

**ORDINANCE NO. 210-03-107**

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA AMENDING THE LAND DEVELOPMENT REGULATIONS PERTAINING TO AUTOMOTIVE USES ALONG MARTIN LUTHER KING JR BLVD./N.W. 31ST AVE.; AMENDING SCHEDULE H, NONCONFORMING LAND USE PROVISIONS TO ADD SECTION 1.18, AMORTIZATION PERIOD FOR AUTOMOTIVE USES LOCATED ALONG MARTIN LUTHER KING JR BLVD./N.W. 31ST AVE.; PROVIDING FOR FINDINGS AND CONCLUSIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, DESORAE GILES-SMITH)**

WHEREAS, the City Commission has adopted a Comprehensive Plan as is required by the Local Government Comprehensive Planning and Land Development Regulation Act (Act), which Comprehensive Plan was subsequently determined to be in-compliance with said Act; and

WHEREAS, Section 163.3202, Florida Statutes, requires each municipality to adopt or amend and enforce land development regulations that are consistent with and implement their adopted comprehensive plan; and

WHEREAS, on June 11<sup>th</sup>, 1990, the City Commission implement its adopted Comprehensive Plan as is required by Section 163.3202, Florida Statutes, by adopting the City of Lauderhill Land Development Regulations; and

WHEREAS, Approximately 203.12 acres of nonresidential land were annexed between the years 2001 to 2010 from Unincorporated Broward County to the City of Lauderhill along Broward Blvd, Sunrise Blvd, and Martin Luther King Jr Blvd./N.W. 31st Ave; and

WHEREAS, Public Outreach meetings were held on both December 11, 2018 and December 13, 2018 in order to gain public input for a proposed SE CRA Corridor Plan along Broward Blvd, Sunrise Blvd, and Martin Luther King Jr Blvd./N.W. 31st Ave; and

WHEREAS, Automotive Sales, Car Rental Uses, Automotive Repair (Major) uses, Automotive Repair (Minor) uses, and Car Wash and Auto Detailing uses are not included in the desired uses identified in the

proposed SE CRA Corridor Plan along Broward Blvd, Sunrise Blvd, and Martin Luther King Jr Blvd./N.W. 31st Ave; and

WHEREAS, On November 14, 2019 The City of Lauderdale's Planning and Zoning Division sent out letters to both Business Owners and Residents indicating that the Amortization of various uses discussed at the November 18, 2019 City Commission workshop; and

WHEREAS, On November 18, 2019 The Public voiced various concerns with the existing Automotive Uses at the City Commission workshop; and

WHEREAS, on April 12, 2021, the City of Lauderdale Commission approved on second and final reading Ordinance No. 21R-03-106 defining Automotive Sales, Car Rental Uses, Automotive Repair (Major) use, Automotive Repair (Minor) uses, and Car Wash and Auto Detailing Uses within the City of Lauderdale; and

WHEREAS, Policy 2.13.2, Nonconforming Uses, requires The City of Lauderdale to promote the elimination of nonconforming uses through process of Amortization; and

WHEREAS, Land Development Regulations Article IV., Development Review Requirements, Part 2.0., pertains to zoning map amendments and zoning regulation amendments; and

WHEREAS, Zoning regulation amendments must be in conformance with the six (6) factors identified in Section 2.4., the procedural requirements of Section 2.9., and the public notice requirements of Section 2.10; and

WHEREAS, the Planning and Zoning Division concludes that proposed amortization of all Automotive Sales, Car Rental Uses, Automotive Repair (Major) use, Automotive Repair (Minor) uses, and Car Wash and Auto Detailing uses along both Broward Blvd. and Martin Luther King Jr. Blvd./N.W. 31<sup>st</sup> Ave are in compliance with the six (6) factors identified in Section 2.4., the procedural requirements of Section 2.9., and the public notice requirements of Section 2.10; and

WHEREAS, the City Commission concludes that Automotive Sales, Car Rental uses, Automotive Repair (Major) use, Automotive Repair (Minor) uses, and Car Wash and Auto Detailing uses should be prohibited uses along both

Broward Blvd. and Martin Luther King Jr. Blvd./N.W. 31st Ave because they do not further the general public welfare; and

WHEREAS, the City Commission concludes that Automotive Sales, Car Rental uses, Automotive Repair (Major) use, Automotive Repair (Minor) uses, and Car Wash and Auto Detailing uses along both Broward Blvd., and Martin Luther King Jr. Blvd./N.W. 31st Ave lawfully in existence as of April 12, 2021 should be allowed to continue as a nonconforming use until April 12, 2026 but, thereafter, such use should no longer operate within the City; and

WHEREAS, this Ordinance makes Car Rental Uses, Automotive Repair (Major) use, Automotive Repair (Minor) uses, and Car Wash and Auto Detailing uses along both Broward Blvd. and Martin Luther King Jr. Blvd./N.W. 31st Ave a prohibited use and provides a five-year amortization period for any such existing uses; and

WHEREAS, at their duly noticed regular meeting and public hearing of March 16, 2021, the City's Planning and Zoning Board, sitting as the Local Planning Agency (LPA), entered the Development Review Report on this Ordinance into the record, adopted the findings and conclusions supporting the Ordinance's adoption, and recommended the City Commission adopt the Ordinance; and

WHEREAS, at their duly noticed meeting and public hearing of March 29, 2021, the City Commission considered the record, adopted findings and conclusions, and approved this Ordinance on first reading; and

WHEREAS, at their duly noticed meeting and public hearing of April 12, 2021, the City Commission on second reading adopted this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA:

**SECTION 1: Amending LDR Schedule H. Land Development Regulations Schedule H., Land Use Classifications.** That the City of Lauderhill Land Development Regulations, Schedule H, Land Use Classifications is hereby amended to read as set forth below:

Schedule H Sec. 1.18. AMORTIZATION PERIOD FOR AUTOMOTIVE USES ALONG BROWARD BLVD AND MARTIN LUTHER KING JR AVE./N.W. 31ST AVE: Any Automotive Sales, Car Rental uses, Automotive Repair (Major) uses, Automotive Repair (Minor) uses, and Car Wash and Auto Detailing uses along Broward Blvd and Martin Luther King Jr Ave./N.W. 31ST Ave lawfully in existence as of March 29, 2021 and which under the terms of the Land Development Regulations, Schedule H. would be a nonconforming use shall be allowed

to continue until March 29, 2026. Thereafter, such use shall be prohibited. If a court of competent jurisdiction determines that the amortization period set forth in this section is invalid for any reason, and if the City Commission then revises this amortization period, then the commencement of the amortization period shall date back to the date of the passage of this legislation and shall be considered as a single amortization period.

**SECTION 5. Findings and Conclusions.** The Development Review Report prepared by the Planning and Zoning Department is attached hereto, is incorporated herein, and are hereby adopted as the findings of fact and conclusions of law to support the Ordinance amending the Land Development Regulations.

**SECTION 6. Conflicts.** All ordinances or parts of ordinances, all resolutions or parts of resolutions in conflict herewith be and the same are hereby repealed as to the extent of such conflict.

**SECTION 7. Effective Date.** This Ordinance shall take effect immediately upon its passage and adoption.

DATED this 12 day of April, 2021.

PASSED on first reading this 29 day of March, 2021.

PASSED AND ADOPTED on second reading this 12 day of April, 2021.

  
PRESIDING OFFICER

ATTEST:

  
CITY CLERK



	FIRST READING	SECOND READING
MOTION	<u>L. Martin</u>	<u>D. Grant</u>
SECOND	<u>M. Dunn</u>	<u>M. Dunn</u>
M. DUNN	<u>Yes</u>	<u>Yes</u>
D. GRANT	<u>Yes</u>	<u>Yes</u>
L. MARTIN	<u>Yes</u>	<u>Absent</u>
S. MARTIN	<u>Yes</u>	<u>Yes</u>
K. THURSTON	<u>Yes</u>	<u>Yes</u>



# City of Lauderhill

Attend via Computer:  
<https://www.colvcm.com>

## File Details

City Commission  
Chambers at City Hall  
5581 W. Oakland Park  
Blvd.  
Lauderhill, FL, 33313  
[www.lauderhill-fl.gov](http://www.lauderhill-fl.gov)

**File Number: 21R-4022**

**File ID:** 21R-4022

**Type:** Ordinance

**Status:** First Reading

**Version:** 1

**Reference:**

**In Control:** City Commission  
Meeting

**File Created:** 03/16/2021

**File Name:** Ord-Amortize Auto Uses

**Final Action:**

**Title:** **ORDINANCE NO. 21O-03-107: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA AMENDING THE LAND DEVELOPMENT REGULATIONS PERTAINING TO AUTOMOTIVE USES ALONG MARTIN LUTHER KING JR BLVD./N.W. 31ST AVE.; AMENDING SCHEDULE H, NONCONFORMING LAND USE PROVISIONS TO ADD SECTION 1.18, AMORTIZATION PERIOD FOR AUTOMOTIVE USES LOCATED ALONG MARTIN LUTHER KING JR BLVD./N.W. 31ST AVE.; PROVIDING FOR FINDINGS AND CONCLUSIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, DESORAE GILES-SMITH).**

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** ORD 21O-03-107 - Amortization-Auto Uses, DRR\_Automotive\_AMORTIZATION, Item 2 Exhibit A - Annexation Related Ordinances and Resolutions 2001.docx, Item 2 Exhibit B- 18R-03-47, Item 2 Exhibit C- CRA Necessity Report, Item 2 Exhibit D- Annexed Areas Address Map1, Item 2 Exhibit E - SE CRA REDEVELOPMENT PLAN - OVERALL - FINA-compressed, Item 2 Exhibit F - Letter to Public, Item 2 Exhibit G - November 18, 2019 - City Commission Workshop Minutes, Item 2 Exhibit H- Proposed Text Amendment

**Enactment Number:**

**Contact:**

**Hearing Date:**

\* **Drafter:** [apetti@lauderdale-fl.gov](mailto:apetti@lauderdale-fl.gov)

**Effective Date:**

**Related Files:**

## History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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**Text of Legislative File 21R-4022**

**ORDINANCE NO. 21O-03-107: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA AMENDING THE LAND DEVELOPMENT REGULATIONS PERTAINING TO AUTOMOTIVE USES ALONG MARTIN LUTHER KING JR BLVD./N.W. 31ST AVE.; AMENDING SCHEDULE H, NONCONFORMING LAND USE PROVISIONS TO ADD SECTION 1.18, AMORTIZATION PERIOD FOR AUTOMOTIVE USES LOCATED ALONG MARTIN LUTHER KING JR BLVD./N.W. 31ST AVE.; PROVIDING FOR FINDINGS AND CONCLUSIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, DESORAE GILES-SMITH).**

**Need:** Planning Staff has identified the need to Amortize All Automotive Sales, Car Rental uses, Automotive Repair (Major) uses, Automotive Repair (Minor) uses, and Car Wash and Auto Detailing uses along Broward Blvd and Martin Luther King Jr Ave./N.W. 31ST Ave within five (5) years from the adoption date of this Ordinance as the Use does not meet the intent of the Comprehensive Plan, Land Development Code, and the vision of the Proposed SE CRA CRP.

**Attachments:** Development Review Report including attachments

**Cost Summary/ Fiscal Impact:** The Division finds the implementation of this Resolution may not require a budget allocation or expenditure of City funds and concludes it may not have any direct fiscal impact on the City's budget.

**Estimated Time for Presentation:** 5 minutes

**Master Plan:** Explain how this Agenda item advances one or more objectives

**Goal 1: Clean, Green Sustainable Environment**

- ☐ Increase mass transit ridership ☐ Reduce City energy consumption  
☐ Reduce water consumption

**Goal 2: Safe and Secure City of Lauderhill**

- ☐ Crime in lower 50% in Broward ☐ Residents feel safe in neighborhood  
☐ Reduce emergency fatalities

**Goal 3: Open Spaces and Active Lifestyle for all ages**

- ☐ Increase participation in youth sports ☐ Add new park land and amenities  
☐ Increase attendance at cultural programs and classes

**Goal 4: Growing Local Economy, Employment and Quality of Commercial Areas**

- ☐ Increase commercial tax base   ☐ Increase employment in Lauderhill businesses
- ☒ Decrease noxious and blighted uses in commercial areas

**Goal 5: Quality Housing at all Price Ranges and Attractive Communities**

- ☐ Neighborhood signs and active HOAs   ☐ Housing & streets improved, litter reduced
- ☐ Increase proportion of single family homes and owner occupied housing

**Goal 6: Efficient and Effective City Government, Customer Focused & Values Diversity**

- ☒ Improves City efficiency   ☐ Increase use of Information Technology
- ☒ Increases residents perception of Lauderhill as an excellent place to live



Agenda Item No.

## DEVELOPMENT REVIEW REPORT

The matter before the City Planning and Zoning Board (Board), sitting as the Local Planning Agency, is a proposed Ordinance amending the Land Development Regulations pertaining to Automotive Sales, Car Rental uses, Automotive Repair (Major) uses, Automotive Repair (Minor) uses, and Car Wash and Auto Detailing uses along Broward Blvd and Martin Luther King Blvd/ NW 31<sup>st</sup> Avenue by amending Schedule H, Nonconforming Land Use Provisions to add section 1.18, Amortization Period for Automobile Uses along Broward Blvd and Martin Luther King Blvd/ NW 31<sup>st</sup> Avenue. The matter is before the Board because Land Development Regulations Article VII., Section 9, requires the Board make a recommendation to the City Commission on Land Development Regulation amendments. *The Department recommends the Board enter into the record the Development Review Report and all other substantial competent evidence presented at the hearing, adopt the findings and conclusions contained herein, and forward the record to the City Commission with a recommendation that the proposed Ordinance be adopted.*

### I. BACKGROUND

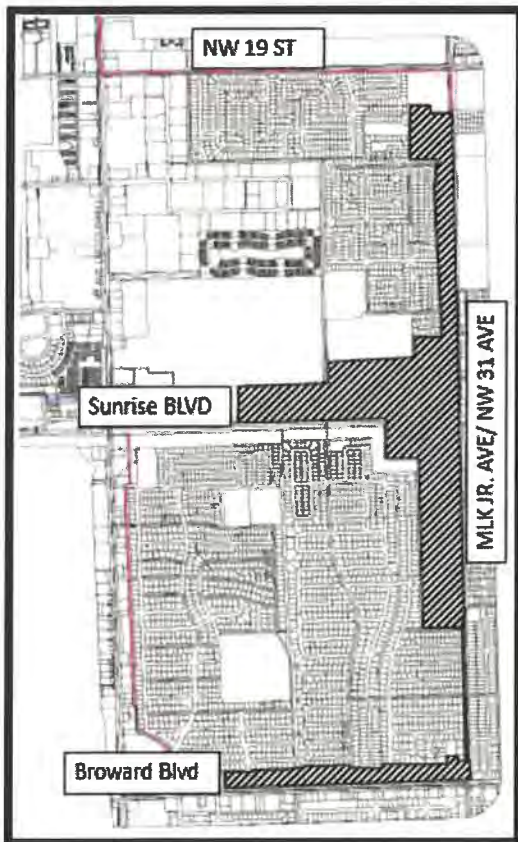
Approximately 203.12 acres of nonresidential land were annexed between the years 2001 to 2010 from Unincorporated Broward County to the City of Lauderhill (see **Exhibit A**). As such, there were many uses grandfathered in from their previous Zoning Code that would not be permitted today based on their proximity to the abutting Residentially Zoned Districts and Commercial Facility Zoned Districts such as Automobile Repair Uses.

On March 26, 2018, the Lauderhill City Commission approved **Resolution 18R-03-47 (Exhibit B)**, initiating a Finding of Necessity Report ("Report") to determine if expansion of the State Road 7 Community Redevelopment Agency ("CRA") was warranted to incorporate the NW 31 Avenue corridor, W Sunrise Blvd, and W Broward Blvd corridor ("Corridors") within City Limits creating the South East CRA ("SE CRA").

On September 28, 2018, EDSA & Carras Community Investment, Inc. collaborated to publish the Report which found several indications of blight within the Study area as defined by Section 163.355 F.S. Said findings concluded the need to expand the CRA along the subject Corridors. The report identified certain challenges facing the study area, which included poor general community appearance and unsafe conditions including homelessness creating unsafe conditions for the surrounding community. See **Exhibit C** for a copy of the Report.

Public Outreach meetings were held on both December 11, 2018 and December 13, 2018 in order to gain public input for a proposed expansion to the State Road 7 CRA's boundaries which would be located within the annexed areas as shown in **Exhibit D**. Both business owners and residents were given the opportunity to identify components that they wished to see incorporated into the overall SE CRA Community Redevelopment Plan ("CRP") including building aesthetics, streetscape design, innovation, transit, economic factors, and desired uses within the subject area (See **Attachment E**).

See Subject Area below:



It was determined that the proposed SE CRA would establish a well-balanced, mixed-use, commercial corridor that would coexist with the immediate abutting residential communities. Automotive Sales, Car Rental uses, Automotive Repair (Major) uses, Automotive Repair (Minor) uses, and Car Wash and Auto Detailing uses were not included among the desired uses identified by the immediate abutting business owners and residences.

On November 14, 2019 The City of Lauderhill's Planning and Zoning Division sent out letters to both Business Owners and Residents indicating that the Amortization of various uses discussed at the November 18, 2019 City Commission workshop (**See Exhibit F**) with the inclusion of Automotive Uses. See **Exhibit G** for the minutes from the 2019 November 18 meeting.

## **II. PROPOSED AMENDMENTS**

Below is the proposed Ordinance (**Attachment J**) amending the Land Development Regulations' Schedule H by adding 1.18 Automotive Uses along Broward Blvd and Martin Luther King Blvd/ NW 31st Avenue to amortize Automotive Sales, Car Rental uses, Automotive Repair (Major) uses, Automotive Repair (Minor) uses, and Car Wash and Auto Detailing uses within the proposed CRA Expansion Area encompassing Broward Blvd and Martin Luther King Blvd/ NW 31<sup>st</sup> Avenue within five (5) years from the adoption date of this Ordinance.

*Sec. 1.18, AMORTIZATION PERIOD FOR AUTOMOTIVE USES ALONG BROWARD BLVD AND MARTIN LUTHER KING JR AVE./N.W. 31ST AVE: Any Automotive Sales, Car Rental uses, Automotive Repair (Major) uses, Automotive Repair (Minor) uses, and Car Wash and Auto Detailing uses along Broward Blvd and Martin Luther King Jr Ave./N.W. 31ST Ave lawfully in existence as of April 12, 2021 and which under the terms of the Land Development Regulations, Schedule H. would be a nonconforming use shall be allowed to continue until April 12, 2026. Thereafter, such use shall be prohibited. If a court of competent jurisdiction determines that the amortization period set forth in this section is invalid for any reason, and if the City Commission then revises this amortization period, then the commencement of the amortization period shall date back to the date of the passage of this legislation and shall be considered as a single amortization period.*

### III. DATA & ANALYSIS

Data means factual information used as a basis for reasoning, discussion or calculation. Data must be based upon professionally reliable sources and the most recently available data should be used. Analysis involves an examination of the data, any assumptions, any employed methodologies, any applicable regulations, and deducing findings of facts and conclusions needed in order to make a recommendation.

The Department concludes the applicable Land Development Regulations (LDR) include: Article IV., Part 2.0, Section 2.4., on criteria, Section 2.9 on procedural requirements and Section 2.10 on public notice requirements; and Article III., Part 2.0., Sections 2.3 and 2.4 and Schedule B on permitted and special exception uses.

- A. Florida statutes. Section 163.3202, Florida Statutes, requires a local government to adopt land development regulations that implement their adopted Comprehensive Plan. Paragraph 163.3202(2)(b), Florida Statutes, requires the land development regulations contain provisions addressing the use of land and water.

The LDR is one of the documents adopted to implement the Comprehensive Plan.

The proposed Ordinance is a land development regulation that addresses the use of land and water, specifically, it pertains to all Automotive Sales, Car Rental uses, Automotive Repair (Major) uses, Automotive Repair (Minor) uses, and Car Wash and Auto Detailing uses along Broward Blvd and Martin Luther King Jr Ave./N.W. 31ST and located within the proposed SE CRA Area Expansion Area. Thus, the Department concludes the proposed Ordinance is consistent with the above-identified state statutory requirements.

