Task 3) and revisions to Task 2 and Task 4 of the rezoning plan will be required to align with the final LDR proposals of Task 3 to be ready to go before the City of Fort Lauderdale Commission.

The work effort of the original contract has been exhausted in terms of meetings, and the anticipated draft and final plans have been provided to the CRA as of November 21, 2022. The Corradino Group is dedicated to bringing the rezoning plan through adoption and implementation, and the Central City CRA staff requests additional assistance from The Corradino Group to perform additional outreach with community groups and provide the additional services to finalize Phase 1 and Phase 2 of the zoning proposal to be ready for Commission and taken through the adoption process. Approval of additional work is requested as scoped below.

Below, the efforts that will be required for supporting the Central City CRA staff are described under each appropriate task of the original scope. The original scope description is presented in italics for reference, followed by the description of the extension to each task.

Task 1, Review of Existing Policy and Regulations

Original Scope:

The Corradino Team will review City of Fort Lauderdale Adopted Comprehensive Plan and Future Land Use Map, pertinent sections of the City of Fort Lauderdale Unified Land Development Regulations (ULDR) and adopted Zoning Map, and the Draft Mixed Use Zoning Regulations, the Central City Area Incentive Program, and the Central City Redevelopment Plan. The team will provide a one-page summary document to identify our understanding of the work in the context of these documents. Our understanding will be guided by an initial SWOT (strengths, weaknesses, opportunities, threats) framework to refine the scope for areas of emphasis as may be needed. Along with the Task 1 Understanding Document, we will provide a Project Work Schedule.

Upon completion of these draft deliverables, the Corradino Team will meet with the with City, CRA and staff to discuss and refine the understanding and schedule documents. We will provide the final deliverables within 1 week of the Task 1 meeting.

Extension:

After the completion of Task 1, certain amendments to the Broward County Land Use Plan (BCLUP), Policy 2.16.3 and 2.16.4 revising residential use in commerce and activity centers and increase of densities along commercial corridors were proposed in October 2022 and brought to first reading. These policies impact the land development regulation of the Central City CRA. The Corradino Team will review these policies and determine their potential impact, and amend the Task 1 deliverable.

Cost:

Consultant Classification	Contract Rate	Hours	Cost
Senior Planner	\$190. ⁰⁰ / hr.	8	\$1,520

Task 2, Review of Existing Proposal and Zoning Recommendations

Original Scope:

Task 2 will commence with a roundtable workshop with the City and CRA staff and the Central City Redevelopment Advisory Board (CCRAB). The format of the meeting will be informal discussion to set priorities and exchange background information. The Corradino Team will provide audio-visual presentation to aid in understanding existing conditions, discussing visual concepts, and following a productive meeting agenda. The workshop may be virtual or in-person, based on the requirements of the time. Corradino will provide minutes of the workshop within 1 week after the workshop.

The Corradino Team will perform a regulatory review for consistency of the draft regulations with the City of Fort Lauderdale Adopted Comprehensive Plan and Future Land Use Map, pertinent sections of the City of Fort Lauderdale Unified Land Development Regulations (ULDR) and adopted Zoning Map, and the Central City Area Incentive Program.

The Task 2 deliverable will include the required document and include a staff-level workshop and presentation. The report will outline the proposed amendments, their intent, what they are, how they achieve desired goals, limitations of the code language to achieve the goals, and the range of outcomes. At least one week after delivery of the report, we will hold a roundtable workshop for the City and CRA staff with audio-visual presentation that summarizes the report and provides visuals and tables to aid vigorous discussion. The workshop may be virtual or in-person, based on the requirements of the time. Corradino will provide minutes of the workshop within 1 week after the workshop.

