

APPROVED MINUTES
NORTHWEST PROGRESSO – FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
FORT LAUDERDALE
100 NORTH ANDREWS AVENUE
8th FLOOR CONFERENCE ROOM
JANUARY 29, 2014 – 3:30 P.M.

Cumulative Attendance

<u>Members Present</u>	<u>Attendance</u>	<u>May 2013 - April 2014</u>	
		<u>Present</u>	<u>Absent</u>
Steve Lucas, Chair	P	7	0
Ella Phillips, Vice Chair (3:46-5:00)	P	6	1
Jessie Adderley	P	6	1
Sonya Burrows	P	7	0
Ron Centamore	P	6	1
Nate Ernest-Jones	P	6	1
Alan Gabriel	P	4	3
Mickey Hinton	P	3	4
Brice Lambrix	A	3	4
Mark Mattern	P	3	0
Sam Monroe	A	2	5
Julia Parker	A	3	4
Yvonne Sanandres	P	5	2
Scott Strawbridge (dep. 5:00)	P	7	0
John Wilkes	A	4	3

Currently there are 15 appointed members to the Board, which means 8 would constitute a quorum.

It was noted that a quorum was present at the meeting.

Staff

Alfred Battle, Economic and Community Reinvestment Manager
Sandra Doughlin, Clerk III, DSD/ECR
Thomasina Turner-Diggs, Project Coordinator, EDV & Community Reinvestment
Todd Okolichany, Department of Sustainable Development
Lisa Edmondson, Recording Secretary, Prototype, Inc.

Communication to City Commission

Motion made by Mr. Gabriel, seconded by Mr. Mattern, to recommend support of the transit oriented development (TOD) ordinance as presented by the Department of Sustainable Development. In a voice vote, the **motion** passed unanimously.

I. Call to Order / Roll Call

Chair Lucas called the meeting to order at 3:39 p.m. Roll was called and it was noted a quorum was present.

II. Approval of Minutes – December 4, 2013

Approval was deferred until the Board's February meeting.

Action Item

III. Rebuilding Together Broward County

Mr. Battle stated that Staff recommends a one-time contribution of \$50,000 toward Rebuilding Together Broward County, which seeks to make repairs in neighborhoods throughout the Northwest CRA on National Rebuilding Day 2014. The contribution would come from the Community Initiatives Project fund, which was established by the CRA to assist community efforts that may not follow specific redevelopment plan objectives. It will help homeowners within the CRA who need to make repairs to their properties but are unable to do so. Most repairs are in the \$2000-\$20,000 range.

Sandra Einhorn, Executive Director of Rebuilding Together Broward County, advised that once each year, the program targets a specific low-income community with the goal of neighborhood revitalization for National Rebuilding Day, and makes home repairs, safety improvements, and other modifications. They have begun working with a number of City Departments, including Code Enforcement, to identify blighted homes that are in need of exterior repairs, focusing on revitalization and safety. Properties are selected based upon the needs of the community and the homeowners who apply for assistance. Eligible properties must be homesteaded for a number of years, and owners must wish to remain in their homes but lack the means to make the improvements.

The members discussed the request, noting that improving the areas in which more home ownership is encouraged is one way to make these neighborhoods more attractive. The requested \$50,000 contribution could be leveraged into a greater financial impact, depending upon the strength of the organization's partnership with the City. Homes are assessed and vetted in order to protect the investment in improvements and ensure that there is a genuine need in each home.

Motion made by Mr. Strawbridge, seconded by Ms. Adderley, that the Board approve the request as [presented]. In a voice vote, the **motion** passed 10-0-1. (Mr. Ernest-Jones abstained. A memorandum of voting conflict is attached to these minutes.)

Presentation

IV. Transit Oriented Development (TOD)

Todd Okolichany of the Department of Sustainable Development showed a PowerPoint presentation on an update to the City's Downtown Master Plan, which would include transit oriented development (TOD) guidelines. In recognition of major upcoming transit projects, including All Aboard Florida, the Wave streetcar, and the potential Tri-Rail Coastal Link, the first phase of the proposed TOD guidelines would apply to the Downtown Regional Activity Center (RAC). The second phase, over the coming months, will consider how to expand these guidelines and design strategies into areas within one-quarter mile beyond the Downtown RAC, including the Northwest RAC as well as non-RAC areas.