- B. LDR. Land Development Regulations Article IV., Development Review Requirements, Part 2.0., pertains to zoning map amendments and zoning regulation amendments. It requires a zoning regulation amendment be in conformance with the six (6) factors identified in Section 2.4., the procedural requirements of Section 2.9., and the public notice requirements of Section 2.10.

1. **Factors.** Article IV., Part 2.0., Section 2.4 requires the Board to consider and evaluate zoning regulation amendments in relation to all pertinent factors, but with reference to six (6) specific factors. These six (6) factors are addressed below in relation to the proposed Land Development Regulations amendment.



a. *The character of the district and its peculiar suitability for particular uses.*

The existing Automotive Uses along MLK BLVD/ NW 31 Avenue are located within the proposed SE CRA Subject Area which directly abut and adversely impact single-family residences.

Pursuant Article III Section 5.7, there is a distance requirement of three hundred fifty (350) from any property that abuts zoned RS-4, RS-5, RM-5, RM-8, RM-10, RM-18, and RM-22 zoning districts or that abuts a water body zoned PO district and if the land use is located on property with a depth equal to or less than three hundred fifty (350) feet. This land use also is prohibited in the General Commercial zoning district if the land use is located on property where the front or rear property lines are three hundred fifty (350) feet or less from property zoned RS-4, RS-5, RM-5, RM-8, RM-10, RM-18, and RM-22 districts.

Staff concludes that the Existing all Automotive Sales, Car Rental uses, Automotive Repair (Major) uses, Automotive Repair (Minor) uses, and Car Wash and Auto Detailing uses along Broward Blvd and MLK BLVD/ NW 31 Avenue do not meet the intended distance requirements to single family.

Furthermore, Staff concludes that the Automotive Related Uses within the subject area are a nuisance as they are causing an unsafe environment along MLK BLVD/31<sup>st</sup> Ave by allowing patron's vehicles to spill over into the Right Of Way and blocking off sidewalks as shown in picture below:



The Future Land Use of the Subject Area is comprised of Low Medium (10) Residential, Commercial, Transit Oriented Corridor, and Community Facility (**Attachment E**). The intent for the mentioned Future Land Use Areas are listed below:

- POLICY 2.1.2 COMMERCIAL USES.  
Provide for commercial land uses, at intensities which ensure compatibility with adjacent and surrounding land uses, especially the protection of adjacent residential uses.
- POLICY 2.1.1 RESIDENTIAL USES.  
Provide for a variety of housing types and densities, which offer convenient and affordable housing opportunities to the City's permanent and seasonal population, while maintaining a desired quality of life and adequate public services and facilities.
- POLICY 2.1.6 COMMUNITY FACILITIES USES.  
Provide for recreational, social, educational, civic, judicial, medical, faith-based, and cultural facilities, which are open to the public or a designated portion of the public.
- POLICY 2.1.13 Transit Oriented Corridor Uses.

Provide for mixed use development along transit corridor, such as SR 7/US 441, consistent with the requirements of the Broward County Land Use Plan's Transit Oriented Corridor future land use category.

Based upon the recommended uses for the proposed SE CRA Corridor Plan and the Intent for the above-mentioned Future Land Use Categories for the subject Area, the Department concludes that all Automotive Sales, Car Rental uses, Automotive Repair (Major) uses, Automotive Repair (Minor) uses, and Car Wash and Auto Detailing uses along Broward Blvd and MLK BLVD/ NW 31 Avenue are not suitable for the Proposed SE CRA area/ Subject Area.

- b. *Conservation of the value of buildings and encouraging the most appropriate use of land and water throughout the City.*

The Subject Site is located within the Proposed Expansion of the SE CRA. The proposed plan identifies ideal uses that will that would benefit the community through increased property values, improved aesthetics, and reduce intensified uses that directly abut single family homes and community facility uses. The Automotive Sales, Car Rental uses, Automotive Repair (Major) uses, Automotive Repair (Minor) uses, and Car Wash and Auto Detailing uses along Broward Blvd and MLK BLVD/ NW 31 Avenue are not uniform with the overall character of the surrounding districts and they are not among those desired uses for the proposed SE CRA Community Redevelopment Plan ("CRP"). The Department concludes the amortization of all Automotive Sales, Car Rental uses, Automotive Repair (Major) uses, Automotive Repair (Minor) uses, and Car Wash and Auto Detailing uses along Broward Blvd and MLK BLVD/ NW 31 Avenue would conserve the value of buildings and encourage the most appropriate use of land and water.

- c. *The applicable portions of the adopted City Comprehensive Plan and programs such as land use, trafficways, recreation, schools, neighborhoods, drainage and housing, and so forth.* The proposed Ordinance is consistent with the following Comprehensive Plan provisions:

- Goal 1 Future Land Use Element: The City Commission shall

provide for a distribution of land use by type, density, and intensity to meet the needs of the current and future resident and seasonal population in a manner that; promotes compatible development, redevelopment, and urban infill; promotes a land use pattern that supports a multimodal transportation system, with an emphasis on pedestrian-ways and walkability; protects and improves the natural and physical characteristics of the City; and, ensures the timely, cost-effective provision of public facilities and services.

- Policy 1.1.1 Residential Uses: Provide for a variety of housing types and densities, which offer convenient and affordable housing opportunities to the City's permanent and seasonal population, while maintaining a desired quality of life and adequate public services and facilities.
- Policy 1.20.2 Protection Of Residential Areas: The Lauderhill Land Development Regulations shall protect, whenever possible, existing and planned residential areas, including single-family neighborhoods, from disruptive land uses and nuisances.
- Policy 1.13.2 Nonconforming Uses: The City of Lauderhill shall promote the elimination of nonconforming uses through:

AMORTIZATION. The maintenance of Land Development Regulations that address the amortization of nonconforming uses.

- Policy 1.13.1 Residential & Non-Residential Uses: Ensure that commercial, industrial and other non-residential land use plan designations are located in a manner, which facilitates service to residential areas, but does not adversely impact existing and designated residential areas.
- SUBPOLICY 1 2.1.2.1 ALLOWABLE USES IN THE COMMERCIAL FUTURE LAND USE DESIGNATION

The following uses are allowable in the Commercial future land use designation:

1. Retail sales of merchandise or services.
2. Office and business.

3. Wholesale, storage, light fabricating and warehouse uses.
4. Hotels, motels, and similar lodging.
5. Community facilities.
6. Commercial recreation.
7. Recreation and open space.
8. Special Residential Facilities Categories (2) and (3), subject to the allocation of residential flexibility, reserve, bonus, or affordable housing dwelling units as set forth in Subpolicy 1.1.2.2 and pursuant to meeting the density requirements of Subpolicy 1.1.1.2. and other applicable provisions as set forth in the Broward County Land Use Plan.
9. Residential units within the same structure as commercial uses for the owner, manager or caretaker of the commercial uses.  
Other residential uses may be allowable, without the need to amend the Future Land Use Map Series and the Broward County Land Use Plan, subject to the allocation of residential flexibility, or redevelopment dwelling units as set forth in Subpolicy 1.1.2.3.
10. Transportation facilities, including roadways, bikeways, pedestrianways, greenways, and other transportation uses, not including expressways, airports, and heliports.
11. Public utilities and facilities required to serve the commercial area, including water and wastewater pump stations; water, wastewater, electric, gas, cable, and fiber optic transmission lines; other low intensity utilities, which shall not include solid waste transfer stations, wastewater treatment plants, resource recovery plants, electrical power plants, and similar operations.
12. Communication facilities, including telecommunication facilities and wireless communication facilities, including but not limited to, antenna support structures, antennas, and accessory buildings and equipment; provided such facilities are:
  - a. Compatible with the design, scale, architecture and type of the commercial use.
  - b. Camouflaged and do not negatively impact the commercial use due to emissions, lighting, signage, or other impediments associated with the facility.

The Department concludes the proposed Ordinance is consistent

with the City's Comprehensive Plan.

- d. *The needs of the City for land areas for specific purposes to serve population and economic activities.*

The Department concludes that the proposed SE CRA Expansion will help to serve the population and promote economic activities. The proposed CRA plan does not include Automotive Sales, Car Rental uses, Automotive Repair (Major) uses, Automotive Repair (Minor) uses, and Car Wash and Auto Detailing uses.

- e. *Whether there have been substantial changes in the character of development of areas in or near an area under consideration for rezoning.*

The Division concludes that since 2000 there have been substantial changes in the character of development in or near the subject site. To the west, the formerly underutilized AT&T antenna site has been rezoned to Regional Park (PR) district and has been redeveloped as a 110 acre regional park, with a 5,000 permanent seat stadium, a water play area, and other recreational facilities. The overall site also accommodates the City's 1,200 seat Performing Arts Center and 10,000 square foot neighborhood library. In September 2019, a 1.87 acre of land located on the Northeast Corner of Sunrise Blvd and State Road 7 was rezoned from Commercial Entertainment (CE) to General Commercial (CG) as part of a City initiated Conceptual Site Plan.

- f. *The facts and opinions presented to the Planning and Zoning Board through hearings.*

This Development Review Report represents the Department's written findings of facts, conclusions and recommendations.

- 2. **Procedure.** The LDR Article IV., Part 2.0., Section 2.9 addresses the procedure for zoning regulation amendments. It requires the Board to make a recommendation to the City Commission at a duly noticed public hearing on changes to zoning regulations and for the Board to forward its recommendation to the City Commission. The Department has interpreted this provision to apply to LDR amendments consistent with state law.
- 3. **Public notice.** The LDR Article IV., Part 2.0., Section 2.10 addresses

public notice. Subsection 2.10.1 requires a change in zoning be published in a newspaper of general circulation in Broward County at least 10 days prior to the date of hearing. Notice of the proposed Ordinance changing the LDR was advertised in the Sun-Sentinel, a newspaper of general circulation within the County. Proof of publication is provided with the agenda package and is included herein by reference.

#### **IV. ATTACHMENTS**

Exhibit A – Annexation History  
Exhibit B – 18R-03-47  
Exhibit C – CRA Necessity Report  
Exhibit D- Annexed Areas Map  
Exhibit E- SE CRA Development Plan  
Exhibit F- Amortization Letter to Public  
Exhibit G-Nov 18<sup>th</sup> City Commission Workshop Minutes  
Exhibit H-Ordinance

#### **V. FINDINGS AND CONCLUSIONS**

Based upon the information contained in this Development Review Report, the following findings of fact and conclusions of law are offered:

- A. The Department finds that Automotive Sales, Car Rental uses, Automotive Repair (Major) uses, Automotive Repair (Minor) uses, and Car Wash and Auto Detailing uses within the SE CRA Expansion Area not in Compliance with the Goals, Objectives, and Policies of the Futures Land Uses Element of the Comprehensive Plan.
- B. The Department finds that Automotive Sales, Car Rental uses, Automotive Repair (Major) uses, Automotive Repair (Minor) uses, and Car Wash and Auto Detailing uses within the Community Facility Zoning District and also within the Subject Area not in accordance to the desirable uses within the proposed SE CRA Corridor Plan.
- C. The Department concludes that, by process of Amortization, all Automotive Sales, Car Rental uses, Automotive Repair (Major) uses, Automotive Repair (Minor) uses, and Car Wash and Auto Detailing uses along Broward Boulevard and Martin Luther King Jr. Boulevard/ NW 31<sup>st</sup> Avenue should only be allowed continued to 5 years from the adopted date of this Ordinance in order to come into compliance with both the City of Lauderhill's Comprehensive Plan and the proposed SE CRA Expansion Plan.

- D. The Department concludes the proposed Ordinance amending the LDR is in conformance with the standards and requirements specified in Land Development Regulations Article IV., Part 2.0., Section 2.4., Basis for Recommendations.
- E. The Department finds the proposed Ordinance amending the LDR have been duly noticed and concludes it is in conformance with the public notice requirements.

## **VI. ALTERNATIVE ACTIONS**

The Board has one of the following alternative actions at its disposal:

- A. Enter into the record the Development Review Report and all other substantial competent evidence presented at the hearing, adopt the findings and conclusions contained herein, and forward the record to the City Commission with a recommendation that the proposed Ordinance be adopted.
- B. Enter into the record the Development Review Report and all other substantial competent evidence presented at the hearing, amend the findings and conclusions contained herein to support the Board's recommendation, and forward the record to the City Commission with a recommendation that the proposed Ordinance be denied.
- C. Enter into the record the Development Review Report and all other substantial competent evidence presented at the hearing, amend the findings and conclusions contained herein to support any necessary conditions, and forward the record to the City Commission with a recommendation that the proposed Ordinance be adopted with conditions.
- D. Enter into the record the Development Review Report and all other substantial competent evidence presented at the hearing and table the proposed Ordinance until the specified information is provided.

## **VII. RECOMMENDED ACTION**

- A. Department recommendation. The Department recommends the Board enter into the record the Development Review Report and all other substantial competent evidence presented at the hearing, adopt the findings and conclusions contained herein, and forward the record to the City Commission with a recommendation that the proposed Ordinance amending the LDR be adopted.



- B. Board recommendation. The proposed Ordinance is scheduled for March 16, 2021 Planning and Zoning Board regular meeting.
- C. City Commission action. First reading of the proposed Ordinance is tentatively scheduled March 29, 2021 and second reading on April 12, 2021.

## Annexation Related Ordinances and Resolutions 2001-2010 List

- 01R-06-74
- 01R-11-191
- 04R-09-218
- 04R-09-227
- 04R-09-228
- 04-10-217
- 04R-10-244
- 04O-10-219
- 04O-10-220
- 05R-01-37
- 05R-02-57
- 05R-08-276
- 05O-11-209
- 05R-12-408
- 09R-10-228
- 10O-01-100

Available on Digital Copy upon Request

**RESOLUTION NO. 18R-03-47**

**A RESOLUTION OF THE CITY OF LAUDERHILL CITY COMMISSION APPROVING THE PROPOSAL FROM EDSA IN THE AMOUNT OF \$75,000.00 FOR THE CITY OF LAUDERHILL BROWARD BOULEVARD COMMUNITY REDEVELOPMENT AREA (CRA) MASTER PLANNING SERVICES AS A PART OF THE GENERAL OBLIGATION (GO) BOND IMPROVEMENT PROJECTS; PROVIDING FOR PAYMENT FROM BUDGET CODE NUMBER 307-348-03110; PROVIDING TERMS AND CONDITIONS; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, CHARLES FARANDA)**

**BE IT RESOLVED BY THE COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA:**

**SECTION 1.** The proposal from EDSA in the amount of \$75,000.00 for master planning services for the City of Lauderhill Broward Boulevard Community Redevelopment (CRA) as part of the General Obligation (BO) Bond improvements, a copy of which is attached hereto and incorporated herein, is hereby approved.

**SECTION 2.** Providing for payment in an amount not to exceed \$75,000.00 from Budget Code Number 307-348-03110.

**SECTION 3.** This Resolution shall take effect immediately upon its passage and adoption.

**DATED this** 26 **day of** March, 2018.

**PASSED AND ADOPTED on first reading this** 26 **day of** March, 2018.


  
\_\_\_\_\_  
**PRESIDING OFFICER**

**ATTEST:**

  
\_\_\_\_\_  
**CITY CLERK**

<b>MOTION</b>	<u>Thurston</u>
<b>SECOND</b>	<u>Bates</u>
<b>M. BATES</b>	<u>Yes</u>
<b>H. BENSON</b>	<u>Excused</u>
<b>H. BERGER</b>	<u>Yes</u>
<b>K. THURSTON</b>	<u>Yes</u>
<b>R. KAPLAN</b>	<u>Yes</u>

**Approved as to Form**

  
\_\_\_\_\_  
**W. Earl Hall**  
**City Attorney**



# City of Lauderhill

City Hall  
5581 W. Oakland Park  
Blvd.  
Lauderhill, FL, 33313  
www.lauderhill-fl.gov

## File Details

**File Number: 18R-2668**

**File ID:** 18R-2668

**Type:** Resolution

**Status:** Agenda Ready

**Version:** 1

**Reference:**

**In Control:** Finance  
Department

**File Created:** 03/08/2018

**File Name:** CRA MASTER PLAN BOULEVARD COUNTY EDSA

**Final Action:**

**Title:** RESOLUTION NO. 18R-03-47: A RESOLUTION OF THE CITY OF LAUDERHILL CITY COMMISSION APPROVING THE PROPOSAL FROM EDSA IN THE AMOUNT OF \$75,000.00 FOR THE CITY OF LAUDERHILL BROWARD BOULEVARD COMMUNITY REDEVELOPMENT AREA (CRA) MASTER PLANNING SERVICES AS A PART OF THE GENERAL OBLIGATION (GO) BOND IMPROVEMENT PROJECTS; PROVIDING FOR PAYMENT FROM BUDGET CODE NUMBER 307-348-03110; PROVIDING TERMS AND CONDITIONS; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, CHARLES FARANDA).

**Notes:**

**Sponsors:** Faranda

**Enactment Date:**

**Attachments:** RES-18R-03-47-Proposal-EDSA CRA Master plan.pdf,  
EDSA PROPOSAL - BROWARD BLVD MASTER  
PLAN SERVICES

**Enactment Number:**

**Contact:**

**Hearing Date:**

\* **Drafter:** tdorsett@laudershill-fl.gov

**Effective Date:**

## History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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### Text of Legislative File 18R-2668

RESOLUTION NO. 18R-03-47: A RESOLUTION OF THE CITY OF LAUDERHILL CITY COMMISSION APPROVING THE PROPOSAL FROM EDSA IN THE AMOUNT OF \$75,000.00 FOR THE CITY OF LAUDERHILL BROWARD BOULEVARD COMMUNITY REDEVELOPMENT AREA (CRA) MASTER PLANNING SERVICES AS A PART OF THE GENERAL OBLIGATION (GO) BOND IMPROVEMENT PROJECTS; PROVIDING FOR PAYMENT FROM BUDGET CODE NUMBER 307-348-03110; PROVIDING TERMS AND CONDITIONS; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, CHARLES FARANDA).

**Request Action:**

A RESOLUTION IS REQUESTED FROM THE CITY COMMISSION TO ACCEPT THE G.O. BOND PROPOSAL (CCNA) FROM COMMISSION-APPROVED CONSULTANT EDSA IN THE AMOUNT OF \$75,000.00 FOR MASTER PLANNING SERVICES TO ESTABLISH A NEW CRA ON THE BOULEVARD COUNTY ANNEXED AREAS.

**Need:**

ACCEPTANCE OF THE PROPOSAL FROM EDSA REGARDING MASTER PLANNING SERVICES TO ESTABLISH A CRA IN THE CITY OF LAUDERHILL WITH A FOCUS ON BOULEVARD COUNTY ANNEXED AREAS.

**Summary Explanation/ Background:**

THERE ARE CURRENTLY 222 ACTIVE COMMUNITY REDEVELOPMENT AGENCIES IN FLORIDA. THE AGENCIES HAVE BEEN ESTABLISHED TO ENCOURAGE NEW INVESTMENT AND JOB CREATION IN URBAN AREAS THAT WERE BLIGHTED DUE TO SUBSTANTIAL GROWTH MOVING AWAY FROM THE URBAN CORE. EDSA HAS BEEN RECRUITED TO DEVELOP A SCOPE OF SERVICE TO ASSIST WITH THAT MISSION. THEIR SCOPE INCLUDES PREPARING THE FINDING OF NECESSITY DOCUMENTS, COMMUNITY REDEVELOPMENT MASTER PLANNING AND WORK WITH THE CITY TO CREATE THE REDEVELOPMENT TRUST. THE BOUNDARY AREAS WILL INCLUDE NW 19TH STREET AND NW 31ST AVENUE, SOUTH TO BROWARD BLVD, WEST TO 441 ALONG NW 38TH WAY AND NORTH TO SUNRISE BOULEVARD WITHIN CITY LIMITS. STAFF RECOMMENDS APPROVAL OF THE EDSA PROPOSAL FOR THE SCOPE OF SERVICES TO PROVIDE PLANNING SERVICES TO ESTABLISH A NEW CRA IN THE CITY OF LAUDERHILL WITH A FOCUS ON THE BOULEVARD COUNTY ANNEXED AREA. THE FIRM'S PROPOSAL WILL FOCUS ON THREE MAIN GOALS: TO DEVELOP A CRA REDEVELOPMENT MASTER PLAN THAT MEETS STATE OF FLORIDA AND BROWARD COUNTY STANDARDS; TO ESTABLISH AN OVERALL THEME AND CHARACTER FOR THE CRA IN THE FORM OF DESIGN GUIDELINES; AND TO IDENTIFY THE CATALYST PROJECTS AND FUNDING SOURCES THAT WILL ALLOW THE CRA TO BE SUCCESSFUL.