Extension:

The Task 2 deliverable is complete and was provided to the CRA and City staff on July 29, 2022. Task 2 is the plain language rezoning proposal, with rationales for zoning map changes, an assessment of impacts, and summaries of changes to the code to incentivize sustainable redevelopment in the Central City CRA, provide for greater sustainability, and effectively transition to the neighborhoods. There are many interwoven changes that benefit the CRA and surrounding areas, for which additional community outreach has been requested. The work order extension will include:

Community Outreach: The Corradino Project Manager will meet with Central City CRA staff and the City of Fort Lauderdale staff to outline the schedule of outreach meetings and the content of presentations at the meetings, create and provide presentation visuals for community outreach meetings, and provide a presentation at community outreach meetings, answer resident questions, and address other concerns. We expect six meetings, two each for the surrounding homeowner associations: Middle River Terrace Association (north), South Middle River Civic Association (west), and Lake Ridge Residents Association (east).

CCRAB Meetings: Corradino will attend scheduled meetings of the Central City Redevelopment Advisory Board to provide updates of the rezoning, provide a presentation, answer questions, and address other concerns for up to three (3) monthly meetings.

The Corradino Team will review community input with the CRA and City Planning staff, and amend the Task 2 deliverable as required.

Cost:

Consultant Classification	Contract Rate	Hours	Cost
Senior Planner	\$190. ⁰⁰ / hr.	26	\$4,940

Task 3, Proposed Zoning Amendments

Original Scope:

Task 2 Following the Task 2 workshop, the Corradino Team will finalize code edits based on the Task 2 report, Task 2 preliminary code edits and the outcomes of discussions during the Task 2 workshop. Based on discussions at the workshop, changes to the code will be formatted to be complete, not redundant, accurate, easy to read, and consistent with the Fort Lauderdale ULDR.

The Task 3 deliverable will be the finalized draft code language for staff review, along with the Task 2 Report updated as needed for the finalized code. At least one week after delivery of the finalized draft code and report, the Corradino Team will host a second staff-level roundtable workshop and presentation. The workshop may be virtual or in-person, based on the requirements of the time. Corradino will provide minutes of the workshop within 1 week after the workshop.

Following the staff workshop, the Corradino Team along with City and CRA staff will schedule a workshop presentation with the Central City Redevelopment Advisory Board (CCRAB). The workshop presentation will be more formal than the roundtable workshops, and we will summarize the finalized draft code, and how it addresses redevelopment goals while assuring compatibility, transition, equity, protection of property rights, and protection of neighborhood compatibility. Standards will be presented along with visuals. The Corradino Team will address questions and note comments. Part of the workshop will be devoted to discussing the implementation strategy with the CCRAB and staff to gain their insights for market absorption rates in the Central City area, in advance of starting Task 4. The workshop may be virtual or in-person, based on the requirements of the time. Minutes of the workshop will be provided within 1 week of the meeting.

Extension:

After the outreach meetings, CCRAB meetings, and completion of Task 2 revisions described as Task 2 work extensions, Corradino will review and revise the final proposed zoning code as the appropriate sections of the City's Urban Land Development Regulations (ULDR) text in underline / cross-through format . This task will include meetings with Central City CRA staff and the City of Fort Lauderdale staff to review staff and legal comments to the proposed zoning code amendments as needed, prior to continuing with implementation at the Planning and Zoning Board. This effort will include amendments for both Phase 1 and Phase 2 zoning amendments as described in the introduction. Deliverable will be the final documents, zoning map and code amendments to be brought to the Planning & zoning Board and subsequent City Commission meetings for adoption.

Cost:

Consultant Classification	Contract Rate	Hours	Cost
Senior Planner	\$190. ⁰⁰ / hr.	32	\$6,080

Task 4, Implementation Plan

Original Scope:

Task 2 Following the presentation of the finalized draft code to the CCRAB, the Corradino Team will begin work on the implementation strategy. The text of the code is generally a fixed point through time, so the emphasis of the implementation strategy will be a geographic mapping of how, where and when to expand the mixed-use zoning code as zoning map amendments to meet future demand. The mixed-use code must not be broadly applied to an ultimate larger area with one map amendment, as doing so creates incompatibilities, works against orderly transitions, and works against developing a continuous pedestrian area without vacancies and holes in the urban fabric. It is instead, critical to expand the development area progressively, and manage supply with demand to create an attractive, vibrant and economically sustainable mixed-use core for Central City.