The proposed TOD guidelines include the following:

- Guide future development within proximity of premium transit stations;
- Consider land use, design, and transit together instead of exclusively;
- Discourage land uses that are incompatible with transit and pedestrian activity, such as lower-density residential uses, surface parking lots, and automobile-oriented businesses;
- Encourage pedestrian and bicycle amenities, such as wide sidewalks, shade trees, and pedestrian and bicycle connections to transit stops;
- Design and locate parking to be consistent with TOD principles, including parking for different modes of transportation and preference for parking garages over surface lots;
- Incorporate travel demand management (TDM) measures, which encourage reduction in traffic and environmental impacts;
- Encourage shared parking between various uses;
- Reduce parking requirements in urban character areas found on the northern and southern edges of the Downtown RAC;
- Ask developments that provide more than 125% of their parking requirement to line the parking areas with active uses, architectural features, or screening;
- Encourage developments to consider green buildings, site design, and infrastructure;
- Create attractive, safe multimodal transit stations.

The draft TOD guidelines were recommended for approval by the Planning and Zoning Board at their January 15 meeting. Next steps include review of the guidelines by the City Commission at their February 4 meeting; if they are approved, a second reading will be scheduled for the end of February. Staff will then review the City's current zoning to determine whether text amendments are required to implement TOD guidelines, and consider expanding the new strategies outside the Downtown RAC.

Discussion Items

V. Broward County CRA Discussion

Mr. Battle reported that Broward County has recently elected to take action against all CRAs within the County, primarily through an ongoing legal issue with Pompano Beach in relation to that city's resolution to extend the term of its CRA. This issue is currently going through a dispute resolution process. The Broward County Commission has placed a resolution on its Agenda to reaffirm its position that CRAs may neither extend their terms nor issue debt. While this is not presently an issue for the Northwest CRA, it is an option of particular concern to the Beach CRA, as they have multiple major projects planned for the future, based on revenues they expect to raise in the future.

While the resolution was ultimately approved without the reference to debt, it is considered to be a potential precursor to other changes to CRAs, such as the creation of a new redevelopment capital program open to cities that can demonstrate a need for redevelopment dollars. There may also be an effort to renegotiate the manner in which tax increment funds (TIF) are provided, which currently allows CRAs to collect all revenue overage at a 95% rate.

Mr. Battle explained that CRAs throughout the County have been meeting in order to take a proactive stance on this issue, including positive outreach to show the good accomplished by these agencies and what CRA funds are meant to do. He concluded that he will keep the Board apprised of any further developments in this situation.

Mr. Gabriel added that the County's intention is to disband all CRAs within the next five years, as 2019 is the earliest date at which CRAs will begin to expire within Broward County. He noted that the first CRAs received nearly all TIF revenue, while the County retained more authority over these revenues from later agencies. The recent proposal would mean any plans adopted by a CRA would require County approval. He concluded that Fort Lauderdale, like other cities with CRAs, was not in favor of the recently adopted resolution.

The next meeting with regard to the dispute resolution procedure between Pompano Beach and Broward County will be held on February 6.

VI. Communication to CRA Board

The Board members discussed the TOD presentation and guidelines, including the possibility of expanding the footprint in which these guidelines would be implemented. Mr. Battle noted that Sistrunk Boulevard is also a transit corridor, and would also be an appropriate area for TOD. It was suggested that the entire CRA could be included in the implementation area. The members also discussed the density of urban neighborhoods in the Downtown area and whether or not these neighborhoods were appropriate for TOD, as well as the potential impact of parking reductions in and around the Downtown RAC. It was clarified that the locations of prospective Wave streetcar stations and the maintenance facility have not yet been finalized.

Motion made by Mr. Gabriel, seconded by Mr. Mattern, to recommend support of TOD guidelines as presented. In a voice vote, the **motion** passed unanimously.

It was determined that the above **motion** would be sent as a communication to the City Commission.

VII. Old / New Business

Mr. Battle recalled that when the CRA budget was adopted in September 2013, funds were set aside for professional services, particularly within the Flagler Village area. One of the issues identified as a need was lighting and security. He advised that the neighborhood is still working to identify a property from which Police resources could be accessed within the area, such as a substation. A comprehensive lighting study for the entire Flagler Village area has also been discussed in order to identify gaps in lighting coverage and recommend how to deal with these gaps to enhance the overall pedestrian experience.

Another issue was a walkability study, which will use the same consultant that compiled a similar study for the Downtown area in a previous year. This consultant will develop a walkability strategy for the Flagler Village/north of Downtown area, and would address potential improvements to make the area more walkable, such as connectivity, sidewalks, crosswalks, and other amenities. The Department of Transportation and Mobility, which is taking the lead with regard to this study, is working with CRA Staff to finalize its scope.

The members also briefly discussed the scope of the marketing RFP, which is likely to mean a single consultant will be selected that is large enough to develop a program for the entire Northwest CRA rather than Flagler Village alone. This RFP is intended to be on the street no later than the middle of February, followed by a period of time in which the City Commission may comment on the expenditure. Mr. Battle encouraged the Board to consider what they would like to achieve with regard to events and holidays in particular.

VIII. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 5:15 p.m.

[Minutes prepared by K. McGuire, Prototype, Inc.]