



**CITY OF FORT LAUDERDALE**  
**City Commission Agenda Memo**  
**REGULAR MEETING**

**#17-0541**

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**TO:** Honorable Mayor & Members of the  
Fort Lauderdale City Commission

**FROM:** Lee R. Feldman, ICMA-CM, City Manager

**DATE:** May 16, 2017

**TITLE:** Public Hearing to Consider the Adoption of a Resolution Approving  
Amendments to the Beach Community Redevelopment Plan

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**Recommendation**

It is recommended that the City Commission adopt a resolution approving amendments to the Beach Community Redevelopment Plan.

**Background**

Pursuant to Chapter 163, Part III of the Florida Statutes, the Fort Lauderdale Beach Community Redevelopment Area was adopted in 1989. The Beach Community Redevelopment Plan has not been amended since its approval on November 21, 1989. The amendments are to update the proposed Redevelopment Plan Concept, the current development in the Central Beach, changes in the regulatory requirements, and changes in the market since the original plan was adopted. The proposed modifications do not expand the boundaries of the Community Redevelopment Area, extend the life of the Redevelopment Plan or propose any Land Use Plan amendments in the Community Redevelopment Area. The proposed amendments comply with Florida Statutes 163.360 Community Redevelopment Plans, 163.361 Modification of Community Redevelopment Plans and 163.362 Contents of a Community Redevelopment Plan.

In 2016, the Community Redevelopment Agency underwent an operational audit by the City Auditor's Office. The audit included the Northwest-Progresso-Flagler Heights area, the Central Beach area and the Central City area. The audit uncovered twelve findings and three observations. Finding #5 of the audit surmised that special event funding was not a permissible activity pursuant to the Beach Community Redevelopment Plan (Plan). Though staff disagreed with the finding, it was agreed that the Plan should be updated to clarify that special events are permissible.

During the review of the Plan, it became apparent that other updates were necessary to reflect the extensive planning effort undertaken by the CRA and the City that culminated in the approval of the four major improvement projects – the Las Olas Boulevard Corridor Improvement Project, the Renovation of the Aquatic Center, the SR A1A Streetscape Improvements and the expansion of the Las Olas Marina. Other proposed amendments

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reflect the physical changes to the beach, changes in policy, changes to regulatory requirements and changes in the market since the Plan was adopted in 1989. This update focuses on the planning efforts for the four major beach public improvement projects, and includes resiliency and sea-level rise, current project budgets and tax increment funds (TIF) financing. The four major beach projects will replace the original Redevelopment Plan Concept which called for dense development on the Birch Parking Lot, on both the north and south sides of the Las Olas Bridge.

What is important to note is that all of the redevelopment goals and objectives, and many of the planned public improvements that were originally identified in the 1989 Plan have been reaffirmed through the planning of the four major projects and are still relevant and applicable today. The only proposed addition to the redevelopment goals and objectives is language to provide for the resiliency of the public infrastructure in response to the impacts of climate change and sea-level rise.

The following summary outlines the proposed substantive changes shown in the strike-through/underline version of the Plan (see Exhibit 1). A clean version of the proposed amended Plan has also been provided as Exhibit 2.

## **Section I - Overview of the Community Redevelopment Plan**

### 1.1.1 Introduction

- Removed references to Chapter 61 2165, Laws of Florida, The Fort Lauderdale Urban Renewal Law (“Special Act”). (Page 4)
- Inserted Redevelopment Boundary Map and Legal Description. Boundary map shows public facilities, parks and roadways. (Page 4)

### 1.1.2 Redevelopment Legal Authority

- Removed references to Chapter 61 2165, Laws of Florida, The Fort Lauderdale Urban Renewal Law (“Special Act”). (Page 7)

### 1.1.3 The Need for Redevelopment

- Deleted reference to an urban beach village and replaced with “a pedestrian-friendly, family-oriented tourist destination that is also an integral part of the City to be used by local residents.” (Pages 7-8)