The Corradino team will leverage current market reports, as well as CRA and City staff resources. We will meet with the CRA Housing and Economic Development staff leads to discuss verification or adjustments to market forecasts for the Central City area. Based on the best available information, we will map a strategy for progressive implementation of the zoning changes using market absorption break points rather than a set timeline. The implantation strategy will consider:

- Maintaining a compact development to keep an ever vibrant and active expanding core;*
- Maintaining room for growth at all times, sufficient to meet market demands, but not too large to dilute the established core;*
- Establishing progressive implementation areas that consider transition and neighborhood compatibility, and impacts and demands for infrastructure and services;*
- Consistency with the City of Fort Lauderdale adopted Comprehensive Plan;*
- Establishing a rational basis for the expansions;*
- Assuring equity to rezone similar properties with each progression, based on the basis above.*

The deliverable for Task 4 will be a written report summarizing the inputs and analysis for the strategy, and a map for progressive expansions and ultimate limits as applicable to expanding the mixed-use zoning in Central City. Each expansion boundary will include defined criteria and standards that motivate each successive, ordered expansion.

Public Outreach and Adoption of the Code and Implementation Strategy:

The first two public outreach meetings are scheduled as part of Task 2 and Task 3, when the Corradino Team will host public meetings with the CCRAB. The next 3 public meetings will occur after Task 4, in which the Corradino Team will provide complete support to the CRA and City staff toward adoption of the code by ordinance, and adoption of the implementation strategy by Commission resolution.

- 1. Central City Redevelopment Advisory Board #1: The first public outreach meeting is at the beginning of Task 2 and held as a more informal roundtable meeting with the CCRAB, CRA and City staff to establish priorities and exchange background information. The Corradino Team will provide a visual presentation to aid the discussion.*
- 2. Central City Redevelopment Advisory Board #2: The second public outreach meeting is at the end of Task 3 and held as a more formal meeting with the CCRAB to summarize the finalized draft code, and how it addresses redevelopment goals while assuring compatibility, transition, equity, protection of property rights, and protection of neighborhood compatibility. Standards will be presented along with visuals. Part of the workshop will be devoted to discussing the implementation strategy before performing Task 4.*

3. *City of Fort Lauderdale Planning and Zoning Board: The Corradino Team will support City and CRA staff, and the CCRAB to present the zoning code ordinance changes and implementation strategy. The Principal-In-Charge and the Project Director will speak to the presentation and answer questions. The Corradino Team will provide a summary audio-visual presentation with handouts for the Board, Clerk's office and 10 public copies, with electronic files.*
4. *City of Fort Lauderdale Community Redevelopment Agency Board of Commissioners: The Corradino Team will support City and CRA staff, and the CCRAB to present the zoning code ordinance changes and implementation strategy to the CRA Board. The Principal-In-Charge and the Project Director will speak to the presentation and answer questions. The Corradino Team will provide a summary audio-visual presentation with handouts for the Board, Clerk's office and 10 public copies, with electronic files.*
5. *City of Fort Lauderdale Commission, First Reading of the Zoning Ordinance: The Corradino Team will support City and CRA administrations to present the zoning code ordinance changes to the City Commission on first reading of the ordinance. The Principal-In-Charge and the Project Director will speak to the presentation and answer questions. The Corradino Team will provide a summary audio-visual presentation with handouts for the Board, Clerk's office and 10 public copies, with electronic files.*
6. *City of Fort Lauderdale Commission – Second Reading of the Zoning Ordinance and Implementation Strategy Resolution (one reading): The Corradino Team will support City and CRA administrations to present the zoning code ordinance changes and implementation strategy to the City Commission on second reading for the ordinance, and the one hearing for a resolution approving the implementation strategy. We anticipate that each will be separate agenda items, scheduled consecutively for the same Commission meeting. The Principal-In-Charge and the Project Director will speak to the presentation and answer questions. The Corradino Team will provide a summary audio-visual presentation with handouts for the Board, Clerk's office and 10 public copies, with electronic files.*

Extension:

The Task 4 deliverable is complete and was provided to the CRA and City staff on July 29, 2022. After the outreach meetings, CCRAB meetings, Corradino will review and revise the final implementation plan as needed prior to bringing the plan to the Planning and Zoning Board.

