



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
CRA BOARD MEETING

18-0313

TO: CRA Chairman and Board of Commissioners
Fort Lauderdale Community Redevelopment Agency (CRA)

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

DATE: April 17, 2018

TITLE: Motion Recommending Approval of Amendments to the Fort Lauderdale Middle River – South Middle River – Sunrise Boulevard Community Redevelopment Plan

Recommendation

It is recommended that the CRA Board of Commissioners recommend approval to the City Commission of amendments to the Fort Lauderdale Middle River – South Middle River – Sunrise Boulevard Community Redevelopment Plan as unanimously approved by the Central City Community Redevelopment Area (CRA) Advisory Board at its March 7, 2018 regular meeting.

Background

Pursuant to Chapter 163, Part III of the Florida Statutes the Fort Lauderdale Middle River – South Middle River – Sunrise Boulevard Community Redevelopment Area was adopted on January 5, 2012. The Middle River – South Middle River – Sunrise Boulevard Community Redevelopment Plan has not been amended since its approval in 2012. As a result, there are a number of updates that need to be made to the Plan. The first round of updates focuses on officially changing the name of the Redevelopment Area and of the Redevelopment Plan, and to amend the incentive program to mirror the incentive packages that the Northwest Progresso Flagler Heights (NPF) CRA currently offers.

Replacing “Middle River South Middle River Sunrise Boulevard” with “Central City”

On February 19, 2013 the City Commission adopted Resolution 13-30 amending Resolution 12-02 to supplement the name of the Middle River - South Middle River - Sunrise Boulevard Community Redevelopment Area to also be known as the Central City Community Redevelopment Area or Central City CRA. At that same meeting, the City Commission approved Ordinance C-13-08 to rename the Middle River - South Middle River - Sunrise Boulevard Redevelopment Advisory Board to the Central City Redevelopment Advisory Board.

In an effort to eliminate any confusion, and to provide consistency when referring to the Community Redevelopment Area, the Community Redevelopment Plan and the

Community Redevelopment Advisory Board, staff proposes to rename the “Middle River - South Middle River - Sunrise Boulevard Community Redevelopment Plan” to the “Central City Community Redevelopment Plan,” and to eliminate the “Middle River - South Middle River - Sunrise Boulevard Community Redevelopment Area” name from the Plan and replace it with the “Central City Community Redevelopment Area.”

Creating a Redevelopment Incentive Program

The Central City Redevelopment Advisory Board (CCRAB) has expressed interest in creating incentives using Tax Increment Finance (TIF) revenues and other funding to spur redevelopment within the Central City CRA. The Inducement Packages as described on Pages V-3 through V-11 in the Central City Community Redevelopment Plan outlines the various programs that were contemplated when the Plan was adopted. In addition to programs, the Plan also places limitations on funding which could create obstacles to redevelopment. For example, on Page V-3 the Plan stipulates that “Incentives added to the package by the CRA cannot exceed the anticipated tax increment that will be collected due to the project.” This requirement severely limits the incentive amount that could be provided because the only tax increment that the CRA receives is from the City of Fort Lauderdale. It also does not take into account that the redevelopment of one building is often the catalyst for redevelopment of other buildings in the area.

This section also outlines various goals and task completion indicators, which are necessary when measuring the success of the incentive programs. But over time priorities can change and what may be relevant or feasible today may not be in six months or in two years. Since these measurements are currently provided in the Plan, a plan amendment would be required to make any adjustments. There should be some flexibility to adjust the measurements without amending the Plan.

The Northwest Progresso Flagler Heights (NPF) CRA has created a very successful incentive package. The various incentive programs are listed in the NPF Community Redevelopment Plan, but the details of each incentive are not provided in the NPF Plan, rather drafted as a policy and individually approved by the CRA Board of Commissioners. This change allows for the flexibility to modify, expand, eliminate or add new programs at any time without amending the Plan, as approved by the CRA Board of Commissioners.

The Central City CRA Advisory Board has indicated a willingness to adopt the NPF CRA incentive program with the addition of property acquisition rather than developing a new program. Subsequently, staff proposes to delete those sections in Pages V-3 through V-11 that details each program, sets limitations on funding, and establishes goals and task completion indicators, and replace it with language from the NPF CRA Plan pertaining to financial incentives. After the Plan amendments are approved by the City Commission, staff will present proposed details for each incentive program, together with proposed metrics to measure success to the Central City CRA Advisory Board for recommendation to the CRA Board of Commissioners.

Procedure for Approval

The procedure to amend a Community Redevelopment Plan is outlined in Section 163.361 Florida Statutes and 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.

Resource Impact

There is no fiscal impact related to this item.

Related CAM

#18-0314 – Public Hearing to Consider the Adoption of a Resolution Approving the amendments to the Middle River – South Middle River – Sunrise Boulevard Community Redevelopment Plan.

Strategic Connections

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 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.
- Initiative 1: Evaluate and expand our existing portfolio of business attraction Incentives.

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

Attachments

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

Exhibit 2 – Clean Version of Proposed Plan Amendments

Prepared by: Donald Morris, AICP, Beach CRA Manager

CRA Executive Director: Lee Feldman, ICMA-CM