



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

FROM: Chris Lagerbloom, ICMA-CM, Executive Director

DATE: October 2, 2019

TITLE: Motion Approving Second Amendment to the Central City Rezoning Contract – The Mellgren Planning Group Inc. - **(Commission District 2)**

Recommendation

It is recommended that the Community Redevelopment Agency (CRA) Board of Commissioners approve second amendment to the Central City Rezoning Contract with The Mellgren Planning Group Inc., (TMPG).

Background

On March 17, 2015 the CRA Board of Commissioners instructed staff to hire a contractual planning firm to work with the City of Fort Lauderdale and CRA staff on a rezoning project to examine the Central City CRA area proposed for mixed-use development.

On November 2, 2017 an agreement was executed between the CRA and TMPG in the total amount of 96,890, see Exhibit 1.

On January 8, 2018, the project officially kicked off with an estimated timeline to last a minimum of twelve to eighteen months requiring extensive public outreach.

On January 8, 2019, the CRA Board of Commissioners that among other things approved an amendment to increase the number of billable hours authorized by the Central City Rezoning Contract by 103 billable hours, see Exhibit 2. The additional billable hours require a corresponding increase in the total value of the contract in the amount of \$14,000, which will be accomplished through this second amendment . In addition, staff proposes moving the remaining balance of Task D1 to project cost to be distributed among other outstanding task elements consistent with paragraph 2.11.4 of the RFP incorporated into and made part of the Agreement.

The project is in the final phase and CRA and City staff, together with the consultant are reviewing the proposed new districts' development standards and finalizing the proposed new districts' permitted uses. There are three proposed new districts, these are: Transition Edge (TE); a Neighborhood Mixed-Use District (N-MXD); and a Community Commercial Corridor (CCC). The proposed new districts and description of

each area is attached as Exhibit 3. Staff anticipates that it will require at least two CCRAB meetings to review and recommend the new developmental standards and permitted use, prior to moving ahead with the rezoning process.

REZONING PROJECT COMMENCED JANUARY 2018	
STATUS	REZONING PROJECT SCOPE OF SERVICES
Completed	• Task A – Issue Identification
Completed	• Task B – Analyze the Comprehensive Plan, ULDR, Central City Redevelopment Plan
Ongoing	• Task C – Public Involvement Program
N/A	• Task D1 – Draft Land Use Amendment (Optional Item)
Ongoing	• Task D2 – New mixed-use zoning classification(s) outline
Ongoing	• Task E – Draft ULDR Amendments
Ongoing	• Task F – Final Ordinance, District and Map
Ongoing	• Task G – Progress Report

Staff is seeking CRA Board of Commissioners approval of this Second Amendment to the Central City Rezoning Consultant Contract. Second Amendment is attached as Exhibit 4.

Compliance to the Central City Redevelopment Plan

In accordance with Florida Statute Section 163.340 on community redevelopment, the Rezoning Project is identified in the Central City Redevelopment Plan as a necessary endeavor to help spur redevelopment in a community redevelopment area and for the elimination and prevention of the development or spread of slum and blight.

Resource Impact

There will be a no fiscal impact to the CRA with this action.

Strategic Connections

This item is a *Commission Annual Action Plan* priority from fiscal years 2016-2018.

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

- Goal 5: Be a community of strong, beautiful, and healthy neighborhoods.
- Goal 6: Be an inclusive community made up of distinct, complementary, and diverse neighborhoods.

This item advances the *Fast Forward Fort Lauderdale 2035 Vision Plan: We Are Community*.

Attachments

Exhibit 1 – Executed Tri-Party Agreement for the Central City Rezoning Consultant

Exhibit 2 – Amendment to the Central City Rezoning Consultant Contract

Exhibit 3 – Proposed New Districts and Description of Each Area

Exhibit 4 – Amendment No. 2 to the Central City Rezoning Consultant Contract

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