



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

**#18-0997**

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

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

**DATE:** September 25, 2018

**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 Community Redevelopment Agency (CRA) Board of Commissioners recommend to the City Commission that they approve an amendment to the Northwest-Progresso-Flagler Heights Community Redevelopment Plan. The purpose of the Community Redevelopment Plan amendment is to change the locational requirement for the proposed Carter Park Multipurpose Center. A copy of the plan amendment is attached as Exhibit 1.

**Background**

Pursuant to Chapter 163, Part III of the Florida Statutes (FS), the redevelopment plan for the Northwest-Progresso-Flagler Heights Community Redevelopment Area (NPF CRA) was adopted in 1995. In accordance with Section 163.361, FS, 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 text amendment to the redevelopment plan was approved in 2013 by the City Commission related to community policing innovation. The recent amendments to the Redevelopment Plan occurred on March 15, 2016. In that plan amendment, the 2013 CRA Five (5) -Year Spending Program was incorporated into the plan as an Exhibit to the plan.

A new multipurpose center at Carter Park is listed as one of the projects in the 5-Year Spending Program. The estimated budget for this project is \$2 Million.

CRA staff has been working with the City's Parks and Recreation and Public Works Departments to develop a scope for design and construction of a proposed new senior center. During the due diligence, it was determined that the most cost-effective location to construct the new facility is in the same location as the existing facility.

A new facility at this location can utilize existing utilities and the existing parking along

NW 9 Street and within the park. However, the 5-Year Spending Program specifically calls for the new facility to be constructed on property acquired as a result of a land swap with the Fort Lauderdale Housing Authority. This property is located further east along NW 9 Street, immediately south of Sunland Elementary School (see attached Location Map labeled Exhibit 2).

If the new facility is constructed on the site identified in the 5-Year Spending Program, the CRA and the City will incur additional costs for utilities and costs associated with constructing a new surface parking lot specifically for this facility.

Therefore, in an effort to contain cost while still providing a new senior center within Carter Park, staff recommends the following text amendments to the NPF Plan, specifically Page 14 of the 5-Year Spending Program:

- **~~Carter Park Senior Center~~ Carter Park Multipurpose Center** – A new facility is proposed to be constructed ~~on property acquired by the NPF CRA as a result of a land swap with the Fort Lauderdale Housing Authority in Carter Park within reasonable proximity to the existing senior facility.~~ The new facility will be used to provide programs and services to seniors neighbors within the City of Fort Lauderdale at a location where services can be leveraged with wellness facilities and parking at Carter Park. The estimated budget for this project is \$2 million.

On September 11, 2018 NPF CRA Advisory Board recommended approval of this plan amendment (Exhibit 3).

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).

In order for any CRA to remain in full compliance with FS 163, Part III, 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 FS 163.361 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.

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 October 23, 2018 and be asked to consider a Resolution approving an amendment to the Northwest-Progresso-Flagler Heights Community Redevelopment Plan. 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 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*.

**Attachments**

Exhibit 1 - Northwest Progresso Flagler Heights Community Redevelopment Plan  
Amendment

Exhibit 2 - Location Map – Carter Park Multipurpose Center

Exhibit 3 - September 11, 2018 NPF CRA Advisory Board Draft Minutes

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