**Attachments:**

(1) EDSA PROPOSAL - BROWARD BLVD MASTER PLAN SERVICES

**Cost Summary/ Fiscal Impact:**

FUNDING IN THE AMOUNT OF \$75,000.00 HAS BEEN ALLOCATED TO BUDGET CODE NUMBER 307-348-03110.

**Estimated Time for Presentation:**

NONE

**Master Plan:**

**Goal 1: Clean, Green Sustainable Environment**

- ☐ Increase mass transit ridership ☐ Reduce City energy consumption
- ☐ Reduce water consumption

**Goal 2: Safe and Secure City of Lauderdale**

- ☐ Crime in lower 50% in Broward ☐ Residents feel safe in neighborhood
- ☐ Reduce emergency fatalities

**Goal 3: Open Spaces and Active Lifestyle for all ages**

- ☐ Increase participation in youth sports ☐ Add new park land and amenities
- ☐ Increase attendance at cultural programs and classes

**Goal 4: Growing Local Economy, Employment and Quality of Commercial Areas**

- ☒ Increase commercial tax base ☒ Increase employment in Lauderhill businesses
- ☐ Decrease noxious and blighted uses in commercial areas

**Goal 5: Quality Housing at all Price Ranges and Attractive Communities**

- ☐ Neighborhood signs and active HOAs ☐ Housing & streets improved, litter reduced
- ☐ Increase proportion of single family homes and owner occupied housing

**Goal 6: Efficient and Effective City Government, Customer Focused & Values Diversity**

- ☐ Improves City efficiency ☐ Increase use of Information Technology
- ☒ Increases residents perception of Lauderhill as an excellent place to live



January 18, 2018

**Mr. Chuck Faranda**  
City of Lauderhill  
5581 W. Oakland Park Blvd.  
Lauderhill, FL 33313

**Re: City of Lauderhill Broward Boulevard CRA**  
*Proposal for Master Planning Services*

Dear Chuck:

We would like to wish you a Happy New Year. EDSA is pleased to provide this proposal for master planning services related to the Broward Community Redevelopment Area (CRA). As always, we truly appreciate the opportunity and look forward to contributing to the success of the City of Lauderhill.

As requested by Kennie Hobbs, EDSA will provide planning services to establish a new CRA in the City of Lauderhill with a focus on the Boulevard County Annexed Areas. The CRA boundary will include as follows NW 19<sup>th</sup> Street and NW 31<sup>st</sup> Avenue, south to Broward Blvd, West to 441 along NW 38<sup>th</sup> Way and north to Sunrise Boulevard within the City Limits. The process will adhere to state statutes in summary as follows:

1. *Adopt the Finding of Necessity. This will formally identify the blight conditions within the targeted area and establish the area boundary.*
2. *Develop and adopt the Community Redevelopment Plan. The plan addresses the unique needs of the targeted area and includes the overall goals for redevelopment in the area, as well as identifying specific projects.*
3. *Create a Redevelopment Trust Fund. Establishment of the Trust Fund enables the Community Redevelopment Agency to direct the increase in real property tax revenues back into the targeted area.*

Currently, there are 222 active community redevelopment agencies (CRAs) in Florida. The CRA's have been established to encourage new investment and job creation in urban areas that were blighted due to substantial growth moving away from the urban core. *Under Florida law (Chapter 163, Part III), local governments are able to designate areas as CRAs when certain conditions exist. Such as: the presence of substandard or inadequate structures, a shortage of affordable housing, inadequate infrastructure, insufficient roadways and inadequate parking. To document that the required conditions exist, the local government must survey the proposed redevelopment area and prepare a "Finding of Necessity."* Based on the current conditions of the area, EDSA supports the City's conclusion that the area would benefit from a CRA. The EDSA scope of services will include preparing the Finding of Necessity documents, Community Redevelopment Master Planning and work with the City create the Redevelopment Trust.

EDSA will be joined by Carras Community Investments to prepare the Finding of Necessity and we will collaborate with the City to ensure the CRA is completed as per State and Broward County Standards. As always, the EDSA Team will be available to meet on a regular basis. Following is our proposed of scope of work, as we understand it.

#### **SCOPE OF SERVICES**

We have visited the area on many occasions and understand the existing conditions. We agree the establishment of the CRA will provide much needed investment that will improve the area. Our approach will begin with kicking off the planning assignment with the City to confirm the proposed goals, objectives, deliverables and schedule. As noted above, we will start the planning effort by establishing the Finding of Necessity and follow up with the Community Redevelopment Plan and Creation of the Redevelopment Trust.

Based on previous efforts related to the creation of CRA's within the City, the EDSA Team will provide services towards three (3) main goals. These goals of the City and subsequent expectations of the Team are:

1. To develop a CRA Redevelopment Master Plan that meets State of Florida and Broward County standards.
2. To establish an overall theme and character for the CRA in the form of design guidelines
3. To identify the catalyst projects and funding sources that will allow the CRA to be successful.

Our team will meet with the Residents, Business Owners and the City to gain consensus on the future character of the environment. We look forward to working with the City and Community towards the improvements. Please see our deliverables, schedule and compensation below.

## DELIVERABLES

### **Task #1 – Finding of Necessity (10 weeks)**

#### Phase 1 – Site Survey

The Consultant will perform a site survey along with the necessary mapping and photography to delineate the study area, determine existing land uses and assess the physical conditions of the site and immediate surrounding areas. Our staff will also conduct detailed field inventory of every property within the proposed study area to identify and document existing conditions of the property's structures, parking area, landscaping and graffiti. Our staff observers will rate various characteristics of each property and building within the study area.

#### Phase 2 – Demographic and Economic Analysis

The Consultant will provide a demographic and economic analysis of the study area and compare its population, housing, business and employment characteristics with the City of Lauderhill and Broward County.

#### Phase 3 – Assessment of Existing Improvements and Infrastructure

The Consultant will assess existing public service, utilities and infrastructure improvements in the study area and determine the capacity of existing public infrastructure to support private investment activity.

#### Phase 4 – Analysis of Slum and Blight Factors

Upon completion of the first three tasks, we will analyze study area conditions relative to the three factors for slum conditions and the 14 factors for blight conditions. Specifically, we will provide the City of Lauderhill with data and analysis that will determine whether the conditions in the study area meet the criteria described in s.163.340, Definition, (7) "slum area" or (8) "blighted area."

#### Phase 5 – Fiscal Impact Analysis

Carras Community Investment, Inc. staff will perform a fiscal impact analysis to determine the existing value of properties in the study area and the potential financial implications of redevelopment. We will prepare several financial scenarios addressing the opportunities for implementing a CRA as defined by Chapter 163, Florida Statutes. The scenarios will illustrate potential tax increment revenues that could accrue to the benefit of the area should the CRA be implemented. The projected changes in the future valuations for purposes of capturing tax increment revenue are compared with the current area's estimated valuations based on County tax records.<sup>6t</sup>

#### Phase 6 – Finding of Necessity Resolution



Carras will provide the City of Lauderhill with a draft "Finding of Necessity Resolution" for review and consideration. The Consultant will present its findings to City staff and at all required City Commission hearings.

#### Conditions

*The City of Lauderhill will provide GIS mapping data consisting of zoning data, parcel data, existing land use, Future Land Use, existing CRA boundary data and other mapping data as needed to complete the review and analysis.*

#### **Deliverables**

The deliverables include, but not limited to the write-up of a Final Report containing:

1. A one-page executive summary,
2. Final Report, including supporting evidence (mapping, photography) for Phase 6: Finding of Necessity Resolution.
3. Final Report sections will be divided as outlined by Study Task Phases 1-6.
4. A PowerPoint presentation with all the major findings.

#### **Example Table of Contents**

- a. Executive Summary
- b. Overview and Purpose
- c. Study Area and Existing Land Use
- d. Analysis of Slum and Blight Factors
- e. Findings and Conclusions
- f. Appendix and List of Figures

#### **Task #2 – Community Redevelopment Plan (12 weeks)**

Based on the results of the Finding of Necessity, EDSA Team provide ongoing professional services towards the preparation of the CRA Redevelopment Plan, Public Involvement, and Agency Coordination associated with the approval process with the State and Broward County for the CRA. Please note the following tasks are generally sequential or ongoing concurrently:

##### Phase 1: CRA Site Inventory and Analysis

- A. Review of existing urban design and land use conditions and the specific opportunities and constraints relative to the CRA.
- B. Review of existing pedestrian and vehicular circulation conditions and their opportunities and constraints relative to the redevelopment of the CRA.
- C. Review of existing zoning ordinance and the specific opportunities and constraints relative to the CRA.
- D. Compile inventory information gathered by Carras Community Investment

##### Phase 2: Preliminary CRA Planning and Design

- A. Preparation of preliminary land use planning concepts and redevelopment opportunities. The team will attempt to rectify the conflicts between the Carras Community Investment Study and any additional citizens concerns.
- B. Preparation of preliminary open space enhancements as a catalyst for redevelopment. This will stress parks, recreation, promenades and will address sustainability opportunities.
- C. Development of preliminary CIP list for the CRA.

##### Phase 3: Final CRA Master Plan

- A. Preparation of Final CRA Master Plan
- B. Development of Land Use and Zoning Districts within the CRA
- C. Development of Capital Improvement Project recommendations
- D. Provide preliminary character sketches and enlargement plans (2 each)

##### Phase 4: Public Involvement Meetings and County/City Coordination

- A. Meetings and Public Involvement:
- i. Public Workshops (2 total)
  - ii. City Planning and Zoning Meetings (2 total)
  - iii. City Commission Meetings (2 total)
  - iv. City Staff Meetings (4 total)

**Deliverables:**

- 1. CRA Redevelopment Master Plan
- 2. Character Sketches (1 aerial view, 2 street level views at selected catalyst projects)
- 3. Enlargement Plans (3 total – Projects to be determined)

**Task #3 – Creation of Redevelopment Trust (6 weeks)**

The EDSA Team will work with the City Attorney to provide exhibits from the above task for creation of the redevelopment trust. As, the City currently has CRA's within the City limits, we see our role in this task in a support capacity as needed. In summary, The EDSA Team will review documents and provide all exhibits required for the creation of the trust.

**SCHEDULE**

Tasks #1, #2 and #3 workload outlined above will be delivered within 28 weeks after notice to proceed. We will review the design on a regular basis and provide updates as necessary. The subsequent tasks and phases will commence upon written approval. The schedule anticipates 2 weeks include time for your review and approval.

TASK DESCRIPTION	MONTH						DURATION
	1	2	3	4	5	6	
Task 1: Finding of Necessity	*		*				10 weeks
City Staff Review							1 week
Task 2: CRA Redevelopment Master Plan			*	*	*		12 weeks
City Staff Review							1 week
Task 3: Creation of Redevelopment Trust					*	*	6 weeks

\* Denotes tentatively scheduled meetings and presentation included in the fees for professional services.

**ADDITIONAL SERVICES**

If required, additional services shall be provided as approved in writing by the Client, on a time and expense basis. The additional services shall be provided in accordance with the professional billing rate schedule included in this proposal. EDSA will provide as requested services for the items below:

- 1. Client changes beyond the original approved scope, base information and/or design documents.
- 2. Client instructions which deviate from the directions previously given by any current or former Client personnel.
- 3. Extra trips/workshops/conference meetings beyond the number outlined above.
- 4. Extended design schedule of thirty (30) days beyond EDSA's proposed schedule.
- 5. Additional deliverables beyond those outlined above.

**COMPENSATION**

**EDSA would suggest a total lump sum fee of \$75,000 USD for the services outlined above.** Please see schedule of values below. The fees below include labor, materials and reimbursable expenses to complete the effort.

Task	Task Description	Duration	Amount
Task 1	Finding of Necessity	10 weeks	\$28,500.00
Task 2	CRA Redevelopment Master Plan	12 weeks	\$36,500.00
Task 3	Creation Redevelopment Trust	6 weeks	\$10,000.00
	TOTAL		<b>\$75,000.00</b>

The reimbursable expenses will be additional and billed as outlined in the General Terms and Conditions. If this proposal meets with your needs and expectations, receipt of a signed copy will serve as our authorization to proceed. This proposal is valid for 90 days.

Please do not hesitate to contact us if modifications to proposal are required to better suit your needs. We look forward to hearing from you soon and thank you again for the opportunity to provide professional services.

Best regards,



Kona Gray, FASLA, PLA  
Principal

Agreed to and accepted this 27 day of February, 2018.

By: 

Title: City Manager

Cc: Desorae Giles-Smith, Kennie Hobbs, Ayanna Stephens, Marie Samuleman, File  
Attachments: General Terms and Conditions, Rate Schedule

G:\Projects\KG\KG-Proposed Projects\Urban Design\City of Lauderdale\Broward CRA\PR\_City of Lauderdale\Broward CRA\_021018.doc



## GENERAL TERMS AND CONDITIONS

### A. Introduction:

These General Terms and Conditions are part of the attached letter agreement and are hereby incorporated by reference. If EDSA does not receive a response to the letter agreement within ninety (90) days, the fees and conditions for the design services will be subject to change. Please read these General Terms and Conditions carefully. Your acceptance of this agreement constitutes your acceptance of the foregoing terms and conditions.

### B. Standard of Care:

The standard of care for all professional services performed or furnished by EDSA under this agreement will be the skill and care used by landscape architects practicing under similar circumstances at the same time and in the same locality. EDSA makes no warranties, either express or implied, under this agreement or otherwise, in connection with EDSA's services.

### C. Client Furnished Information:

The Client shall provide EDSA with a development program and site information regarding the requirements and objectives for the Project. Additionally, EDSA shall be entitled to rely upon the accuracy and completeness of any information, reports and/or site surveys/base information supplied by the Client or by others authorized by Client.

### D. Responsibilities During Construction Phase:

If EDSA's services under this letter agreement do not include services during the construction phase of the project, then Client assumes all responsibility for the application and interpretation of EDSA's drawings, specifications and other instruments of service; the observation and evaluation of Contractor's work and the performance of any other necessary construction phase landscape architectural or professional services; and Client waives any claims against EDSA that may be connected in any way thereto.

### E. Out-of-Pocket Expenditures:

Unless otherwise stated in the attached letter agreement, the Client shall pay all out-of-pocket expenses, in addition to professional fees. Out-of-pocket expenses are defined as actual expenditures made by EDSA, their employees, and/or professional consultants in the interest of the project and include, but are not limited, to the following expenses:

1. Air Travel, including departure taxes (Business Class for flights scheduled for three [3] hours or greater) and related airline / agency fees
2. Hotel accommodations
3. Meals
4. Ground transportation (i.e., rental cars and taxis)
5. Postage, freight, telephone, facsimile, overnight express mail and courier services
6. Photocopying, reproductions and printing costs
7. Photographic supplies and processing
8. Study model materials
9. Special renderings, models, photographs and special consultants, when Client authorized

\*The above listed items maybe billed at the actual cost incurred plus a 10% Administrative Fee.

Client's Initials

F. Ownership of Documents:

All documents prepared or furnished by EDSA pursuant to this agreement are instruments of EDSA's professional service. Upon payment in full for these professional services, EDSA shall grant joint ownership of such documents. Reuse, reproduction, modification of such documents by Client, without EDSA's written permission, shall be at Client's sole risk and Client agrees to indemnify and hold EDSA harmless from all claims, damages, and expenses, including attorney's fees, arising out of such reuse by Client or others acting through Client.

G. Use of Electronic Media:

Copies of documents that may be relied upon by Client are limited to the printed copies (also known as hard copies) that are signed or sealed by Consultant. Files in electronic media format or text, data, graphic or other types that are furnished by Consultant to Client are only for convenience of Client. Any conclusion or information obtained or derived from such electronic files will be at the user's sole risk. When transferring documents in electronic media format, Consultant makes no representations as to long-term compatibility, usability, or readability of documents resulting from the use of software application packages, operating systems or computer hardware differing from those in use by Consultant at the beginning of this assignment.

H. Additional Services Outside Agreed Upon Scope:

Services that are requested by the Client Group or the Client's Representative that are in addition to the Scope of Work listed above will be considered Additional Services and would be reviewed at that time for additional fee calculation. Additional services shall be provided if authorized by the Owner. These additional services may include, but are not limited to:

1. Services related to making revisions and/or additions to drawings, specifications, or other documents outlined when such revisions are inconsistent with instructions previously given or are a result of program modifications, reversal of previous direction or governmental reviews.
2. Scope of work changes (project size, area, complexity and budget).
3. Documentation, assistance, coordination, on-site visits or on-site representation beyond what is outlined in this proposal.
4. Team changes (General Contractor, Client Representative, Consultants and Joint Venture).
5. Schedule changes (meetings, duration, phasing).
6. Those services which are in addition to the Basic Services outlined in this Agreement.
7. Significant time spent to review contractor substitutions.
8. Time spent to address program or design changes by the Owner or operator, or major field revisions caused by construction issues of other disciplines.
9. Budget or value engineering requirements which require changes or modifications to completed and approved drawings.
10. Separation of the project construction into phases or other development strategies that may be employed that require repackaging of construction documents.
11. Extensions of construction time.
12. Preparation of professional renderings beyond what is mentioned in the scope of work above.
13. Cost estimating.
14. Documentation specific to LEED certification.

Client's Initials



I. Compensation/Invoicing:

All fees and reimbursable expenses will be invoiced monthly and shall be payable in net U.S. Dollars drawn upon a U.S. Bank unless otherwise stated in this letter agreement. The Client understands and acknowledges that these fees are net of any non-U.S. taxes and/or tariffs. If a retainer is received by EDSA, it will be applied to the final payment due unless otherwise stated in this letter agreement.

In the event the Client should use a foreign bank as its payment bank, the Client shall wire the funds in U.S. Dollars, net of any transaction fees, to EDSA's local bank using the following information:

BANK:	SunTrust Bank 515 East Las Olas Blvd. Fort Lauderdale, FL 33301
ABA NUMBER:	061000104
SWIFT NUMBER:	SNTRUS3A
CREDIT:	
ACCOUNT NUMBER:	EDSA, Inc. 1000114180770

***Please indicate project name and/or number to be credited.***

All invoices are payable upon receipt. In the event payment is not received within thirty (30) days of invoice date, the past due balance may be assessed an interest penalty of one and one-half percent (1 ½%) per month.

J. Termination Rights:

In the event EDSA does not receive payment within sixty (60) days, EDSA may stop work on the project until payment is received. Stoppage of work by EDSA due to non-payment of invoices beyond sixty (60) days will not be deemed as a default under the terms of this letter agreement. An additional fee may be required to stop and restart work due to nonpayment.

Client may terminate this Agreement with seven days prior written notice to Consultant for convenience or cause. Consultant may terminate this Agreement for cause with seven days prior written notice to Client. Failure of Client to make payments when due shall be cause for suspension of services or, ultimately, termination, unless and until Consultant has been paid in full all amounts due for services, expenses and other related charges.

In the event that the project is suspended for more than forty-five (45) days, through no fault of EDSA, EDSA shall be entitled to payment for services based on a percentage of completion for all completed work. In the event of termination, EDSA shall be compensated for all services fully and satisfactorily performed up until such termination date, together with Reimbursable Expenses incurred.

K. Dispute Resolution:

The Client agrees that this letter agreement shall be interpreted according to the laws of the State where the contracting EDSA office is located, and agrees to reimburse EDSA for reasonable attorney's fees, court costs, and all expenses including without limitation, all such fees, costs, and expenses incidental to arbitration, appeals, and post-judgment proceedings that it may expend in enforcing this letter agreement. In the event of any such dispute, Client agrees that the court venue will be located in Broward County, Florida.

