



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

**#19-0049**

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

**FROM:** Chris Lagerbloom, ICMA-CM, Executive Director

**DATE:** January 8, 2019

**TITLE:** Motion Approving Funding for Increased Hours for the Central City Rezoning Project – The Mellgren Planning Group - \$14,000

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**Recommendation**

It is recommended that the Community Redevelopment Agency (CRA) Board of Commissioners approve funding for increased hours for the Central City Rezoning Project Contract with The Mellgren Planning Group (TMPG) in the amount of \$14,000; resulting in new contract value of \$110,890.

**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 and determine whether a Land Use amendment to the City's Comprehensive Plan, an amendment to the City of Fort Lauderdale Unified Land Development Regulations (ULDR) or both are required to achieve the mixed-use rezoning in the Central City CRA. The project time frame was estimated to last a minimum of twelve to eighteen months requiring extensive public outreach. The scope of work includes the following tasks:

<b>REZONING PROJECT COMMENCED JANUARY 2018</b>	
<b>STATUS</b>	<b>REZONING PROJECT SCOPE OF SERVICES</b>
Completed	<ul style="list-style-type: none"><li>• Task A – Issue Identification</li></ul>
Ongoing	<ul style="list-style-type: none"><li>• Task B – Analyze the Comprehensive Plan, ULDR, Central City Redevelopment Plan and any other planning documents pertaining to the area.</li></ul>
Ongoing	<ul style="list-style-type: none"><li>• Task C – Public Involvement Program</li></ul>
Started	<ul style="list-style-type: none"><li>• Task D1 – Draft Land Use Amendment</li></ul>
Started	<ul style="list-style-type: none"><li>• Task D2 – New mixed-use zoning classification(s) outline</li></ul>
Started	<ul style="list-style-type: none"><li>• Task E – Draft ULDR Amendments</li></ul>
Started	<ul style="list-style-type: none"><li>• Task F – Final Ordinance, District and Map</li></ul>
Ongoing	<ul style="list-style-type: none"><li>• Task G – Progress Report</li></ul>

On November 2, 2017 an agreement was executed between the CRA and TMPG in the total amount of \$98,890 for the Central City Rezoning Project.

On January 8, 2018 a notice to proceed was given, allowing TMPG to spend the next four months researching, reviewing and analyzing planning documents in preparation for the project's public engagement phase. In collaboration with City staff, a series of public meetings were held to engage and obtain input from the Central City community. This outreach effort included two public workshops, online and pop-up surveys, and a real estate/developer/banker roundtable discussion to understand obstacles to redevelopment in Central City CRA. Based upon the feedback received from public outreach and the analysis of existing planning documents, TMPG created a preliminary rezoning map with rezoning recommendations that was presented to the Central City Redevelopment Advisory Board (CCRAB) on September 26, 2018. At this meeting the CCRAB requested that the project team prepare an in-depth lot fit-analysis of the properties proposed to be rezoned and present the findings at the next CCRAB meeting.

On November 7, 2018, a second presentation was made to the CCRAB on the refined rezoning analysis articulating the recommendations in a conceptual format using diagrams. The presentation included three scenarios that illustrate the build-out of certain lots located along Northwest 13<sup>th</sup> Street, Northwest 9<sup>th</sup> Avenue, and Sunrise Boulevard. Each of these areas will be subject of the proposed rezoning and recommended amendments to the existing development regulations. At this meeting, staff notified the advisory board of additional work required of the consultant including additional meetings with the public, advisory board and technical meetings with staff. The added scope requires an increase of \$14,000 to the original contract. If approved the contract amount will increase from \$98,890 to \$110,890. The revised scope, the original agreement and an amendment to the agreement are provided as Exhibits 1, 2 and 3 respectively. The amendment includes the specific tasks that will be affected by this change, and the deletion of the word *TRI-PARTY* of the agreement's title.

With the added hours, the project will require an additional 103 hours of the consultants time to complete the work. The chart below provides a side by side comparison of the task increase by hours and amount:

<b>Comparison Chart - 103 Hours Task Increase</b>				
Tasks	Contract Hours	Additional Hours	Contract Amount	New Amount
Task A	93	0	\$11,660	\$11,660
Task B	96	0	\$12,065	\$12,065
Task C	77	16	\$9,720	\$12,220
Task D1	110	0	\$13,770	\$13,770
Task D2	92	57	\$11,560	\$18,560
Task E	204	0	\$25,535	\$25,535
Task F	22	0	\$2,785	\$2,785
Task G	78	30	\$9,795	\$14,295
<b>Total</b>	<b>772</b>	<b>103</b>	<b>\$96,890</b>	<b>\$110,890</b>

The CCRAB unanimously approved the proposed increase of funding in the amount of \$14,000.

### **Compliance to the Central City Redevelopment Plan**

In accordance with Section 163.340, Florida Statutes, 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 Fiscal Year 2019 impact to the CRA in the amount of \$14,000 for increased tasks for the Central City Rezoning Project.

<b>Funds available as of December 26, 2018</b>					
<b>ACCOUNT NUMBER</b>	<b>INDEX NAME (Program)</b>	<b>CHARACTER CODE/ SUB-OBJECT NAME</b>	<b>AMENDED BUDGET (Character)</b>	<b>AVAILABLE BALANCE (Character)</b>	<b>AMOUNT</b>
106-CRA080808-3199	Central City/Middle River Redevelopment	Services & Materials/ Other Professional Services	\$65,000	\$62,228	\$14,000
<b>TOTAL AMOUNT ►</b>					<b>\$14,000</b>

### **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 – TMPG Revised Scope (Add-Ons)

Exhibit 2 – Executed Tri-Party Agreement for Central City Rezoning Consultant

Exhibit 3 – Amendment for the Central City Rezoning Consultant Contract

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