The two-phase rezoning requires tracking on two sets of adoption meetings. Where the original scope anticipated one (1) Planning and Zoning Board meeting, and two (2) City Commission meetings, the two-phase adoption plan requires two (2) Planning and Zoning Board meeting, and four (4) City Commission meetings. The Phase 1 rezoning for the Northwest Quadrant already went to two meetings of the Planning and Zoning board, and has been deferred twice; therefore, an additional 1 meeting is still required. Given this history and the understanding that the Phase 2 rezoning is more complicated, two Planning and Zoning Board meetings are anticipated for the Phase 2 rezoning.

Fort Lauderdale Planning and Zoning Board Meetings: The Corradino Project Manager will meet with Central City CRA staff and the City of Fort Lauderdale staff to review and finalize the presentations, assist with presentation content, attend the scheduled Planning and Zoning Board meetings, provide a presentation, and answer Board member questions and address other concerns. One (1) additional Planning and Zoning Board Meeting is anticipated for the Phase 1 rezoning and two meetings are anticipated for the Phase 2 rezoning. Three (3) meetings are included in this task.

Fort Lauderdale Commission Meetings: The Corradino Project Manager will meet with Central City CRA staff and the City of Fort Lauderdale staff to review and finalize the presentations, assist with

presentation content, attend the meetings, provide a presentation, and answer Commissioner questions for the first and second readings of the Phase 1 and Phase 2 rezoning proposals. Four (4) meetings are anticipated; however, two were in the original scope; therefore two (2) Commission meetings are included in this task.

Cost:

<u>Consultant Classification</u>	<u>Contract Rate</u>	<u>Hours</u>	<u>Cost</u>
Senior Planner	\$190. ⁰⁰ /hr.	28	\$5,320

Cost Summary for 4 Task Extensions:

Task 1, Review of Existing Policy and Regulations	\$ 1,520
Task 2, Review of Existing Proposal and Zoning Recommendations	\$ 4,940
Task 3, Proposed Zoning Amendments	\$ 6,080
<u>Task 4, Implementation Plan</u>	<u>\$ 5,320</u>
Total	\$17,860

Please call or e-mail for comments and questions. As always, it is a pleasure working with you.

Best regards,
Mark Alvarez



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 Miami, FL 33178
 office: 305.594.0735
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malvarez@corradino.com

were presented. It was also determined during this time that the underlying land use did not need to be changed to achieve the desired mixed-use zoning. Since the City adopted a unified city-wide flex zone consistent with the Broward County Comprehensive Plan, the effort may be accomplished through text amendments to the City's Unified Land Development Regulations (ULDR) as well as updates to the City's Unified Flex Zone map. The areas identified as part of the adopted Unified Flex Map include major corridors and nodes, which offer unique opportunities for appropriate development of suitable scale, transition and mix of uses. Planned carefully, these areas can contribute to more connected and sustainable neighborhoods, with access to local services and uses, supported by a local and regional multi-modal network. The text amendments should address a form-based zoning approach applicable to all development applications including ones requesting flex units and identify the process by which the flex units will be approved and allocated.

The following work product has been completed by the previous consultant:

- Exhibit A: Draft mixed-use zoning boundaries map (includes current zoning map of the area)
- Exhibit B: Draft mixed-use zoning district regulations (including permitted uses)

Additional working documents are available upon request.