L. Execution/Duration:

Signature of the attached letter agreement will signify the Client's acceptance of all the Terms and Conditions outlined herein. Accordingly, the Client warrants that the necessary funds are available to pay EDSA for the services and expenses outlined in this letter agreement and that these funds are not encumbered nor contingent upon subsequent approvals, permits or financing commitments.

This letter agreement will be valid for the duration of the project.

Client's Initials





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RATE SCHEDULE

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Principal	\$300 per hour
Associate Principal	\$240 per hour
Vice President	\$180 per hour
Senior Associate	\$150 per hour
Associate	\$120 per hour
Designer	\$100 per hour
Intern	\$ 55 per hour
Administrative Support	\$ 60 per hour

Client's Initials:

City of Lauderdale  
5581 W. Oakland Park Blvd.  
Lauderhill, FL 33313



# Finding of Necessity

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Lauderhill Southeastern CRA

Produced by:  
EDSA &  
Carras Community Investment, Inc.

September 28, 2018



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## EXECUTIVE SUMMARY

In accordance with Chapter 163, Part III, Florida Statutes, EDSA and Carras Community Investment, Inc. (CCI) conducted this Finding of Necessity to assess conditions of slum and blight in the following study area. The Finding of Necessity provides a detailed review of existing land use characteristics, socioeconomic conditions, and physical features, and finds the existence of slum and blight conditions in the study area as defined in Section 163.355, F.S. With this finding, the study area meets the requirements for the creation of a Community Redevelopment Agency and ultimately a Community Redevelopment Area.

A Community Redevelopment Agency will have the ability to focus redevelopment resources into the proposed Community Redevelopment Area, which will help reduce and eliminate slum and blight and improve the livability of the study area. Improving living conditions will reverse trends of economic, socioeconomic, and physical decline, and provide the critical incentives for redevelopment and growth to maintain a vibrant and thriving community.

## INTRODUCTION

On March 26, 2018, the Lauderhill City Council approved Resolution 18R-03-47, initiating this Finding of Necessity to determine if a Community Redevelopment Area is needed. To create a Community Redevelopment Area, a city first must conduct a "Finding of Necessity" to determine if an area contains slum and/or blight. If a Finding of Necessity determines that such conditions exist, a city then has the authority to create a Community Redevelopment Agency, which is tasked with developing a Community Redevelopment Plan. A Community Redevelopment Plan delineates the boundaries of a Community Redevelopment Area and outlines the methods to reduce slum and blight in the proposed area.

### Community Redevelopment Act

This document has been produced in accordance with Finding of Necessity requirements, as stipulated by the Community Redevelopment Act of 1969, Chapter 163 Part III, Florida Statutes (the "Act"). The Act authorizes local governments to establish Community Redevelopment Agencies to improve slum and blighted areas within their jurisdiction. The Act also sets forth the legal process by which local governments may establish Community Redevelopment Agencies and implement financing and regulatory processes aimed at addressing the underlying causes of slum and blight in declining areas. The following statutes have been provided for reference.

### Relevant Florida Statutes

#### **163.355 Finding of necessity by county or municipality.**

*No county or municipality shall exercise the community redevelopment authority conferred by this part until after the governing body has adopted a resolution, supported by data and analysis, which makes a legislative finding that the conditions in the area meet the criteria described in s. 163.340(7) or (8). The resolution must state that:*

- (1) One or more slum or blighted areas, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, exist in such county or municipality; and*
- (2) The rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas, including, if appropriate, the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals, or welfare of the residents of such county or municipality.*

#### **163.356 Creation of community redevelopment agency**

*(1) Upon a finding of necessity as set forth in s. 163.355, and upon a further finding that there is a need for a community redevelopment agency to function in the county or municipality to carry out the community redevelopment purposes of this part, any county or municipality may create a public body corporate and politic to be known as a "community redevelopment agency."*

#### **163.340 Definitions (Slum)**

(7) "Slum area" means an area having physical or economic conditions conducive to disease, infant mortality, juvenile delinquency, poverty, or crime because there is a predominance of buildings or improvements, whether residential or nonresidential, which are impaired by reason of dilapidation, deterioration, age, or obsolescence, and exhibiting one or more of the following factors:

- (a) Inadequate provision for ventilation, light, air, sanitation, or open spaces;
- (b) High density of population, compared to the population density of adjacent areas within the county or municipality; and overcrowding, as indicated by government-maintained statistics or other studies and the requirements of the Florida Building Code; or
- (c) The existence of conditions that endanger life or property by fire or other causes.

#### **163.340 Definitions (Blight)**

(8) "Blighted area" means an area in which there are a substantial number of deteriorated or deteriorating structures; in which conditions, as indicated by government-maintained statistics or other studies, endanger life or property or are leading to economic distress; and in which two or more of the following factors are present:

- a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.
- b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions.
- c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.
- d) Unsanitary or unsafe conditions.
- e) Deterioration of site or other improvements.
- f) Inadequate and outdated building density patterns.
- g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality.
- h) Tax or special assessment delinquency exceeding the fair value of the land.
- i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality.
- j) Incidence of crime in the area higher than in the remainder of the county or municipality.
- k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality.

- l) *A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality.*
- m) *Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.*
- n) *Governmentally owned property with adverse environmental conditions caused by a public or private entity.*
- o) *A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.*

#### **163.340 Definitions (Community Redevelopment)**

*(9) "Community redevelopment" or "redevelopment" means undertakings, activities, or projects of a county, municipality, or community redevelopment agency in a community redevelopment area for the elimination and prevention of the development or spread of slums and blight, or for the reduction or prevention of crime, or for the provision of affordable housing, whether for rent or for sale, to residents of low or moderate income, including the elderly, and may include slum clearance and redevelopment in a community redevelopment area or rehabilitation and revitalization of coastal resort and tourist areas that are deteriorating and economically distressed, or rehabilitation or conservation in a community redevelopment area, or any combination or part thereof, in accordance with a community redevelopment plan and may include the preparation of such a plan.*

#### **163.340 Definitions (Community Redevelopment Area)**

*(10) "Community redevelopment area" means a slum area, a blighted area, or an area in which there is a shortage of housing that is affordable to residents of low or moderate income, including the elderly, or a coastal and tourist area that is deteriorating and economically distressed due to outdated building density patterns, inadequate transportation and parking facilities, faulty lot layout or inadequate street layout, or a combination thereof which the governing body designates as appropriate for community redevelopment. For community redevelopment agencies created after July 1, 2006, a community redevelopment area may not consist of more than 80 percent of a municipality.*

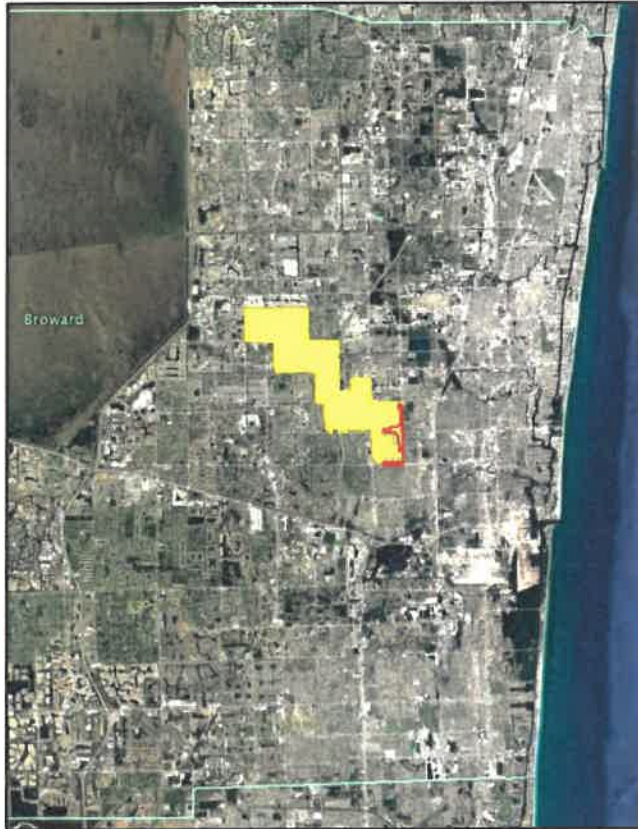
#### **163.340 Definitions (Community Redevelopment Plan)**

*(11) "Community redevelopment plan" means a plan, as it exists from time to time, for a community redevelopment area.*

## STUDY AREA

The study area is within the municipal boundaries of the City of Lauderhill, which is centrally located in Broward County, Florida. The majority of the study area is adjacent to Northwest 31<sup>st</sup> Avenue, Sunrise Boulevard, and Broward Boulevard, and is just west of I-95 and east of the Florida Turnpike.

Figure 1. City of Lauderhill and Study Area



Source: Google Earth

Figure 2. Study Area Boundary



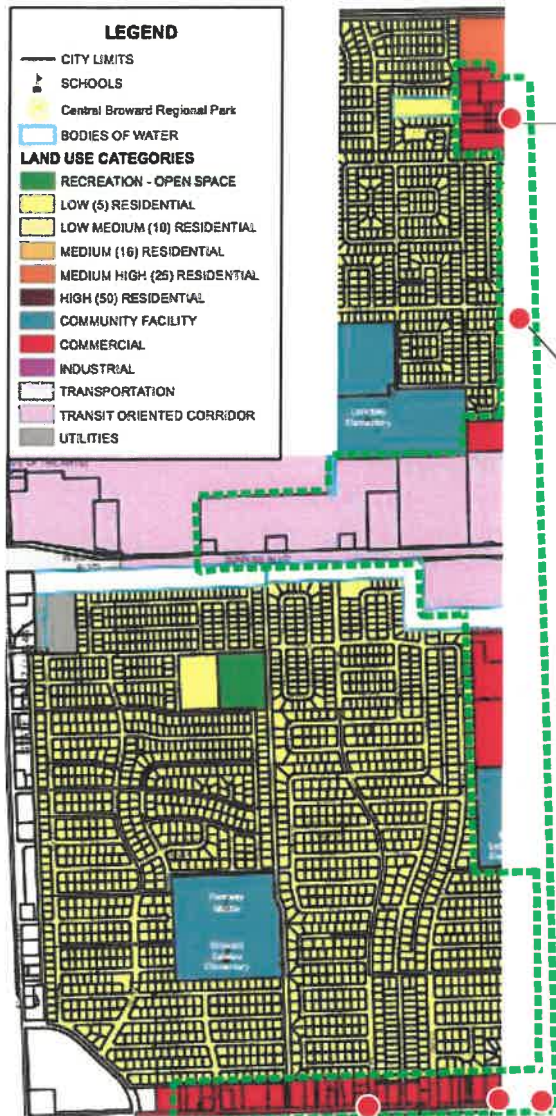
Source: Lauderhill GIS

### Land Uses

The study area consists of outdated industrial and commercial land uses. In particular, Northwest 31<sup>st</sup> Avenue contains numerous junkyards, automotive repair facilities, and the Wingate landfill and incinerator, which is no longer in operation and has been designated by the Environmental Protection Agency as a Superfund site.<sup>1</sup> The study area has a large Transit Oriented Development (TOD) Corridor comprised of the Swap Shop, however, significant redevelopment hurdles remain to transition this land to an active TOD.

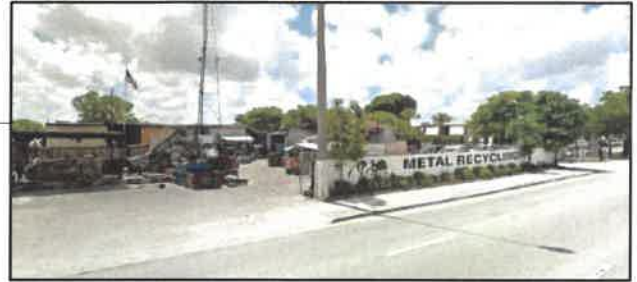


Figure 3. Land Use Map



Source: City of Lauderdale

Abandoned Building – 3351 West Broward Blvd



Flamingo Liquors No 4 – 3101 W Broward Blvd



Empty Lot – 3201 West Broward Blvd





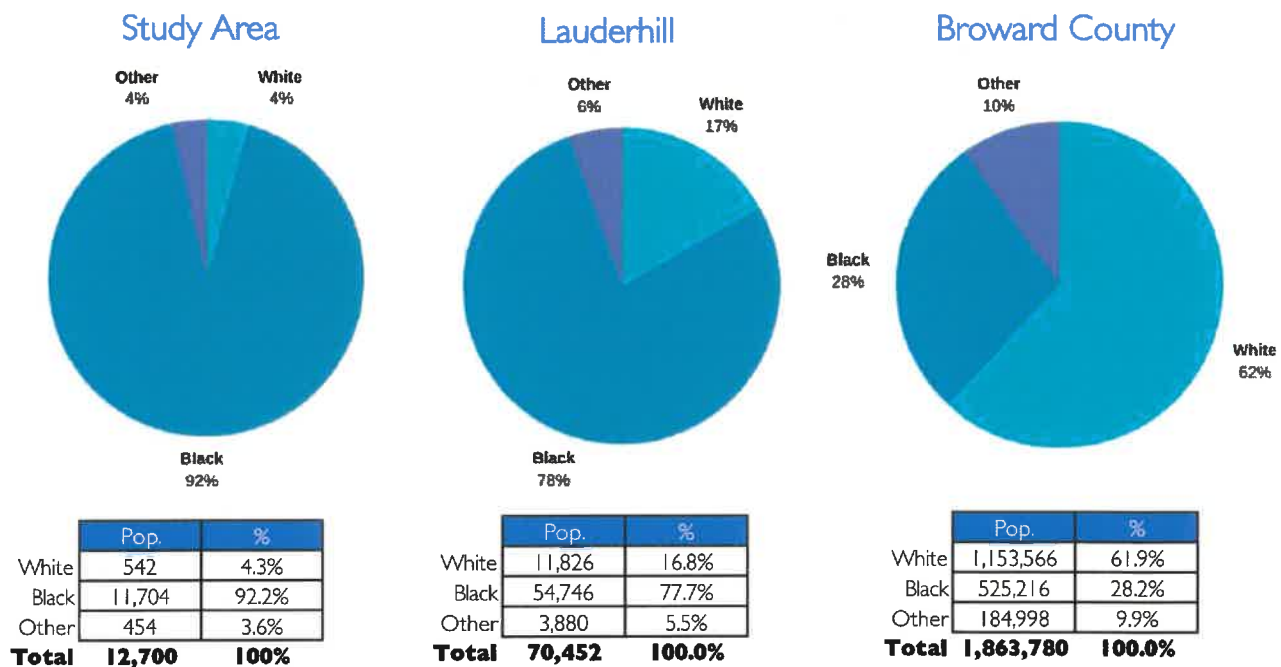
## Socioeconomic Data

CCI utilized census data to extract various data sets for the study area, the City of Lauderdale, and Broward County. This allows for a direct comparison of the study area to surrounding areas and provides clarity regarding the study area's needs. CCI extrapolated data from the United States Census American Community Survey 2016 datasets for the two census tracts that cover the study area: 12011041200 and 12011041300. This is the most recent and geographically specific data that can be found for the study area.

### Demographics

The study area has a total population of 12,700 people.<sup>2</sup> Like the City of Lauderdale, the study area has a majority minority population, with African Americans constituting 92% of the population.<sup>3</sup> Compared to the City of Lauderdale (78% African American) and Broward County (28% African American), the study area has one of the larger minority populations in the County (based on a percentage of the total population for the census tracts).<sup>4</sup>

Figure 4. Demographics



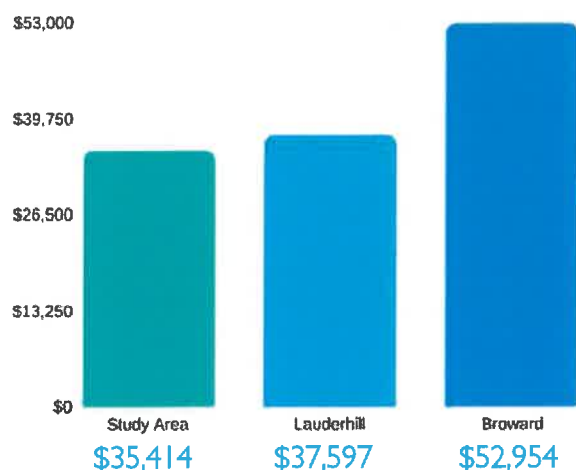
Source: U.S. Census Bureau; American Community Survey, 2016

### Economic Data

Compared to the City of Lauderdale and Broward County, the study area has a lower median household income, higher rate of poverty, higher rate of unemployment, and higher number of individuals requiring food assistance. Combined, these factors illustrate a community that is economically depressed.

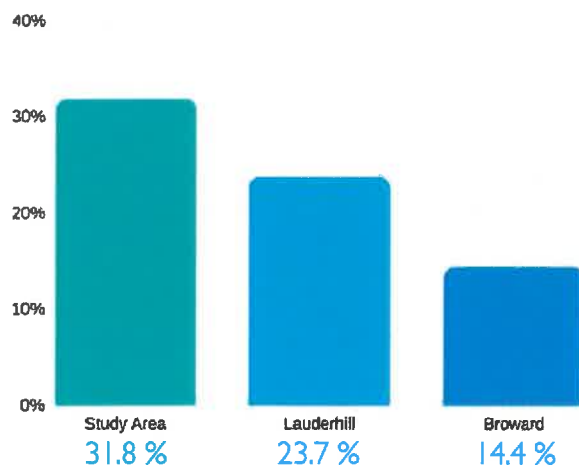
The study area's median household income is \$35,414 (when averaged between the two census tracts), while the median household income in Lauderdale is \$37,597 and \$52,954 in Broward County. The study area's challenging economic circumstances are further highlighted by the relatively high rate of poverty (31.8% below poverty), high unemployment rate (16.9%), and number of individuals on food assistance programs (41.3%). The following charts illustrate the aforementioned comparison and demonstrate these challenging economic conditions.

Figure 5. Median Household Income



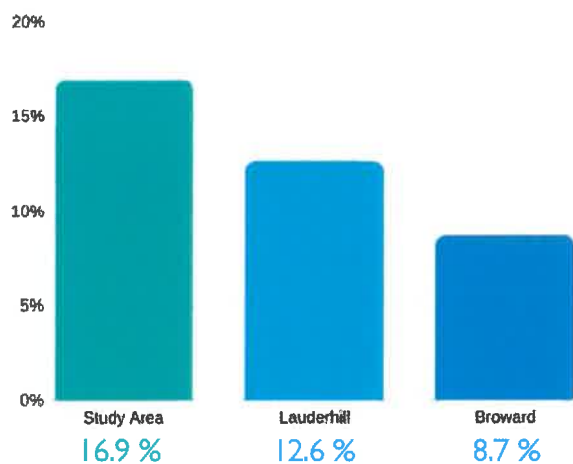
Source: U.S. Census Bureau; American Community Survey, 2016

Figure 6. Percentage of Population Below Poverty Level



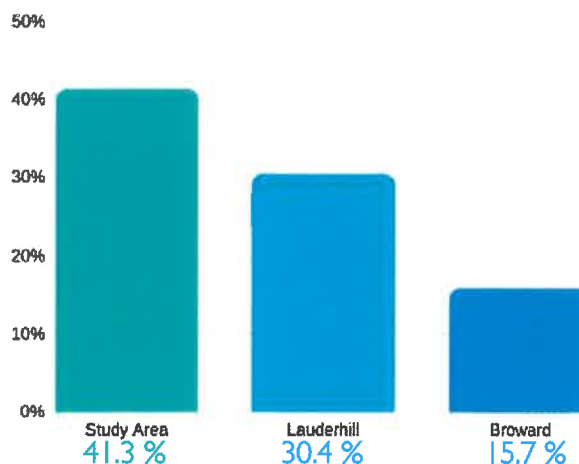
Source: U.S. Census Bureau; American Community Survey, 2016

Figure 7. Unemployment Rate



Source: U.S. Census Bureau; American Community Survey, 2016

Figure 8. Percentage of Households Receiving Food Stamps in the Past 12 Months



Source: U.S. Census Bureau; American Community Survey, 2016

## Challenges Facing the Study Area

The study area faces significant challenges. The surrounding residential neighborhood is economically disadvantaged, which is further exacerbated by failing infrastructure and an absence of diverse and thriving businesses. The study area is in need of substantial redevelopment to provide quality economic opportunities for surrounding households and to improve the general welfare of the community. While not exhaustive, the list below outlines some of these challenges.

