



**CITY OF FORT LAUDERDALE**  
**City Commission Agenda Memo**  
**CRA BOARD MEETING**

**#16-0320**

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

**FROM:** Lee R. Feldman, ICMA-CM, Executive Director

**DATE:** March 15, 2016

**TITLE:** Motion Recommending Approval of An Amendment to the Northwest-Progresso-Flagler Heights-Community Redevelopment Plan

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**Recommendation**

It is recommended that the Fort Lauderdale Community Redevelopment Agency recommend to the City Commission that they approve an amendment to the Northwest-Progresso-Flagler Heights-Community Redevelopment Plan. A copy of the plan amendment is attached as Exhibit 1.

**Background**

Pursuant to Chapter 163, Part III of the Florida Statutes the redevelopment plan for the Northwest-Progresso-Flagler Heights Community Redevelopment Area (NPF CRA) was adopted in 1995. In accordance with Section 163.361, Florida Statutes, a large-scale amendment to the NPF CRA Plan (Plan) was conducted and approved by the City Commission in 2001. Subsequently in 2002, a redevelopment plan revision for the expansion of the community redevelopment area boundary was approved. A minor amendment to the redevelopment plan was approved in 2013 by the City Commission and consisted of three specific items, the first of which is related to community policing innovation as defined in Sections 163.340 and 163.360(3), Florida Statutes. These three amendments were:

1. A Community Policing Innovation Program which allowed for increased Fort Lauderdale Police Department enforcement activities. This program resulted in the creation of a new police substation on the Sistrunk Corridor.
2. The creation of a wireless surveillance camera system which would aid crime prevention activities within the redevelopment area.
3. The creation of a public Wi-Fi system which would provide a unique public digital amenity that would promote the redevelopment area.

As outlined by Sections 163.360, 163.362(5) and 163.370, Florida Statutes, the redevelopment plan for a community redevelopment area is the governing document for all redevelopment activities that occur within the community redevelopment area.

If a project or program is not outlined in the redevelopment plan, it cannot be undertaken by the Community Redevelopment Agency (CRA). Additionally, Section 163.370(3), Florida Statutes includes language regarding the types of activities which cannot be paid for or financed by tax increment revenues.

In order for any CRA to remain in full compliance with Chapter 163, Part III, Florida Statutes, it must ensure that any future programs and projects that are not expressly stated in the redevelopment plan are added to the redevelopment plan through a process that is outlined by Section 163.361, Florida Statutes, called a Redevelopment Plan Modification.

The original plan and subsequent amendments created a workable development program that identified certain projects, programs and initiatives that could be implemented within the 30-year life span of the NPF CRA. This workable program identified various community redevelopment programs and strategies that would form the basis for the redevelopment efforts of the NPF CRA in accordance with Florida Statutes.

Over the past three months, Staff oversaw the process of significantly amending the redevelopment plan for the NPF CRA for the first time in 14 years. Staff has structured the proposed plan amendment process in two primary phases. Phase I entails a review of the existing redevelopment plan which has resulted in the Plan amendment attached as Exhibit 1. Phase II entails a more detailed effort which includes additional community and staff engagement in order to come up with a more detailed 5-year plan of activities that can be tied directly to a strategic financial plan. Phase II will begin immediately after staff recommends, and the NPF CRA Board approves a consultant through a Request for Qualifications process (RFQ). This phase should begin within the second quarter of 2016 and should be complete by the fourth quarter of 2016.

On September 23, 2015, the NPF CRA Advisory Board held a public meeting in the Commission Chambers to get community input on proposed modifications to the Community Redevelopment Plan. On December 16 2015, the NPF CRA Advisory Board recommended approval of the Plan amendment. A copy of the minutes of the September 23, 2015 and December 16, 2015 NPF CRA Advisory Board minutes are attached as Exhibits 2 and 3.

Procedurally, amending the Community Redevelopment Plan as 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 amendment be made to the Community Redevelopment Plan;

Step 2) The City Commission holds a public hearing on the proposed plan amendment.

Notice is mailed to each taxing authority which levies ad valorem taxes on taxable real property contained within the geographic boundaries of the redevelopment area and provided at least 15 days before the public hearing, and a newspaper notice in a publication having a general circulation in the area of operation of the Agency is provided at least 10 days before the public hearing.

Step 3) The redevelopment plan amendment is submitted to Broward County.

### **Final Approval**

The Fort Lauderdale City Commission will hold a public hearing on March 15, 2016 and be asked to consider a Resolution approving an amendment to the Northwest-Progresso-Flagler Heights-Community Redevelopment Plan. This is on the March 15, 2016 City Commission Regular Agenda as Item #16-0141. Upon approval, staff will forward a copy of the Certified Resolution, Agenda Item and amended community redevelopment plan to Broward County. Broward County has indicated that Broward County Commission approval of CRA Plan amendments are only required if the plan amendment either: (1) extends the term of the CRA, (2) changes the boundaries of the redevelopment area, or (3) is expected to require a land use plan amendment. Since this plan amendment does not meet these criteria, it is anticipated that Broward County Commission approval of the Redevelopment Plan will not be required.

### **Resource Impact**

There is no fiscal impact associated with this item.

### **Strategic Connections**

This item is a 2014 Commission Annual Action Plan priority, included within the Policy Agenda, advancing the Northwest-Progresso-Flagler Heights Community Redevelopment Area (NPF-CRA) Five Year Strategy.

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

- Goal 7: Be a well-positioned City within the global economic and tourism markets of the South Florida region, leveraging our airports, ports, and rail connections.
- Objective 2: Facilitate a responsive and proactive business climate.

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

**Related CAM:**

# 16-0332

**Attachments:**

Exhibit 1 – Northwest Progresso Flagler Heights Community Redevelopment Plan Amendment

Exhibit 2 – September 23, 2015 NPF CRA Advisory Board minutes

Exhibit 3 – December 16, 2015 NPF CRA Advisory Board draft minutes

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