3.02 PROJECT DEFINITION AND PURPOSE

The selected Consultant shall become familiar with the various planning documents related to the project and area and will conduct field work to become familiar with land use and zoning patterns. The Consultant shall also review and evaluate the work that has been completed thus far by the previous consultant, identify any issues, propose changes/amendments, and develop a plan to complete the project utilizing the work that has already been completed. In addition to internal meetings with City and CRA staff, it is anticipated that there will be a minimum of five additional public meetings that will be required (two with the CCRAB, one with the Planning and Zoning Board and two with the City Commission) to complete this project.

The Consultant will prepare (with CRA and City staff's assistance) all necessary materials for the City to process new mixed-use zoning classification(s) for the Central City CRA. The FLCRA will be responsible for overseeing the rezoning project, in cooperation with the City of Fort Lauderdale's Department of Sustainable Development.

3.03 SCOPE OF WORK AND PROJECT DELIVERABLES

The consultant shall review existing policy and code regulations and prepare a project schedule to achieve completion within an 8 to 12-month timeframe. The scope of work will consist of the following tasks:

Task 1 – Deliverables

- One-page summary document outlining an understanding of task; and
- Project Schedule

Task 2 – Identification of Code Format and Structure

Utilizing the work that has already been completed, the objective is to outline the components of the new zoning district(s) and identify any potential conflicts with other sections of the ULDR. The new zoning district shall be based on a context, form-based approach which focuses on the built form in relation to the public realm and shall include, but not be limited to, the following standards:

- Density;
- Building mass, scale and height;
- Building placement and parking garage screening;
- Building separation;
- Stepbacks;
- Floor Area Ratio;
- Floor plate size;
- Shoulder and tower configuration;
- Window transparency
- Doors and entry placement
- Transition to adjacent neighborhood areas;
- Multi-modal design, amenities, and access;
- Streetscape design; and
- Vehicular and pedestrian access

Particular attention will need to be placed on development standards that are responsive to the particular context, character and unique qualities of an area, while protecting the character of established neighborhoods. Design flexibility considerations to accommodate context and unique site scenarios should be considered (e.g. lots abutting residential properties should be appropriately set back. Shallower building setbacks may be appropriate in certain contexts to accommodate features such as outdoor seating, store display areas, stoops or wider sidewalks.) The consultant should examine and verify an appropriate “formula” to ensure setbacks. In addition, dimensional requirements should help ensure that allowed commercial uses will be compatible and economically viable and/geared toward a neighborhood market area (e.g. floor area limits should not be too restrictive as to hamper the economic viability of an area).

Task 2 Deliverable

Summary report for City staff review in an editable format; The consultant shall prepare a document that evaluates the work the previous consultant has completed and proposes changes/amendments to that work. The document shall address the items listed above and summarize overall planning approach in verifying the code language is appropriate.

Task 3 – Finalize Code Language

Proposed code language should address the following:

- Definitions;
- Proposed form-based design standards;

- Specific building design (mass, scale, and height) in relation to character areas, streetscape, and public realm;
- Street design including streetscape sections;
- Principles of storefront design / public space or public gathering areas in relation to site
- Design approaches/options to architectural form and building materials;
- Parking podium design / creative façade composition;
- Other necessary elements to convey requirements.

The consultant shall prepare the finalized draft code language for staff review and provide, if necessary, supplemental information to convey the intent of proposed code language. Supplemental information may include, but not limited to, graphics or images, code language examples and maps.

Task 3 Deliverable

Finalized code language for City staff review in an editable format.

Task 4 – Implementation Strategy

The objective is to identify an implementation plan that accounts for short-term and long-term implementation of the new zoning district(s), which should include a prioritization of certain areas within the project such as the 13th Street corridor from NW 4th Avenue to the Florida East Coast railroad, as an example or as deemed priority by the consultant. Such a plan should identify the basic planning strategies and market conditions when the areas should be rezoned to the new zoning districts.

Task 4 Deliverable

One-page summary document identifying priority areas as part of an overall rezoning implementation plan.