### Summary of Challenges

- Badly maintained commercial properties
- Empty and vacant lots with visible garbage and waste
- Lack of access to healthy and nutritious foods
- Poor connectivity between subdistricts of the study area
- Presence of Wingate Incinerator and Dump Superfund Site
- Large area of land (Swap Shop) owned by a single entity
- Lack of quality mass transit options
- Numerous unsanitary and unsafe conditions, including homeless living in abandoned buildings
- Poor general community appearance
- Lack of singular focus and vision for redevelopment
- Lack of dedicated funds for revitalization

## PROJECT METHODOLOGY

CCI reviewed data from the Broward County Property Appraiser, the City of Lauderdale, and the United States Census. Additionally, site surveys were conducted on June 20, 2018, to support the results of the data analysis and confirm the blighted conditions. Observers documented the varying physical conditions in the study area, including: buildings, sidewalks, site layouts, swales, parking lots, and drainage areas. Findings and photographs of the site survey are discussed in each applicable "Blight Findings" section.

Statute	Data Source	Requirement Met
<b>(a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.</b>	<b>Field Observations/GIS Analysis</b>	<b>Yes</b>
(b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions.	NA	Inconclusive
(c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.	NA	Inconclusive
<b>(d) Unsanitary or unsafe conditions.</b>	<b>Field Observations</b>	<b>Yes</b>
<b>(e) Deterioration of site or other improvements.</b>	<b>Field Observations</b>	<b>Yes</b>
(f) Inadequate and outdated building density patterns.	Zoning Code	Inconclusive
(g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality.	CoStar Report	Inconclusive
(h) Tax or special assessment delinquency exceeding the fair value of the land.	NA	Inconclusive
<b>(i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality.</b>	<b>CoStar Report</b>	<b>Yes</b>
(j) Incidence of crime in the area higher than in the remainder of the county or municipality.	GIS Analysis	Inconclusive
(k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality.	GIS Analysis	Inconclusive
(l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality.	Code Violation Report	Inconclusive

(m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.	Property Appraiser	Yes
(n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.	Environmental Protection Agency	Yes
(o) A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.	NA	Inconclusive

# ANALYSIS OF BLIGHT FACTORS

## Inadequate Transportation Facilities

Section 163.340(8)(a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.

### Dangerous Roadways

The study area has three major roadways: NW 31<sup>st</sup> Avenue, Sunrise Boulevard, and Broward Boulevard.

Figure 9. Study Area Roadway Network



Source: Google Earth

These are dangerous roadways, as roughly 10% of all vehicular accidents in the City of Lauderhill occur within and around the study area.<sup>5</sup> Sunrise Boulevard, which receives additional traffic from the Swap Shop and is a major connection between the Florida Turnpike, I-95, and downtown Fort Lauderdale, is particularly unsafe, accounting for approximately 60% of the accidents in the study area.<sup>6</sup>

Figure 10. Vehicular Accidents in Study Area, 2017

Study Area:	302	<b>= 10.4%</b>
Lauderhill:	2,913	

Source: Lauderhill Police Department





## Pedestrian Connectivity

Pedestrian facilities are inadequate and unsafe. The sidewalks are narrow and perilously close to speeding vehicles. There are no barriers (natural or artificial) between pedestrians and the street, which creates an uncomfortable and dangerous situation for the non-vehicular traveler.

The dangerous pedestrian conditions are particularly alarming considering that Martin Luther King Elementary School is located on 591 NW 31<sup>st</sup> Avenue. Roughly 480 students attend this school, many of them walking or biking from the surrounding neighborhoods.<sup>7</sup> Children on their way to school are forced to use dangerous sidewalks and cross large intersections prone to vehicular accidents, as described in the previous section.



Figure 11. Martin Luther King Elementary



Source: Google Earth

## Public Transit

The study area is served by the Broward County bus system and Lauderhill Community Bus Shuttle. While there are numerous stops in the study area, bus service is intermittent, and waiting stations are often completely exposed to the elements.



Bus travelers must endure harsh conditions, including high heat, thunderstorms, rain, and hail. The bus stations provide limited shade and protection from the elements, and bus travelers are often forced to wait in lawns, under trees, or at nearby businesses.

## Parking Facilities

Numerous parking facilities are inadequate or in need of repair. In numerous circumstances the asphalt is crumbling, striping is indiscernible, and parking stops/bumpers are not at the end of parking spaces. Few parking lots have landscaping, and many of the auto service facilities have overflow parking on the sidewalk and in the street.





## ■ Unsanitary or Unsafe Conditions

### Section 163.340(8)(d) Unsanitary or unsafe conditions.

#### Dangerous Uses and Facilities

The study area contains unsightly and unsafe junkyards, scrapyards, and automotive repair facilities. These facilities are clustered along Northwest 31<sup>st</sup> Avenue, which exacerbates an already dangerous use and compounds deleterious environmental conditions.

These facilities often have poor lighting, are bordered by fences and barbed wire, have unsupervised alleys, and appear to contain large quantities of environmentally dangerous materials.



#### Water Runoff Facilities

Water runoff facilities contain trash and debris. These facilities are not only unsightly but appear dangerous and unsanitary. Storm water collection facilities are in need of upgrades and routine maintenance. While pollution monitoring and collection are outside the scope of this study, the site survey found several instances of what appeared to be environmental hazards and water facilities in critical condition.



Street drainage systems also appear to be lacking routine maintenance. Gutters have accumulated large amounts of garbage, which slows water dispersion during periods of high precipitation. This garbage also accumulates in front of businesses, along sidewalks, and other locations frequented by customers and residents, which reduces “curb appeal” and can hurt commercial foot traffic.



## Site Deterioration

### Section 163.340(8)(e) Deterioration of site or other improvements.

Observers documented deteriorating conditions in the study area and found deteriorating buildings, lots, parking facilities, fencing, and landscaping.

#### Abandoned Buildings and Lots

Abandoned lots and buildings are unsightly and dangerous and have noticeable site deterioration. Homeless individuals appear to be residing in or around the structures of several buildings, producing unsafe conditions for the individual living at the facility and the surrounding community. Several abandoned lots on Broward Boulevard are littered with waste and lack adequate maintenance.



#### Building and Lot Deterioration

Several buildings and parking lots have fallen into disrepair. Not only do these structures exhibit decay, but many appear unsafe. It is questionable if these structures should even remain in use.



#### Fencing

Poor fencing is another indicator of blight. Many of the structures in the study area are junkyards, scrapyards, and automotive repair facilities, which typically have walls and fencing. Many of these fences are in failing condition. Several abandoned lots also contain fencing that is unsightly and in disrepair.



## Vacancy Rates

Section 163.340(8)(i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality.

### Commercial Vacancy Rate

Vacancy rates can illustrate the desirability of a geographic region, and high vacancy rates are one indication of a struggling real estate market. Lauderdale's commercial vacancy rate is 12.2%, compared to Broward County at 5.6%. Other variables further demonstrate that commercial real estate in Lauderdale is performing poorly. As the tables indicate, Lauderdale's commercial property has low rental rates (\$11.01 sf per sf compared to \$17.46 per sf), high availability (19.1% compared to 8.7%), and spends more time on the market (11.9 months compared to 8.3 months).

Figure 12. Commercial Real Estate Indicators

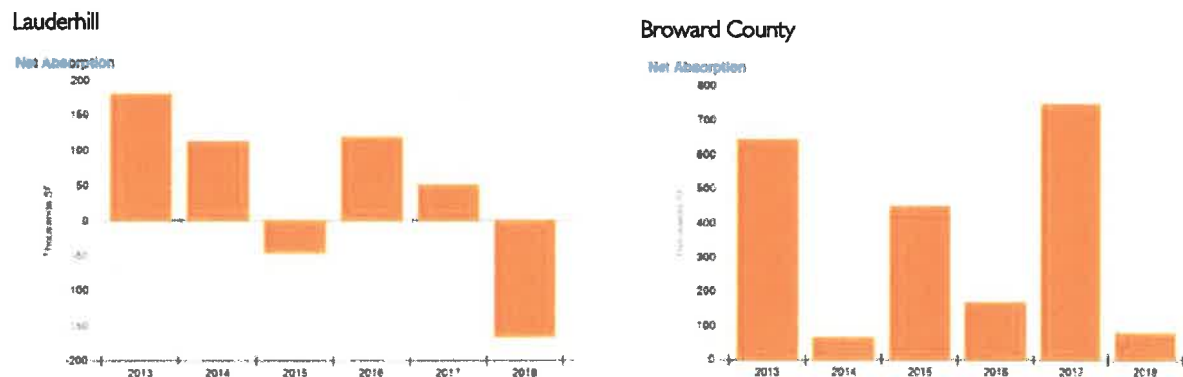
Lauderhill			Broward County		
Availability	Survey	5-Year Avg	Availability	Survey	5-Year Avg
Rent Per SF	\$11.01	\$12.54	Rent Per SF	\$17.40	\$14.60
Vacancy Rate	12.2%	10.7%	Vacancy Rate	5.6%	5.6%
Vacant SF	537,288	598,844	Vacant SF	2,895,862	3,737,242
Availability Rate	19.1%	13.7%	Availability Rate	8.7%	7.9%
Available SF	841,093	768,841	Available SF	4,506,839	5,318,325
Sublet SF	11,772	5,836	Sublet SF	228,804	206,597
Months on Market	11.9	22.9	Months on Market	8.3	14.4

Source: City of Lauderdale

### Commercial Net Absorption Rate

Lauderhill has a dramatically lower commercial net absorption rate compared to its neighbors. Net absorption is the amount of commercial space that was leased compared to the amount of commercial space that became vacant in an area for a given time period. Positive net absorption is when more space is leased than becomes vacant, and negative absorption is when more space becomes vacant than is leased.<sup>8</sup> As the graphs illustrate, Lauderdale's commercial absorption rate has been trending lower, compared to Broward's, which has remained positive.

Figure 13. Net Absorption Rates



Source: City of Lauderdale



## Diversity of Ownership

**Section 163.340(8)(m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.**

### The Swap Shop

The most notable landmark in the study area is the “Swap Shop.” The Swap Shop is located along Northwest 31<sup>st</sup> Avenue and Sunrise Boulevard and is adjacent to the Central Broward Regional Park and Cricket Stadium. Originally constructed in 1963, the Swap Shop has grown in popularity and size, attracting roughly 12 million visitors each year, making it the second most visited tourist attraction in Florida behind Walt-Disney World.<sup>9</sup>



Source: Google Earth Pro Aerial Photo

Figure 14. The Swap Shop



Source: Google Earth

The Swap Shop covers approximately 65 acres, and accounts for a large percentage of developable land within the study area.<sup>10</sup> If redeveloped, it could become a major catalyst for growth. There are also potential synergies between the Swap Shop and the Broward County Regional Park. If the Park is properly leveraged, the area has the potential to transition into a major redevelopment anchor for the city and the county.



## ■ Governmentally Owned Property with Adverse Environmental Conditions

**Section 163.340(8)(n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.**

### Wingate Superfund Site

The Wingate Road Municipal Incinerator Dump was constructed in 1954 and operated until 1978.<sup>11</sup> In 1989, the Environmental Protection Agency placed the site on the Superfund National Priority List because it exhibited “contaminated soil, sediment, and surface water resulting from waste and disposal practices.”<sup>12</sup>

The site remains a controversial relic of past public initiatives that placed undesirable projects – like landfills, highways, and incinerators – in low-income areas.<sup>13</sup> The result has been possible contamination of surrounding residential and commercial areas and the loss of valuable land that could have been used for less environmentally damaging purposes. The site is now dormant, and except for continued monitoring by the Environmental Protection Agency, is fenced off and unused.

While not directly in the study area, the Wingate Superfund Site is adjacent to a large swath of the study area. As such, it directly impacts redevelopment in the area and acts as a major inhibitor to future growth.

Figure 15. Wingate Superfund Site



## FINDINGS AND CONCLUSION

This Finding of Necessity has identified several indications of blight as defined by Section 163.355, F.S. Additionally, the study area has a lower median household income, higher rate of poverty, higher unemployment rate, and higher percentage of households requiring food assistance than both the City of Lauderdale and Broward County. The study area is characterized by:

- Poor pedestrian connectivity
- Dangerous roadways
- Inadequate public transportation facilities
- Insufficient parking facilities
- Unsafe and unsightly land uses
- Polluted water runoff facilities
- Abandoned buildings and lots
- Deteriorating structures
- Poor fencing
- Single ownership of large swaths of land
- Adjacent Superfund Site

Therefore, the City of Lauderdale should pursue the creation of a Community Redevelopment Agency to address the many issues facing the study area. The Community Redevelopment Agency should develop a Community Redevelopment Plan with input from community stakeholders. The implementation of a Community Redevelopment Plan will help eliminate challenges that have historically encumbered the area, and provide a focused path forward.

## ENDNOTES

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<sup>1</sup> United States Environmental Protection Agency; *Wingate Road Municipal Incinerator Dump Fort Lauderdale, FL*. <https://cumulis.epa.gov/supercpad/SiteProfiles/index.cfm?fuseaction=second.Cleanup&id=0401078#bkgground>

<sup>2</sup> United States Census / American Fact Finder. U.S. Census Bureau's American Community Survey Office 2016.

<sup>3</sup> Id.

<sup>4</sup> Id.

<sup>5</sup> The City of Lauderhill. (June 26, 2018). *Lauderhill Police Department Accident Report*.

<sup>6</sup> Id.

<sup>7</sup> Dr. Martin Luther King, Jr. Montessori Academy. <https://www.browardschools.com/mlking>

<sup>8</sup> CREpedia. (September 28, 2018). *Commercial Real Estate Dictionary*.

<http://www.crepedia.com/dictionary/definitions/net-absorption/>

<sup>9</sup> Tanayshuk, John. *The Swap Shop*. <http://www.southflorida.com/sfl-swapshopstory-story.html>

<sup>10</sup> Pounds, Marcia. (May 1, 2017). *Iconic Swap Shop bequeathed to family: 'It's in the will,' founder said*.

<http://www.sun-sentinel.com/business/fl-bz-swap-shop-business-20170501-story.html>

<sup>11</sup> United States Environmental Protection Agency; *Wingate Road Municipal Incinerator Dump Fort Lauderdale, FL*.

<https://cumulis.epa.gov/supercpad/SiteProfiles/index.cfm?fuseaction=second.Cleanup&id=0401078#bkgground>

<sup>12</sup> Id.

<sup>13</sup> Chabot, Lucy. (December 25, 1997). *The Killing Fields*. <https://www.browardpalmbeach.com/news/the-killing-fields-6332360>.



APPENDIX – PHOTO SURVEY















# LAUDERHILL SOUTHEAST CRA

## CRA REDEVELOPMENT PLAN

edsa



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# CITY MISSION

## INTRODUCTION

### CITY OF LAUDERHILL "THE ALL AMERICA CITY".



### MISSION

To make the City of Lauderhill a secure, clean and **desirable** place to live, work and visit by providing for a continually improving wide range of city services; to encourage a **community** that retains and promotes employment opportunities, economic growth and improved quality of life, where people of **diverse** cultural backgrounds and incomes **peacefully** interrelate.





## BRIEF HISTORY

The City of Lauderhill, Florida was incorporated in **1959** with substantial vacant land.

The population count started at about **100** persons.

Today the City of Lauderhill is nearly built-out with a population count of 68,887 from the 2010 census and an estimated population of **71,970** in 2017.

Lauderhill developed as a suburb without a traditional downtown, and had an explosive growth phase in the 1970s and 1980s when planning in South Florida centered on providing for automobile traffic.



# SITE CONTEXT

## INTRODUCTION





TO ESTABLISH A NEW CRA IN THE CITY OF LAUDERHILL WITH A FOCUS ON THE ANNEXED AREAS.

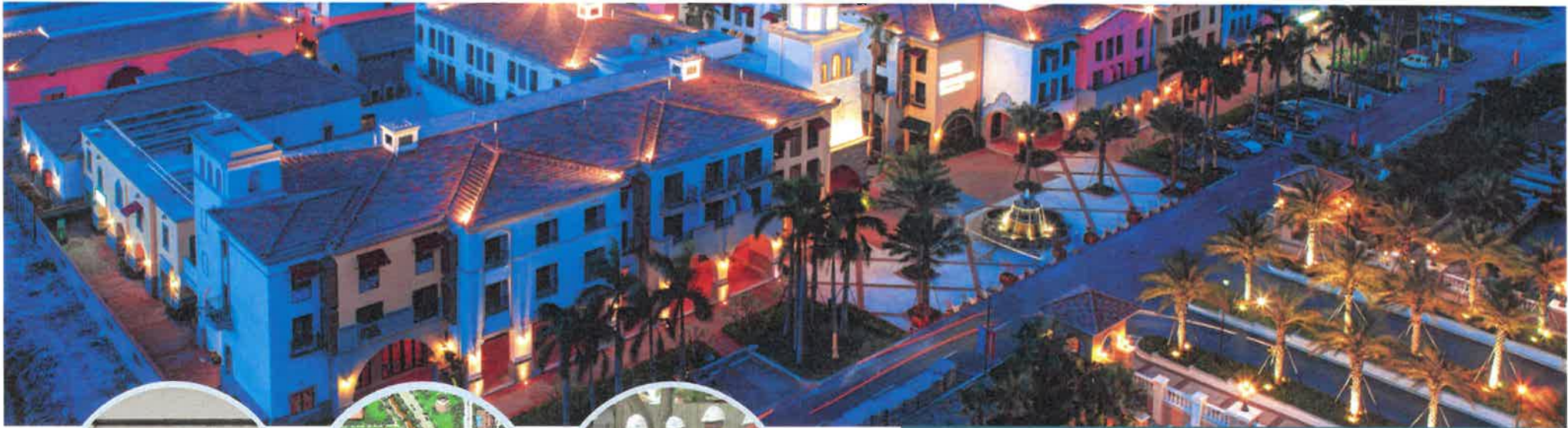
THERE ARE 222  
ACTIVE CRA'S IN  
FLORIDA

THEY ENCOURAGE NEW INVESTMENT  
AND JOB CREATION IN URBAN AREAS  
THAT WERE BLIGHTED DUE TO  
SUBSTANTIAL GROWTH.



# PROJECT TASKS

## INTRODUCTION



1

### FINDING OF NECESSITY

Formally identify blight conditions within the targeted area and establish the area boundary.

2

### COMMUNITY REDEVELOPMENT PLAN

Create a plan that addresses the unique needs of the targeted area, includes the overall goals for redevelopment, and identifies specific projects.

3

### CREATION OF REDEVELOPMENT TRUST

Establishment of the Trust Fund enables the CRA to direct the increase in real property tax revenues back into the general fund and apply for grants.



# GOALS & EXPECTATIONS

INTRODUCTION



WE ARE HERE TO LISTEN AND LEARN  
FROM YOU

WE WANT TO DEVELOP A VISION &  
VISUALIZE PROGRAM OPPORTUNITIES

WE WANT YOU TO  
DREAM **BIG**

**BELIEVE**  
IN THE POSSIBILITIES

PRIORITIZE INITIATIVES &  
FOCUS ON IMPLEMENTATION

# VISIONING PROCESS

## INTRODUCTION

1

### KICK-OFF

Kick-off discussion with client and team



3

### PUBLIC MEETINGS

Reconnaissance of the project location and surrounding context



4

### ANALYSIS

Summary analysis of opportunities and constraints



5

### IDEATION

Initial planning and design ideation



### INVENTORY 2

Understanding of the project location and surrounding context





# GUIDING PRINCIPLES

## INTRODUCTION

CREATE A UNIFIED  
VISION



ENSURE  
ECONOMIC  
VIABILITY



DESIGN FOR  
MEMORABLE  
EXPERIENCES



ENCOURAGE  
HEALTHY LIVING

INSIST ON  
INCLUSIVITY



STRENGTHEN  
CONNECTIVITY



### PERFORMANCE-BASED DESIGN

“A FRAMEWORK BY WHICH WE CAN ACHIEVE MEASURABLE DESIGN SOLUTIONS”.