### 1.1.4 Redevelopment Goals, Objectives and Policies

- Added Goal to “Provide for resiliency of the public infrastructure in response to impacts of climate change and sea-level rise.” (Page 8)
- Updated language in circulation Objective to reflect all forms of transportation and mobility options. (Page 8)
- Changed the physical image Objective to physical environment. (Page 8)
- Added Objective to “Improve inadequate public infrastructure for resiliency in response to the anticipated impacts of climate change and sea-level rise.” (Page 9)

- Clarified that the implementation of the Redevelopment Goals and Objectives will be achieved primarily through the completion of one or more Planned Public Improvements, but may also be achieved to a lesser extent through other public improvements, projects, programs, family-friendly events and other activities. (Page 9)
- Specified that the preferred public improvement is one that conforms to other City Plans as listed. (Page 9)
- Moved language relating to marine uses and property acquisition to later in the document. (Page 9)
- Eliminated language referring to the “2+2” one way pair alignment for SR A1A. (Page 10)
- Updated language pertaining to central parking structure to reflect the approved Las Olas Boulevard Corridor Project. (Page 10)
- Updated language pertaining to the Las Olas Marina to reflect the current proposal. (Pages 10-11)
- Updated, deleted and included language pertaining to other public facilities to reflect the projects that are currently under design and construction. Added language to allow improvements to inadequate public infrastructure (transportation facilities, drainage facilities and seawalls) for resiliency in response to the anticipated impacts of climate change, tidal flooding and sea-level rise. (Pages 11-13)
- Deleted language pertaining to Permitting and Public Financing/Developer Assistance. (Pages 12-13)
- Added policies pertaining to other public improvements, projects, programs family-friendly events and other activities. Public improvements include allowing for the replacement/improvement of aging and antiquated infrastructure to increase capacity for future development, resiliency, sea-level rise and flooding. (Page 11 and 13)

#### 1.2.1 Existing Conditions Summary

- Added language to reflect the current condition of the Central Beach, and the need to provide improvements to the public realm. (Page 14)

#### 1.2.2 Market Summary

- Deleted the outdated market summary. (Pages 14-18)

#### 1.2.3 Redevelopment Plan Concept

- Deleted the existing redevelopment concept that called for dense development on the Birch Parking Lot and replaced with the Las Olas Boulevard Corridor Improvement Project, the SR A1A Streetscape Improvement Project, and the Renovation of the Fort Lauderdale Aquatics Center and the Expansion of the Las Olas Marina. (Pages 17-23)

## **Section II – The Elements of the Community Redevelopment Plan**

## 2.1 Land Use Element

- Updated language referring existing land uses. (Page 24)
- Updated Proposed Land Use/Development Program to reflect current Redevelopment Plan Concept. (Pages 24-26)

## 2.2 Traffic, Circulation and Parking Element – Now Transportation, Circulation and Parking Element

- This element was rewritten by the City's Transportation and Mobility Department. It discusses the City-wide goal of transforming the City into a fully connected multimodal City that improves pedestrian, bicycle and vehicular safety through a Complete Streets approach. The element outlines some of the initiatives the City is pursuing City-wide and in the Central Beach. The Parking section outlines plans to improve navigation to and through public parking facilities, and also to continue to assess current parking facilities and where appropriate explore option to provide additional facilities. (Pages 26-32)

## 2.3 Residential Use and Neighborhood Impact

- Updated the number of dwelling units in the area. (Page 32)
- Eliminate reference to the General Obligation Bond and "2+2" plan. (Page 33)
- Added language to reflect the new Redevelopment Concept Plan. (Page 33)
- Added language pertaining to aging/antiquated infrastructure and sea-level rise. (Page 33)

## 2.4 Regulatory Element

- 2.4.1 Conformance with the City of Fort Lauderdale Comprehensive Plan – Now combined with Conformance to the Broward County Land Use Plan. (Page 34)
- This element was modified by the City's Urban Design and Planning Division. It provides updated language pertaining to climate resilience, mobility and multimodal connectivity. It also stipulates that the objectives and definitions of the Beach Regional Activity Center (RAC) are the same in the Broward County Land Use Plan, and therefore the Community Redevelopment Plan conforms to the County's Land Use Plan. (Page 34-36).
- 2.2.3 Proposed Zoning Changes has been deleted, as we are not seeking any zoning changes in the modified plan. (Pages 36-37)