PUBLIC OUTREACH

This task shall include meetings with City and CRA staff and attending a minimum of five public meetings to include CCRAB, Planning and Zoning Board, CRA Board of Commissioners and the City Commission; Also required is the preparation of any necessary graphics and presentation materials that effectively communicate and describe the proposed zoning changes.

PROJECT SCHEDULE

The project is anticipated to be completed between an 8 to 12-month timeframe from notice to proceed.

PROJECT INVOICES

Invoices shall be submitted monthly organized by completed tasks and associating task deliverable.

CONSULTANT REQUIREMENTS

The City is requesting consultants that can demonstrate that they, or the principals assigned to the project, have successfully completed services, similar to those specified in the Scope of Work section of this request, to at least one entity similar in size and complexity to the City of Fort Lauderdale, or can demonstrate they have the experience with large scale private sector clients and the managerial and financial ability to successfully perform the work. Proposer or principals shall have relevant experience in urban planning including experience in preparing form-based urban design standards. The consultant should be knowledgeable about and have a strong and proven track record of effective organizational, graphic design, editing, document production and presentation skills. The project manager assigned to the work must have experience in tasks as provided herein and have served as project manager on similar projects.

END OF SECTION

VIII. Program and Project Status Update

- NE 4th Avenue Streetscape Project
- Non-Residential Incentive Programs
- Residential Façade and Landscape Program

**Cija Omengabar
CRA Planner**



CITY OF FORT LAUDERDALE
Residential Façade & Landscaping Program



APPLY NOW!

Applications are being accepted for detached single family homestead and tenant occupied homes. Receive up to \$5,000 in Home Improvements for Exterior Painting and Landscaping
Conditions Apply

Submit Applications to the Fort Lauderdale Community Redevelopment Agency
 914 Sistrunk Blvd, Suite 200 (1st Floor)
 Fort Lauderdale, FL 33311

For more information, application and guidelines, please call (954) 828-6130 or visit www.fortlauderdale.gov/RFLP
Participation in the program is subject to availability of funds and is subject to change without notice.

If you would like this publication in an alternate format, please call 954-628-4755 or email strategiccommunications@fortlauderdale.gov.



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RECEIVE UP TO \$5,000 IN HOME IMPROVEMENTS
 EXTERIOR PAINTING & XERISCAPE LANDSCAPING
 FUNDING IS LIMITED & CONDITIONS APPLY

For more information, application and guidelines call (954) 828-6130 or visit WWW.FORTLAUDERDALE.GOV/RFLP

SUBMIT APPLICATIONS:
 Fort Lauderdale Community Redevelopment Agency
 914 Sistrunk Blvd, Suite 200 (1st Floor)
 Fort Lauderdale, FL 33311



CITY OF FORT LAUDERDALE
CRA RESIDENTIAL FAÇADE & LANDSCAPING PROGRAM



RECEIVE UP TO \$5,000 IN HOME IMPROVEMENTS
 EXTERIOR PAINTING & XERISCAPE LANDSCAPING

IX. Communication to City Commission

**Ray Thrower
CCRAB Chair**

X. Old/New Business

**Cija Omengebar
CRA Planner**

- FY 2023 Budget Update
- Lighting Installation at Road Closures Project Update
- March meeting addenda item suggestions
- Miscellaneous

City of Fort Lauderdale Central City Community Redevelopment Agency
 Central City CRA Area Fund
 FY 2023 Adopted Budget

Revenue Sources	Adopted FY 2022	Adopted FY 2023	FY 2022 Adopted vs. Proposed FY 2023 % Change
Tax Increment Revenue (TIF)			
City of Fort Lauderdale	678,633	883,213	30.1%
<i>*Transfer and Other Sources - FY 2021 re-allocation</i>	150,000		
<i>**Transfer and Other Sources - FY 2021 re-allocation</i>	516,807		
Total Revenues	\$ 1,345,440	\$ 883,213	
Expenditures			
Services & Materials	37,190	35,500	
Other Operating Expenses			
Indirect Admin Services (City departments)	20,886	27,405	
Service Charge - CRA Salaries	77,194	80,923	
Service Charge - Information Systems	5,843	6,653	
Service Charge - Print Shop	2,500	300	
<i>Rezoning project funds</i>	150,000	-	
CRA Incentives			
Funds Available for Incentive Projects	535,020	732,432	
<i>** Additional funds allocated - For Incentive Projects</i>	516,807	-	
Total Expenditures	1,345,440	883,213	
Surplus/(Deficit)	-	-	