#### DESIGN STEPS

1. Initiate site analysis, program definition, and in some cases, initial concept generation to establish the design parameters of the project.
2. Based on the results of step 1, select at least 2-3 relevant design topics and goals for the project.
3. For each goal, establish baseline conditions and document design strategies to accomplish the goal. Complete the design brief and continue to prioritize goal completion throughout the process.
4. Evaluate performance outcomes.





- LISTEN
- ANALYZE
- DESIGN
- REVIEW
- REFINE





# WORKSHOP REVIEW

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BUSINESS OWNERS, BROWARD ESTATES & ST. GEORGE, WEST KEN LARK HOA





# COMMUNITY WORKSHOP PHOTOS

## WORKSHOP SUMMARY



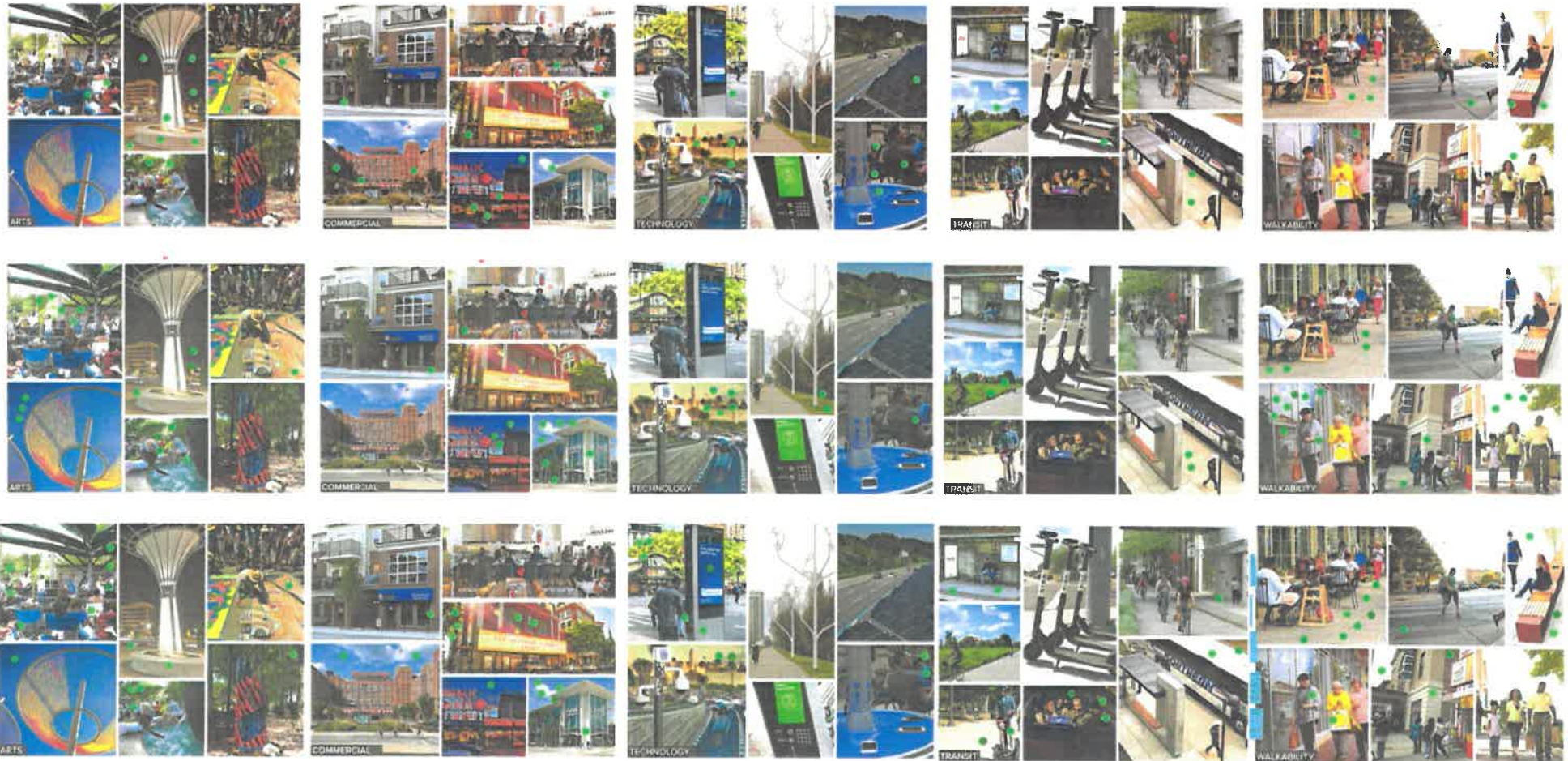




# GREEN DOT EXERCISE

170 GREEN DOTS

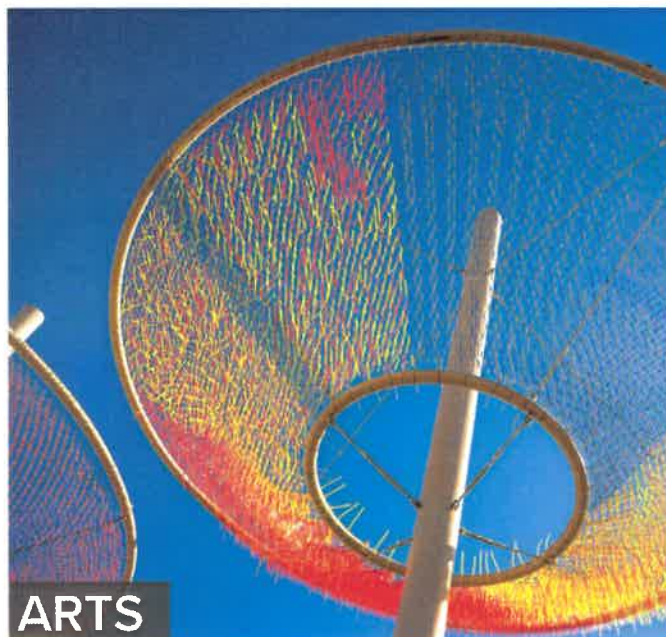
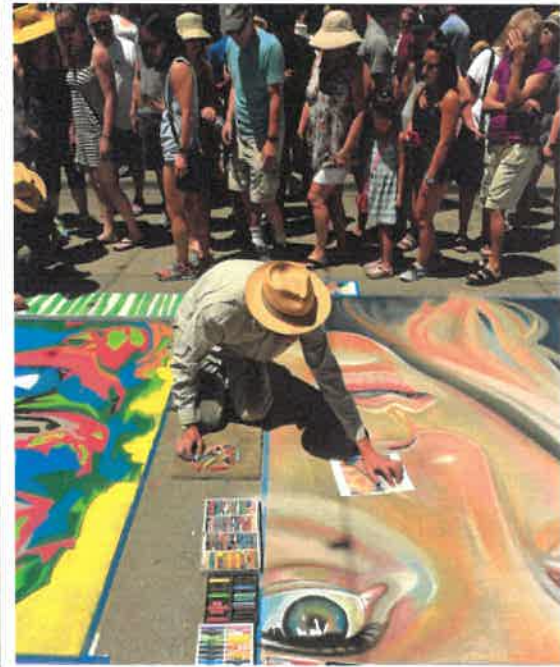
WORKSHOP SUMMARY





# ARTS

## WORKSHOP SUMMARY



ARTS



# ARTS

## WORKSHOP SUMMARY

### IMAGES MOST SELECTED



27% (12 OUT OF 44 DOTS)



20% (9 OUT OF 44 DOTS)



20% (9 OUT OF 44 DOTS)



# COMMERCIAL

## WORKSHOP SUMMARY





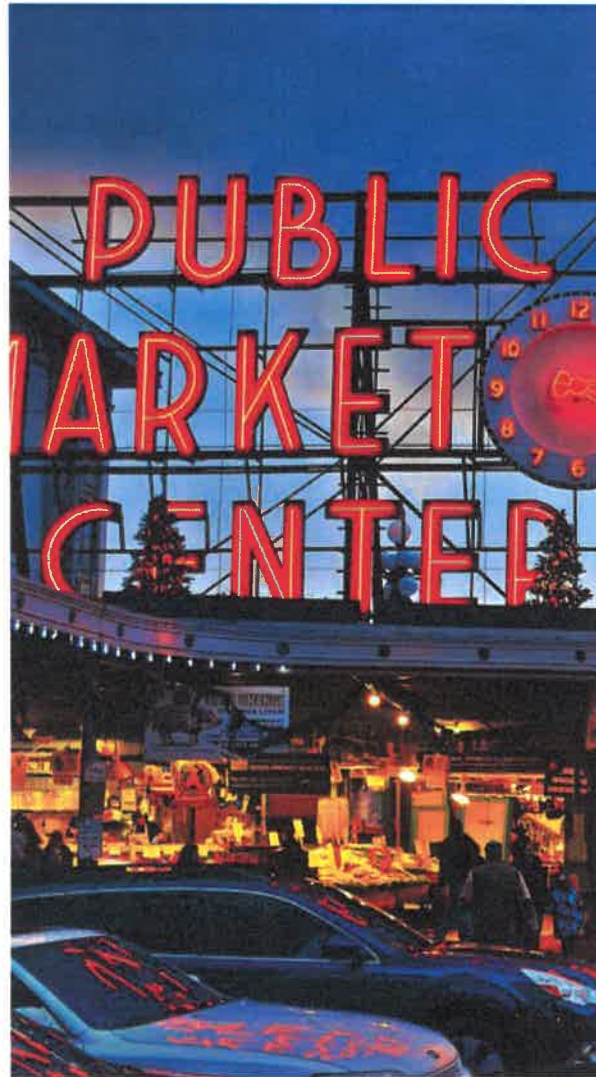
# COMMERCIAL

IMAGES MOST SELECTED

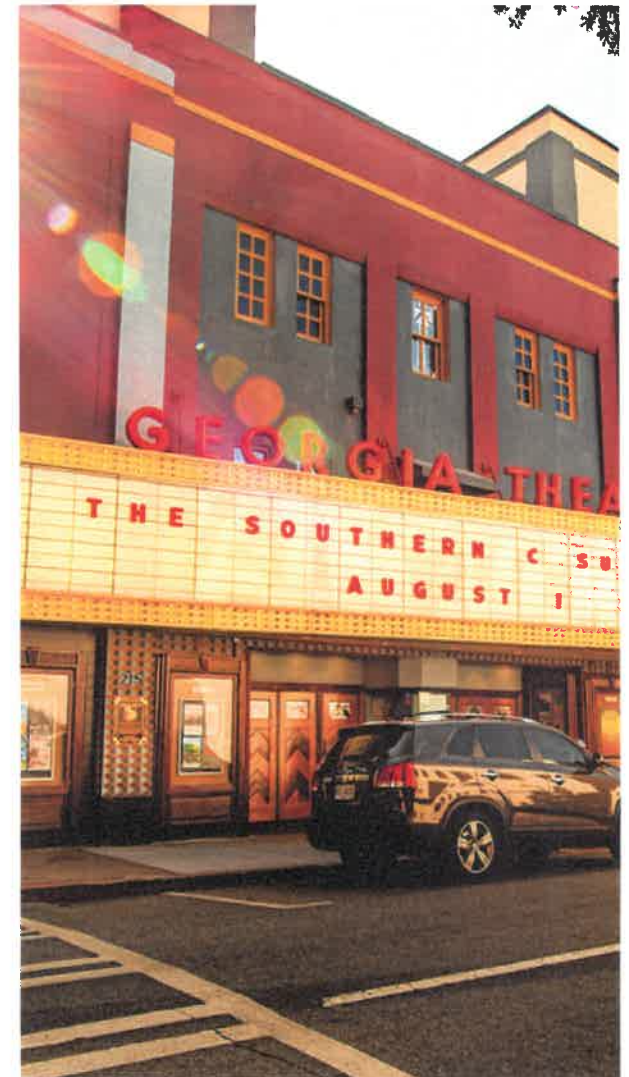
WORKSHOP SUMMARY



33% (13 OUT OF 39 DOTS)



20% (8 OUT OF 39 DOTS)



20% (8 OUT OF 39 DOTS)



# TECHNOLOGY

## WORKSHOP SUMMARY



TECHNOLOGY



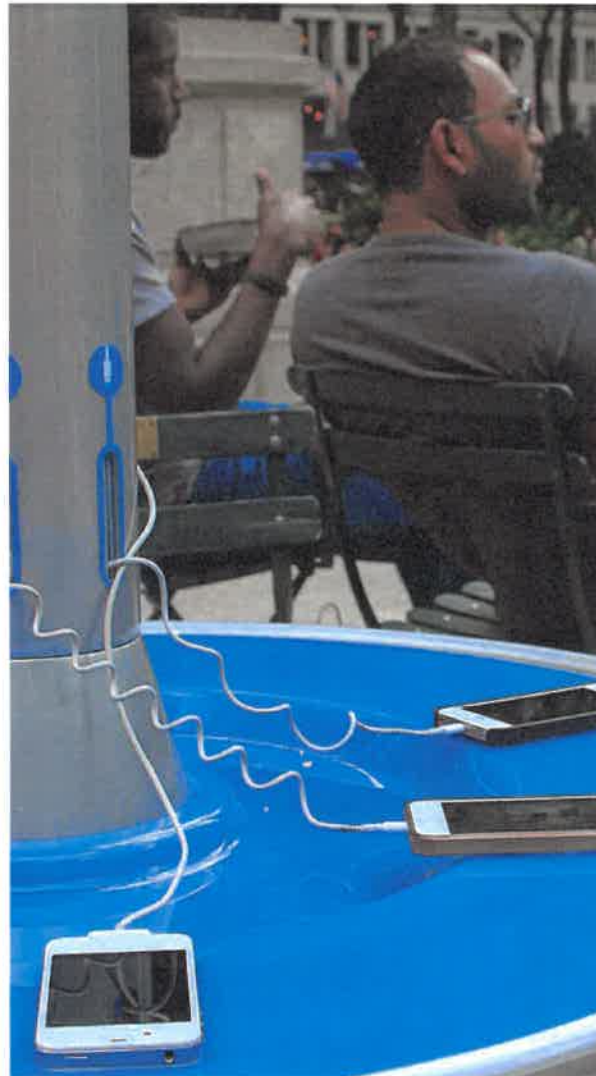
# TECHNOLOGY

## IMAGES MOST SELECTED

## WORKSHOP SUMMARY



39% (11 OUT OF 28 DOTS)



25% (7 OUT OF 28 DOTS)



25% (7 OUT OF 28 DOTS)



# TRANSIT

## WORKSHOP SUMMARY



TRANSIT



# TRANSIT

## WORKSHOP SUMMARY

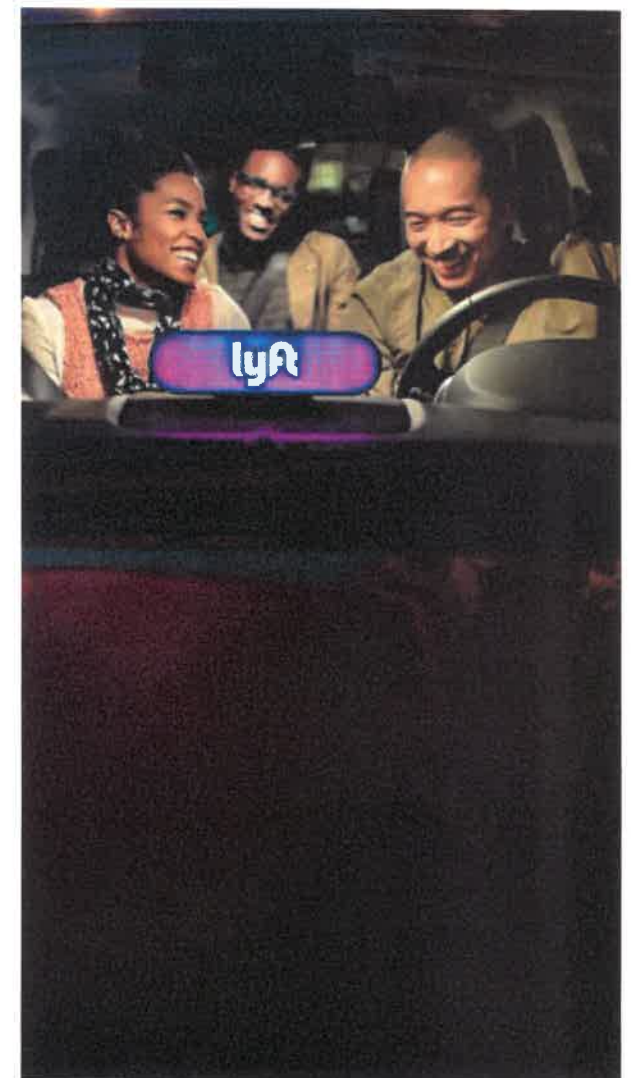
### IMAGES MOST SELECTED



33% (6 OUT OF 18 DOTS)



16% (3 OUT OF 18 DOTS)

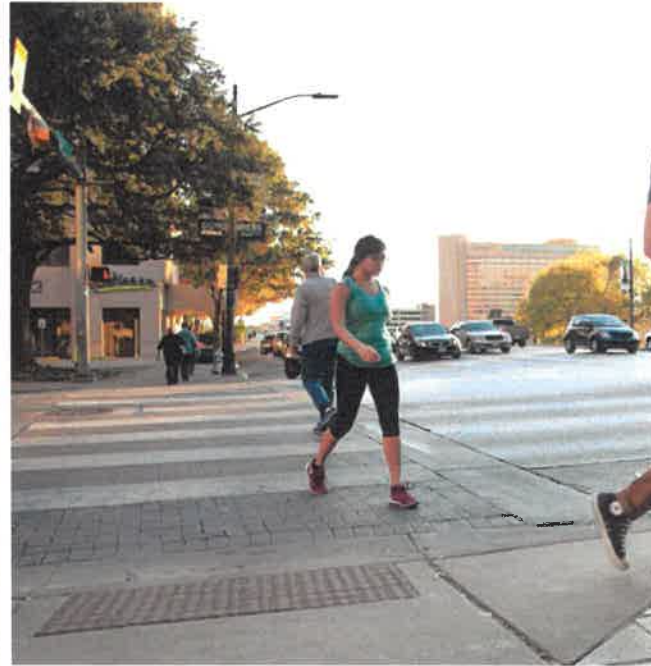


16% (3 OUT OF 18 DOTS)



# WALKABILITY

## WORKSHOP SUMMARY



WALKABILITY



# WALKABILITY

IMAGES MOST SELECTED

WORKSHOP SUMMARY



34% (14 OUT OF 41 DOTS)



27% (11 OUT OF 41 DOTS)



# BIG PICTURE QUESTIONS

## WORKSHOP SUMMARY

WHAT IMPORTANT ASPECTS OF LAUDERHILL NEED TO BE PROTECTED?

“The sense of **community**.”

“It’s **affordable**.”

“**Family friendly** businesses.”

“**Diversity**.”

“The 33311 zip code.”

“Our tax base.”

“**Senior citizens** and property values.”

“The **grass and trees**.”

“**The history** of West Ken Lark. It was established in the 1960’s.”

“The **homeowners**.”

“The **diversity** in Lauderhill makes us unique.”

“**Homeowners** and residents at large.”

“**Culture**.”

“Single family neighborhood.”

“**Parks**.”

“**Homes and people**.”

“**Safety** of citizens.”

“Our **beautiful parks** and environmental features need **protection**.”

“Residential areas. Commercial areas. Recreation (parks).”

“Our **family, property, and neighbors**.”

“**Protect** the people in our **community**.”

“Continuing the **security**.”

“Our homes need to be **protected** from theft.”

# BIG PICTURE QUESTIONS

## WORKSHOP SUMMARY

HOW DO YOU WANT PEOPLE TO FEEL WHEN EXPERIENCING THE AREA?

“**Comfortable.** Close and friendly neighbors.”

“Safe. Protected. **Surrounded by beauty.**”

“I want people to be pleasantly **surprised** when they visit Lauderhill.”

“Safe and **welcomed by ALL.**”

“**Revitalized,** energetic, youthful, **enlightened.**”

“A desire to **return.**”

“I want them to visit our area and want to come back and tell others to visit.”

“**Safe and protected.**”

“A sense of pride.”

“**Safety and security.**”

“Our beautiful and safe environment.”