## 2.5 Resiliency and Sea-Level Rise Element

- This is a new element that was developed in cooperation with the City's Sustainability Division. It summarizes the threat of sea-level rise and tidal flooding to the City as a whole and more specifically to the Central Beach. To mitigate the effects of sea-level rise and tidal flooding the City is evaluating a number of options, which the CRA could assist within the CRA boundaries. (Page 38)

## 2.5 Implementation Program

### 2.5.1 Property Acquisition/Disposition/Relocation

- Updated Property Acquisition to eliminate reference to previous Redevelopment Concept Plan. (Pages 38-40)

### 2.5.2 Capital Improvement Plan was changed to Community Investment Plan (Page 42)

- Eliminated language referring to the General Obligation Bond (GOB) for the “2+2” program. (Page 42)
- Eliminated outdated construction costs for improvements associated to the GOB. (Pages 42-43)
- Updated language to reference the four major capital projects outlined in the revised Redevelopment Concept Plan, and that many of the Planned Public Improvements are included in these projects. (Page 44-45)
- Updated and combined some of the Planned Public Improvements Projects. (Pages 44-46)
- Eliminated Streetscape Improvements to Cortez Street; Street Closing/Street Vacations; Visitors Center, Watercraft Rental and Restroom Facility; Lifeguard Headquarters, Police Substation, and Restroom Facility; South Lot Concession, Maintenance Headquarters, and Restroom Facility. (Page 45-46)
- Added the renovation of the Aquatic Center. (Page 46)
- Eliminated the outdated cost estimates for the Planned Public Improvements. (Pages 46-65)
- Replaced the Finance Plan with Project Budgets and Financing, which provides the anticipated project costs and stipulates that the projects will be financed with anticipated TIF revenues. A projected TIF revenues and expenses for FY2017-FY202 chart was also provided. (Pages 46-47)

The section titled Design Guidelines was eliminated, as updated guidelines are provided in the City’s Unified Land Development Regulations (ULDR) and the Central Beach Master Plan. (Pages 65-78).

#### Procedure for Approval

The procedure to amend a Community Redevelopment Plan outlined in Section 163.361 Florida Statutes is summarized below:

- Step 1: The Fort Lauderdale Community Redevelopment Agency recommends to the City Commission that the amendments be made to the Community Redevelopment Plan.
- Step 2: The City Commission holds a public meeting on the proposed plan amendments. Notice shall be mailed to each taxing authority which levies ad valorem taxes on taxable real property contained within the geographic boundaries of the Redevelopment Area at least 15 days before the public

hearing. A newspaper notice posted at least 10 days before the public hearing in a publication having general circulation in the area of operation of the Agency.

- Step 3: The redevelopment plan amendments are submitted to Broward County. Broward County Commission approval of CRA Plan amendments are only required if the amendments expand the boundaries of the Community Redevelopment Area, extend the life of the Redevelopment Plan or is expected to require a Land Use Plan amendment. Since the proposed amendments do not meet any of these criteria, it is not anticipated that Broward County approval is required.

At their April 17, 2017 regular meeting, the Beach Redevelopment Board (BRB) unanimously recommended approval of the proposed amendments.

### **Resource Impact**

There is no fiscal impact related to this item.

### **Related CAM(s):**

#17-0540 – Motion Recommending Approval of Amendments to the Fort Lauderdale Beach Community Redevelopment Plan

### **Strategic Connections:**

This item is a Commission Annual Action Plan top priority, advancing the Beach Community Redevelopment Agency.

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included in the Public Places Cylinder of Excellence, specifically advancing:

- Goal 3: Be a community that finds opportunities and leverages partnerships to create unique, inviting, and connected gathering places that highlight our beaches, waterways, urban areas and parks.
- Objective 1: Improve access to and enjoyment of our beach, Riverwalk, waterways, parks, and open spaces for everyone.

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

### **Attachments**

Exhibit 1 – Strike-through/Underline Version of Proposed Plan Amendments

Exhibit 2 – Clean Version of Proposed Plan Amendments

Exhibit 3 – Resolution

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