** The CRA intends to re-allocate approximately \$700,000 back into Fiscal Year 2023 Incentive Programs - December 6, 2022



CITY OF FORT LAUDERDALE

COMMUNITY REDEVELOPMENT AGENCY

Memorandum

Memorandum No: 22-002

Date: May 3, 2022

To: Honorable CRA Chairman and Board of Commissioners

From: Christopher J. Lagerbloom, Executive Director

Re: Central City Redevelopment Area Streetlights Installation Project (**Commission Districts 2 and 3**)

The Community Redevelopment Agency (CRA) plans to install streetlights at several dead-end streets within the Central City Area. The work will cost the CRA a total of \$14,890.05. The City's electricity cost will be \$203.80 per month. Staff is seeking approval from the City for the monthly electricity cost.

At the January 12, 2022, and February 2, 2022, Central City Redevelopment Advisory Board (CCRAB) meetings, Advisory Board members discussed options for improving the aesthetics and safety of Sunrise Boulevard within the Central City CRA Area. Members expressed concerns with vagrancy and blighted conditions of several permanently closed side-streets which may be exacerbated by lack of adequate lighting (Attachment 1).

The following are areas of consideration:

- 1) NW 7th Terrace
- 2) NW 6th Avenue
- 3) NW 5th Avenue
- 4) NW 4th Avenue
- 5) NW 3rd Avenue
- 6) NW 2nd Avenue
- 7) NE 5th Avenue
- 8) NE 5th Terrace (North)
- 9) NE 5th Terrace (South)

At the April 6, 2022 CCRAB meeting, staff presented the Florida Power & Light (FPL) cost estimates to install streetlights at eight of the nine permanent street closures, and monthly electricity cost. The CCRAB unanimously supported funding for the streetlight installation for the total amount of \$12,408.38, in addition to a 20% contingency budget, for a grand total of \$14,890.05 (Attachment 2 and 3).

The City will incur a monthly electricity cost of \$203.80. Should the City agree to the monthly electricity cost of operating the streetlights, then the CRA will use current operation funds in the total amount of \$14,890.04 to cover the installation and a 20% contingency budget. The FPL price estimate is valid for six months and expires in September 2022.

Consistency with the Central City Community Redevelopment Plan

Section V.A. titled "Redevelopment Strategies -Purpose", provides that CRA undertake projects relating to infrastructure and neighborhood improvements that could include sidewalks, lighting, landscaping, and open space.

For more information, please contact Clarence Woods, CRA Manager, Communication Redevelopment Agency, at (954) 828-4519 or cwoods@fortlauderdale.gov.

Attachments:

- Attachment 1: January 12, 2022; February 6, 2022 CCRAB Approved Minutes
- Attachment 2: April 6, 2022 CCRAB Draft Minutes
- Attachment 3: FPL Preliminary Design Installation & Energy Cost Estimates

c: Tarlesha Smith, Esq., Assistant City Manager
Greg Chavarria, Assistant City Manager
Alain Boileau, City Attorney
David Solomon, City Clerk
Patrick Reilly, Interim City Auditor
Phil Thornburg, Parks & Recreation Director
Corey Callier, Parks & Recreation Facilities Manager
Department Directors
CMO Managers

XI. Adjournment

**Ray Thrower
CCRAB Chair**

**THE NEXT CCRAB REGULAR MEETING
WILL BE HELD ON WEDNESDAY – MARCH 1, 2023**