“**Safe.**”

“**Warm and welcomed.**”

“That it looks safe and **liveable.**”

“Safe. Clean. **Green.**”

“Safe. **Pleasant.**”

“A very **heartwarming** area.”

“To feel like they’d like to live here.”

“Safe, and proud.”

“To feel **comfortable** when entering our community.”

“Positive, **respected,** and cared about.”

“**Protected.**”

“Welcomeness, **comfort,** less stress, **opportunity.**”

“To feel as though they are in a well secured environment.”



# BIG PICTURE QUESTIONS

## WORKSHOP SUMMARY

### WHAT CHANGES CAN MAKE THIS COMMUNITY A BETTER PLACE?

“More **healthy food options.**”

“Keep area **affordable.**”

“Better police presence.”

“**Art.**”

“Remove the feeding center.”

“Better **transportation.**”

“Greater **enforcement** of speed and crime.”

“**Beautify the landfill.**”

“**Affordable housing.**”

“**Lighting** up some of the dark areas on the streets.”

“Places to walk **outside.**”

“**Invest** in our **children and schools.**”

“More police in our community.”

“**Viable businesses** that will help Lauderhill **thrive** and make the area better for homeowners.”

“More money to **develop** abandoned lots.”

“**More plants, lighting, and trees.**”

“More **trees** and **landscaping.**”

“Better **communication** with its citizens when requests are made.”

“**More transportation options.**”

“Give existing businesses a facelift.”

“**A shared vision.**”

“**Investing** in the areas that need improvements.”

“**Cleaning** up the city.”

“Better traffic control.”

“**Beautify Lauderhill gateway.**”

“**More jobs.**”

“**Revamping** of the shopping center.”

“Greater police presence.”

“More business for **jobs.**”

“**Health facilities** in the area.”

“Better interaction with **city hall.**”

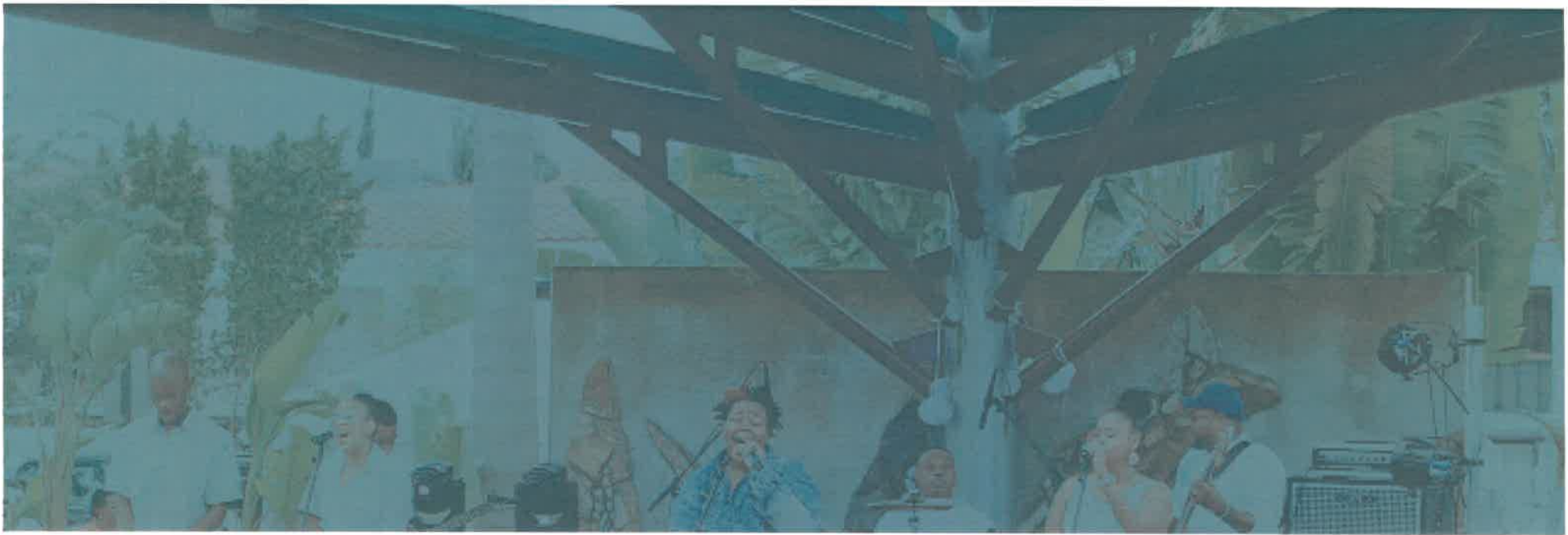
“Add **nice sidewalks and bike paths** with lighting by 31st and Broward.”

# WHAT DOES COMMUNITY MEAN TO YOU?

WORKSHOP SUMMARY







## INVENTORY & ANALYSIS

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# INVENTORY

## INVENTORY & ANALYSIS
















# EXISTING LAND USE

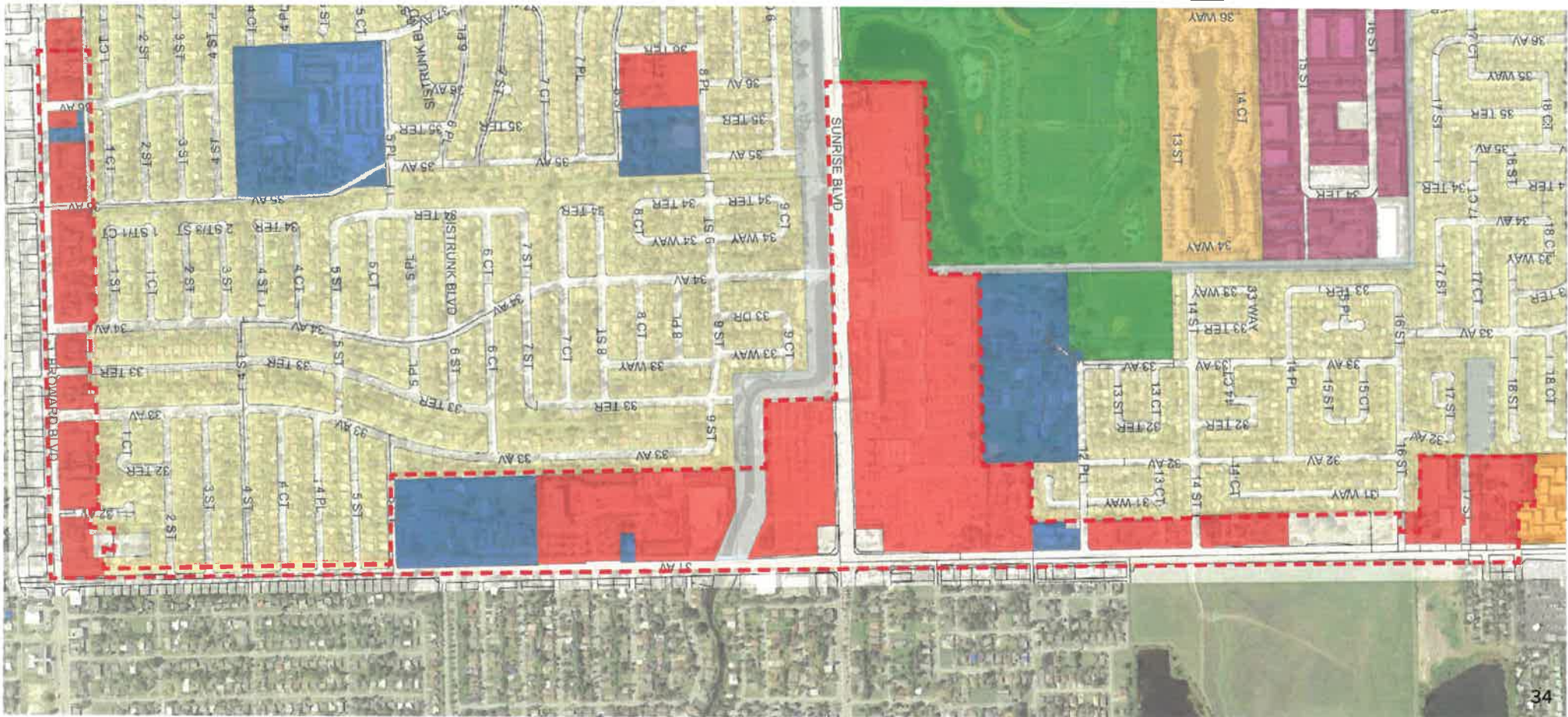
## INVENTORY & ANALYSIS

### LAND USES

The existing land uses within the CRA boundary are primarily **commercial** along Broward Boulevard and NW 31st Avenue. The site is primarily surrounded by single-family residential homes.

### LEGEND

	WATER BODIES
	<b>LAND USE DESIGNATION</b>
	COMMERCIAL
	GROUP LIVING QUARTERS
	INDUSTRIAL
	MULTI-FAMILY RESIDENTIAL (LESS THAN 10 UNITS)
	MULTI-FAMILY RESIDENTIAL (MORE THAN 10 UNITS)
	COMMUNITY FACILITIES
	RECREATION - OPEN SPACE
	SINGLE FAMILY RESIDENTIAL
	VACANT LAND





# FUTURE LAND USE

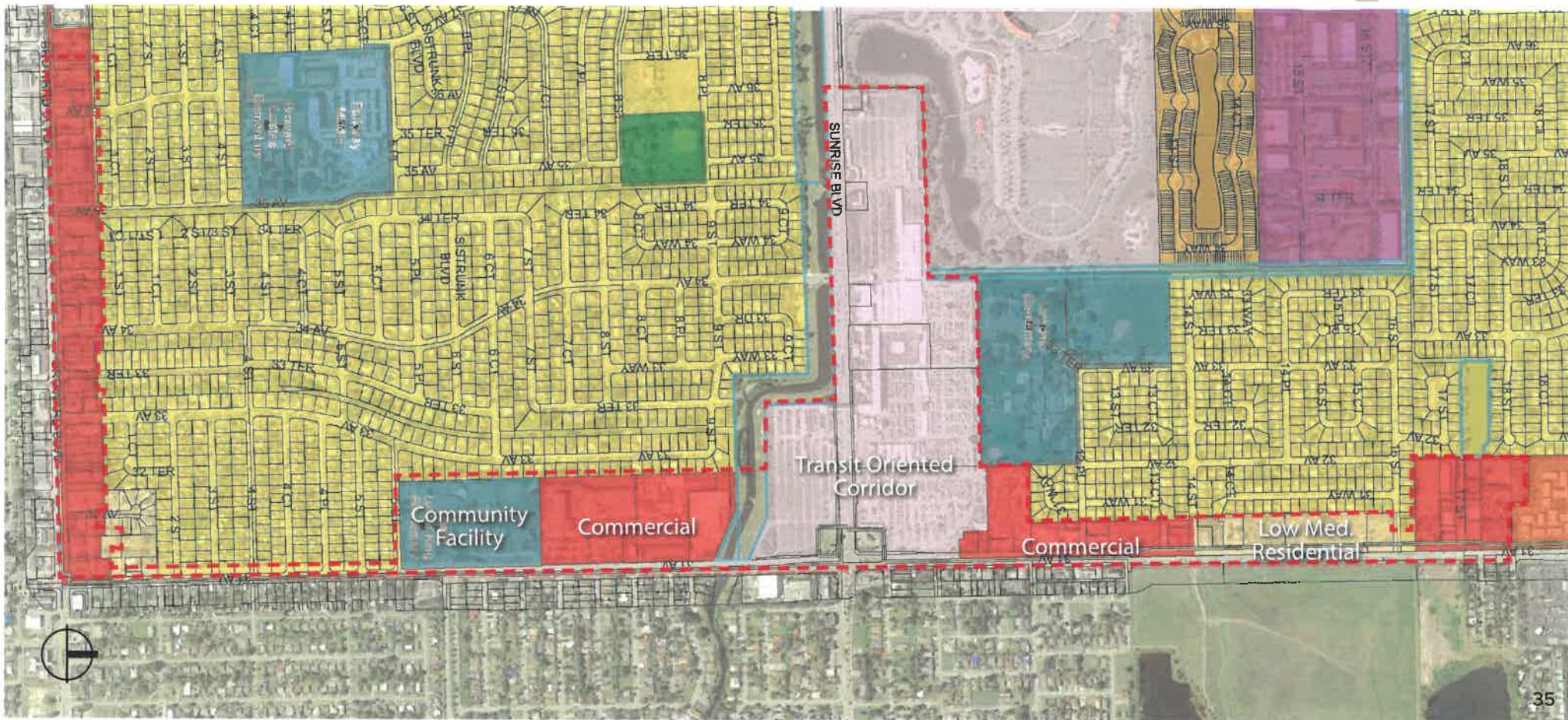
## INVENTORY & ANALYSIS

### OPPORTUNITY

The TOD provides an opportunity incorporate a mix of uses within the CRA boundary.

### CONSTRAINT

Light industrial uses currently within the Commercial categories are in close proximity to single family homes.





# ZONING

## INVENTORY & ANALYSIS

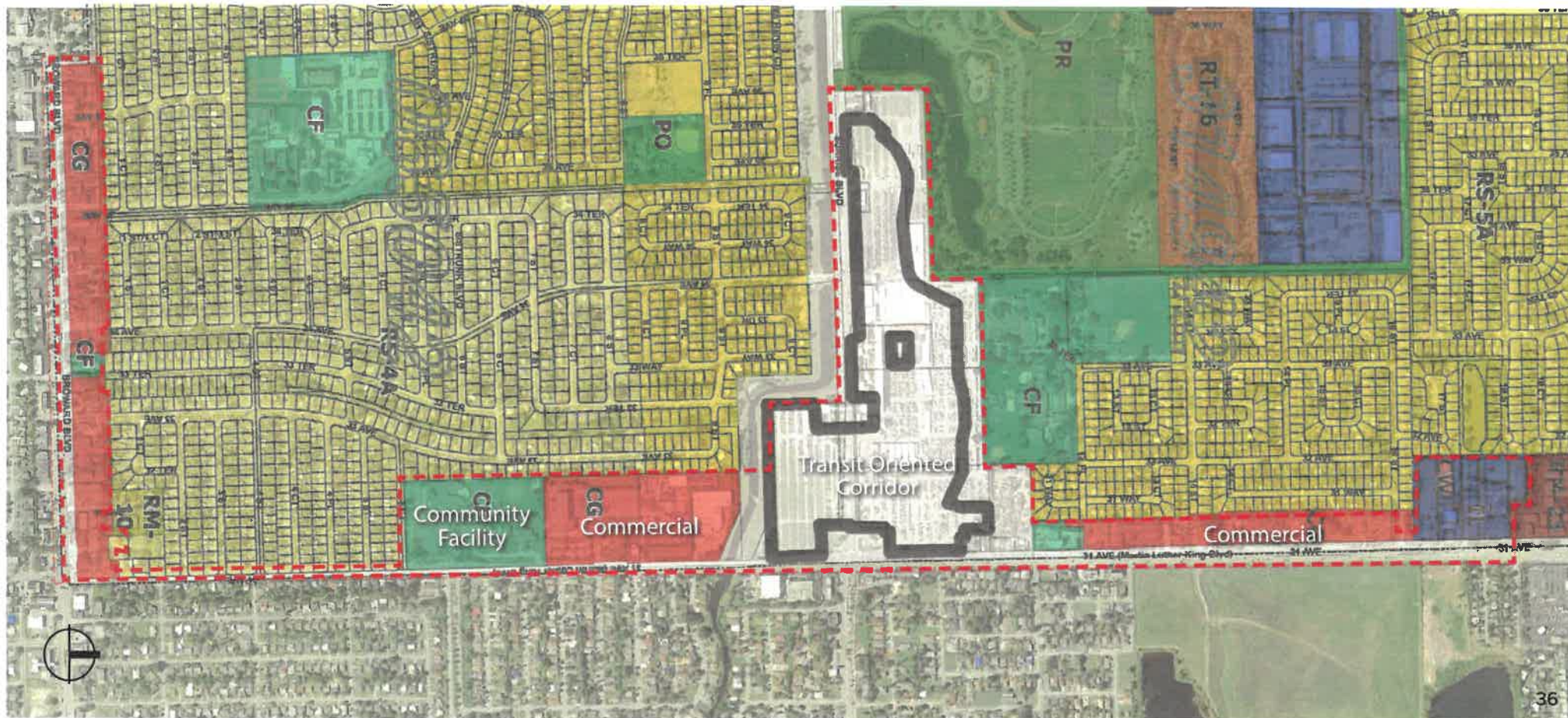
### OPPORTUNITY

Opportunity to adapt zoning categories particularly in unidentified areas to meet the needs of the CRA.

### CONSTRAINT

Allowing Light Industrial categories within close proximity to residential could create a nuisance for residents if not done well.

Legend		
	Commerce Park Overlay	PL Local Park
	Transect Overlays	PO Open Space Park
	CC Community Commercial	PR Regional Park
	CE Commercial Entertainment	RM-10 Residential Multi-Family
	CF Community Facility	RM-18 Residential Multi-Family
	CG General Commercial	RM-22 Residential Multi-Family
	CN Neighborhood Commercial	RM-25 Residential Multi-Family
	CO Commercial Office	RM-40 Residential Multi-Family
	CR Commercial Recreation	RM-45 Residential Multi-Family
	CW Commercial Warehouse	RM-5 Residential Multi-Family
	IL Light Industrial	RM-50 Hotel
	NZ Not Zoned	RM-8 Residential Multi-Family
	RO Residential Office	
	RS-4 Residential Single Family	
	RS-4A Single Family Residential Annexed	
	RS-5 Residential Single Family	
	RS-5A Single Family Residential Annexed	
	RT-15 Residential (15) Townhouse	
	RT-16 Residential Multi-Family Transitional	
	S-1 Open Space & Recreational	
	SRFO Special Residential Facility Overlay	
	TR Transportation	
	UT Utility	





# ZONING - TRANSECT ZONE

INVENTORY & ANALYSIS







## OPPORTUNITY

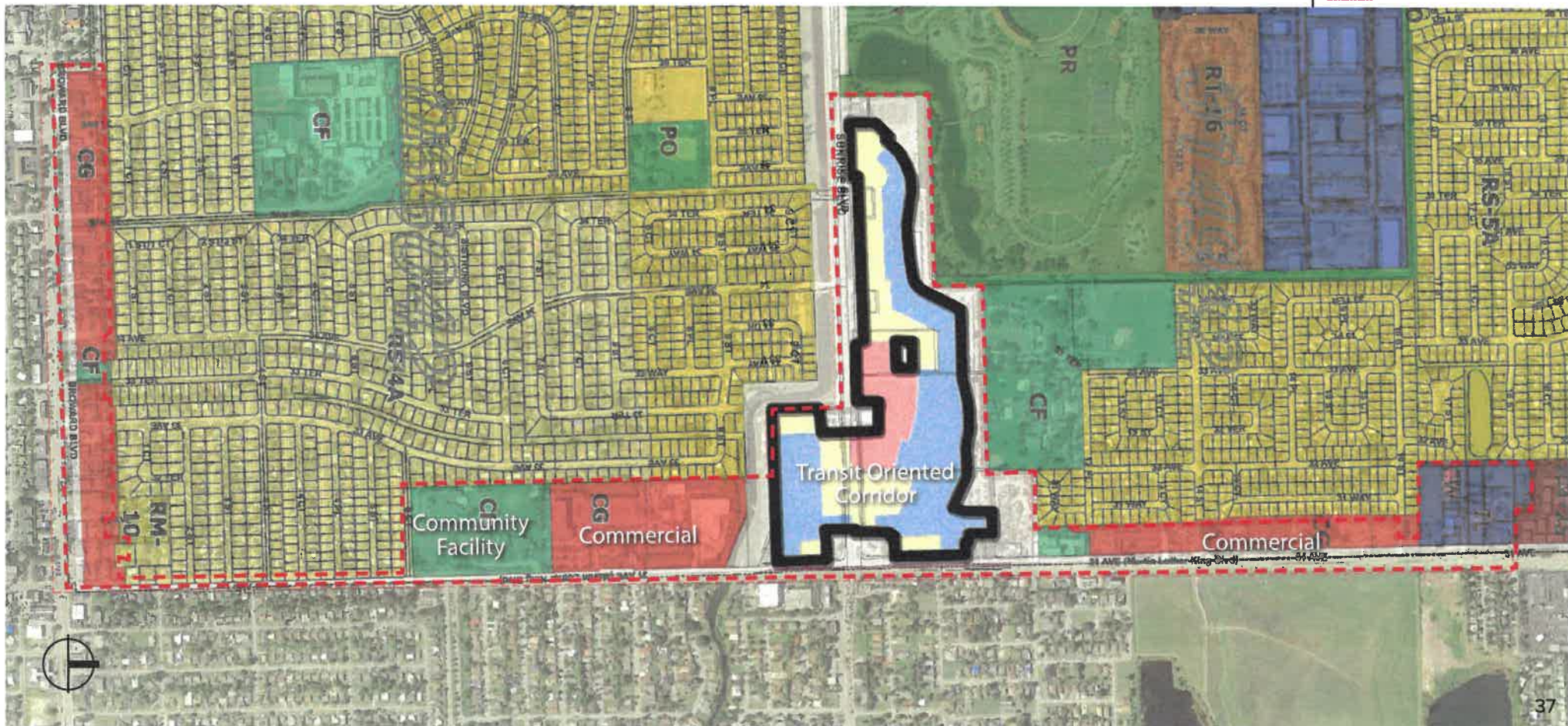
Transect zones increase development opportunities and flexibility for the CRA.

## CONSTRAINT

The transition between transect parcels and the perimeter can be abrupt if not thoughtfully planned for.

### Legend

-  TZone Boundary
-  OverlayConnections
- TZones**
  -  CIVIC
  -  T4
  -  T5
  -  T6
-  City Boundary





# CIRCULATION - VEHICULAR & PEDESTRIAN

## INVENTORY & ANALYSIS







### OPPORTUNITY

Opportunity to improve connectivity for pedestrians within and throughout the CRA district.

### CONSTRAINT

Heavy traffic conditions on Sunrise require thoughtful design considerations and planning to improve circulation and provide a safe environment for pedestrians.

#### LEGEND

-  PRIMARY VEHICULAR ROADWAY (60,000+ AADT)
-  SECONDARY VEHICULAR ROADWAY (40,000-60,000 AADT)
-  TERTIARY VEHICULAR ROADWAY (20,000-40,000 AADT)
-  PEDESTRIAN WAY
-  CANAL (N. FORK NEW RIVER)
-  MAJOR SITE INTERSECTIONS

NOTE: ROUTES PER FDOT ANNUAL AVERAGE DAILY TRAFFIC AND CITY OF LAUDERHILL TRANSPORTATION ELEMENT MAP





# CIRCULATION - BUS & BICYCLE

## INVENTORY & ANALYSIS

### OPPORTUNITY

Opportunity to reduce bus connection gaps and consider transit alternatives.

### CONSTRAINT

Current right-of-ways limit feasibility for safe bike ways.

#### LEGEND

- 3' UNDESIGNATED BIKE LANE
- PROPOSED DESIGNATED BIKE LANE
- WIDE CURB LANE
- BICYCLEWAY
- COMMUNITY BUS ROUTE
- BCT BUS ROUTE NO. 22
- BCT BUS ROUTE NO. 36
- BCT BUS ROUTE NO. 40

NOTE: ROUTES PER CITY OF LAUDERHILL BIKE MAP AND BUS ROUTE MAP





# CASE STUDIES





# WATERFRONT BOTANICAL GARDENS

## CASE STUDIES

### LOUISVILLE, KY

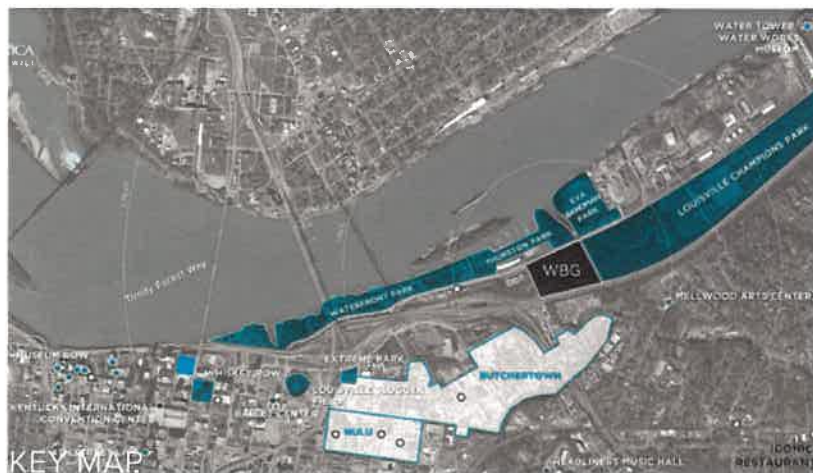
Formally a residentially area, this area called "The Point" flooded often during the late 1800's and early 1900's. The devastation to the area by the 1937 flood was so profound that the City decided to turn part of the area into a city dump for building refuse from flood damaged homes. The 300 and 400 blocks of Ohio Street, bounded by Irvine and Lloyd Streets, became the Ohio Street Dump.

In 1953, the Ohio Street Dump was expanded, as the demand for garbage disposal increased. When I-71 was completed in the late 1960s, it passed by the dump, rendering it the gateway to the city. Preparations began for the closing the Ohio Street site. Dirt and rock fill were added to seal the surface of the landfill.



In 1973, with the opening of the Edith Avenue Landfill, the Ohio Street Dump closed. An eight-year, multi-step closing plan was initiated, meeting public health requirements and stringent EPA rules for filling and stabilizing the site. At that time, the site was a designated Superfund site; however, as of November, 2010 it no longer appears on the National Priorities List.

In 2009, it was selected as the location for Waterfront Botanical Gardens. A full Environmental Assessment was completed in 2013. The Master Plan for the Gardens was completed in 2014.





# GAS WORKS PARK

## CASE STUDIES

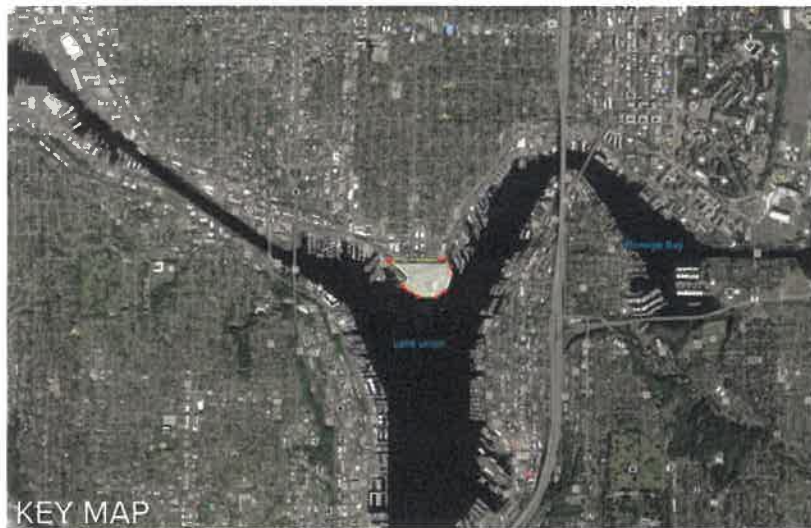
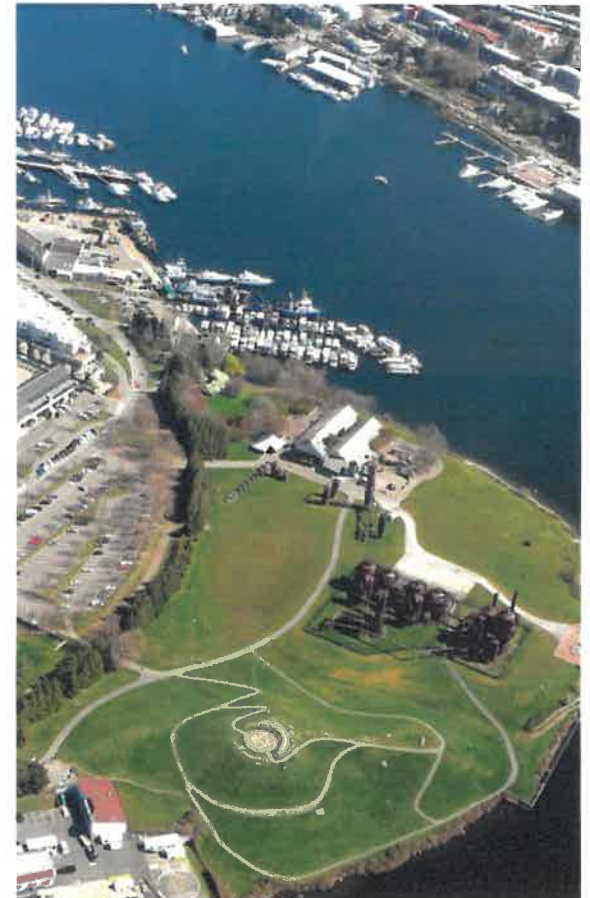
### SEATTLE, WA

Though gas production ceased in 1956, the buildings and manufacturing structures were still intact in 1962 when the City of Seattle began purchasing the abandoned gas works. After an intense public appeal to convince the public of the value of the plant, the 1971 master plan for an industrial preservation park was unanimously approved by the Park Board. The proposal centered on recycling the buildings, production structures, machinery, and even the grounds themselves. Through bio-phyto-remediation techniques, the soil and water would be "cleaned and greened".

The park site consists of 20.5 acres of land projecting 400 feet into Lake Union with 1,900 feet of shoreline.

Part of the master plan, known as the "Great Mound", hill was molded out of thousands of cubic yards of rubble from building foundations covered with fresh topsoil.

Soil has been bioremediated with 18" of sewage sludge and sawdust. This process has decontaminated the soil and allowed for the growth of field grass which makes possible constant, hard use with low maintenance.



KEY MAP



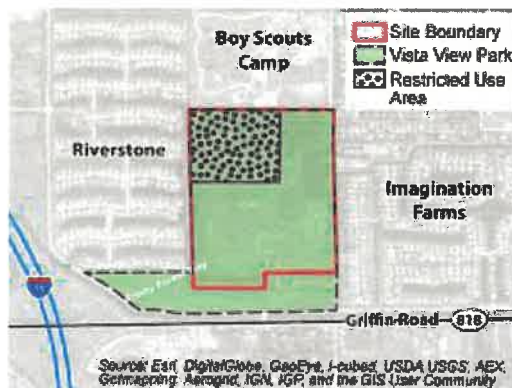
# VISTA VIEW PARK

## CASE STUDIES

### DAVIE, FL

By the time Vista View Park opened to the public on July 12, 2003, the site had already served as the county's landfill in Davie for more than two decades (1964-1987), culminating in a cleanup overseen by the Environmental Protection Agency (EPA) that led to the site's removal from the agency's National Priorities List in 2006. (The EPA continues to monitor the site to ensure that it remains safe for public access.) The final transformation into a park was made possible with initial funding from the Broward County Office of Integrated Waste Management, supplemented by money from the 2000 Safe Parks and Land Preservation Bond Referendum.

In 2002, approximately 60 additional acres were acquired with \$12.8 million, half of which came from a Florida Communities Trust grant and the other half from the 2000 bond program. The park then embarked on a nearly \$7.2 million expansion, bringing the site to its current size of approximately 271.5 acres.



KEY MAP

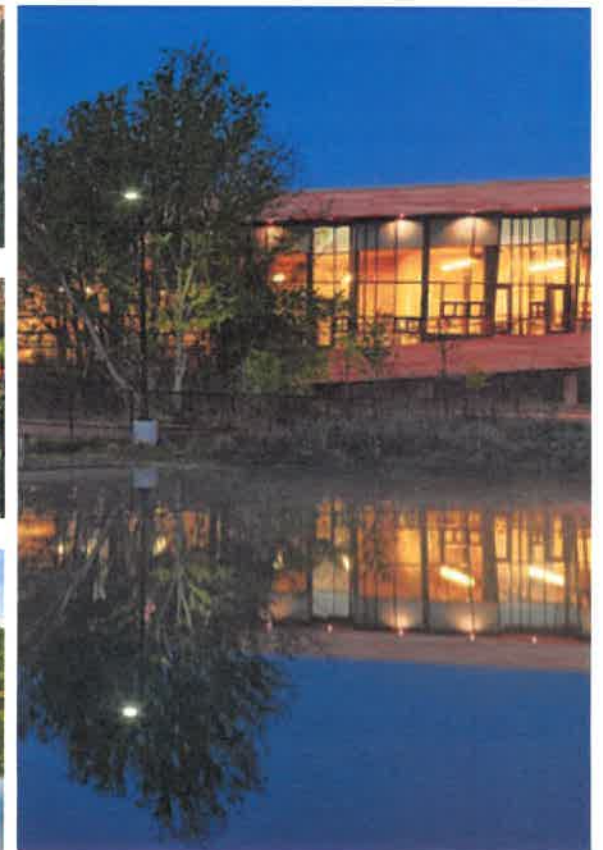


# TRINITY FOREST

## CASE STUDIES

### DALLAS, TX

The Trinity River Project is a public works project undertaken in the 2000s in the city of Dallas, Texas, United States. Its goal is to redevelop the Trinity River. The project aims to turn the river's path into a collection of sports fields, trails, nature centers, and recreational opportunities. The 400-acre Trinity Forest golf course and the horse park were located on the east part of the Trinity Forest area near Pemberton Hill Road and Great Trinity Forest Way. There was a toxic dump zone on the horse park area, and in order to change this area to a park, 2000 to 3000 cubic yards of contaminated soil needed to be removed. On the south side of Trinity Forest Way, a new golf course has been built.





# MARKET PARK

## CASE STUDIES

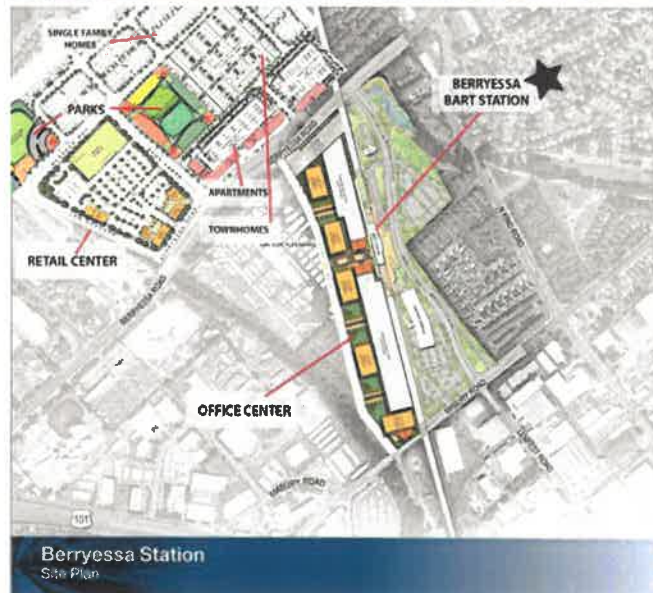
### SAN JOSE, CA

#### Project features:

- 449 townhomes and single-family residences;
- 100,000 sf of supermarket-anchored retail space;
- Two city parks totaling approximately seven acres;
- South Village—a separate mixed use project to include an additional 1,818 residential units, up to two million sf of office space, more than 40,000 sf of retail space and 7,000 parking spots;
- Western National Group's project will bring the total number of housing units at Market Park San Jose to more than 1,000

Developer San Jose Flea Market will direct \$5 million from sale proceeds to the City of San Jose Department of Parks, Recreation and Neighborhood Services to help pay for the two city parks, plus an additional \$6 million for utility infrastructure improvements.

"The Market Park community is destined to become one of San Jose's signature mixed-use developments," Ralph Borelli, chairman of Borelli Investment Co., in prepared remarks. "With affordable housing, retail and restaurants, future office space, neighborhood parks, lush greenbelts and the Coyote Creek trail bisecting the community, this will be a uniquely welcoming and reinvigorating place to live."



Excerpts from:

### TRANSIT-ORIENTED DISPLACEMENT? THE SAN JOSE FLEA MARKET AND THE OPPORTUNITY COSTS OF SMART GROWTH

<https://www.reimaginerpe.org/files/SanJoseFleaMarket-CR-Campion-Mo.pdf>

#### Public Markets

Public markets have existed as long as there have been cities. From the agora of Ancient Greece to Paris' Les Halles to New York's Union Square Greenmarket, markets have been important civic, social and commercial places within the urban landscape. After falling out of favor during the mid-twentieth century, public markets have recaptured the attention of planners, scholars and activists in recent years. Researchers like Alfonso Morales have written about the role that markets play within urban communities as community and economic development tools, as well as vibrant and vital places. Morales finds that **markets contribute to quality of life as "third places" –popular, inclusive gathering places** that are located outside of homes and workplaces (Morales 2009).

But markets have other, more tangible benefits as well. Markets provide opportunities for full-time self-employment or supplemental income for vendors, and low-cost consumer goods generate considerable consumer surpluses for low-income shoppers (Morales, Balkin and Persky 1995). From an urban design and development perspective, markets help to activate underutilized or vacant land or draw shoppers to struggling commercial districts. The Project for Public Spaces has found that public markets **often act like retail anchors by drawing shoppers not only to the market itself, but to surrounding businesses** as well (PPS 2003).

Markets also promote public health and food security by offering fresh, affordable produce in accessible locations (Morales 2009). Particularly in so-called food deserts, **public markets can be part of a quick, low-cost strategy to bring food security to underserved neighborhoods**. It can also encourage greater linkages within regional economies, especially between rural and urban areas (PPS 2002) and deepen linkages between formerly disinvested neighborhoods and marginalized populations with the formal economy (Morales, Balkin, and Persky 1995). Markets can generate substantial economic benefits, particularly for low-income, immigrant and minority entrepreneurs, who often lack access to traditional forms of

capital. Public markets **serve as business incubators** for new businesses, allow existing entrepreneurs to experiment with minimal risk, and become a vehicle for individual and family self-empowerment (Morales 2009). They are not merely tools for increasing economic activity in traditionally capital-poor communities; they can create opportunities for upward mobility and asset building (PPS 2002).

Public markets and street vending also provide opportunities for self-employment to workers who face limited employment options in formal labor markets. Valenzuela (2006) argues that self-employment and contingent work, which includes street vending, can best be explained through labor market disadvantage theory. Micro-entrepreneurship and self-employment in informal market activities are often responses to a general lack of opportunity caused by barriers to employment, including disability, ethno-racial or age discrimination, lack of human capital, or undocumented status. Self-employment often requires minimal resources and skills and has low barriers to entry. As a result, many workers, particularly in immigrant communities, **turn to self-employment in the face of unemployment**, underemployment or irregular, low-paying opportunities in the formal economy (Bates 1997, Ong and Miller 2002, Hum 2006). Employment options for immigrant workers, in particular, tend to be concentrated in specific sectors that are dominated by informal hiring networks (Hum 2006). Particularly within Asian immigrant communities, this concentration often leads to wage suppression and exploitation within ethnic labor markets. Workers in these markets have limited options for employment outside their ethnic communities due to poor English language skills and limited social networks (Zhou 1998, Chin 2003). As a result, many turn to self-employment as a survival strategy.

#### Displacement and Gentrification from New Retail Development

...Depending on the retail mix, new development projects can also create a sense of "retail exclusion," in which some populations feel uncomfortable or unwelcome in certain shopping environments. Freeman (2006) found that existing lower-income residents in gentrifying neighborhoods

appreciated the arrival of **basic retail services like supermarkets and drug stores**, but felt marginalized by other retailers that targeted higher-income groups or shoppers from outside the neighborhood. In many cases, these shoppers will turn to informal markets to purchase major items. Even if they would have preferred to shop at a mainstream retailer, these consumers choose informal markets based on price, inaccessibility, or linguistic and cultural barriers (Williams and Windebank 2002)...

#### How Customers Use and Regard the Flea Market

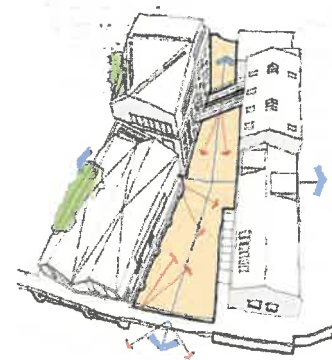
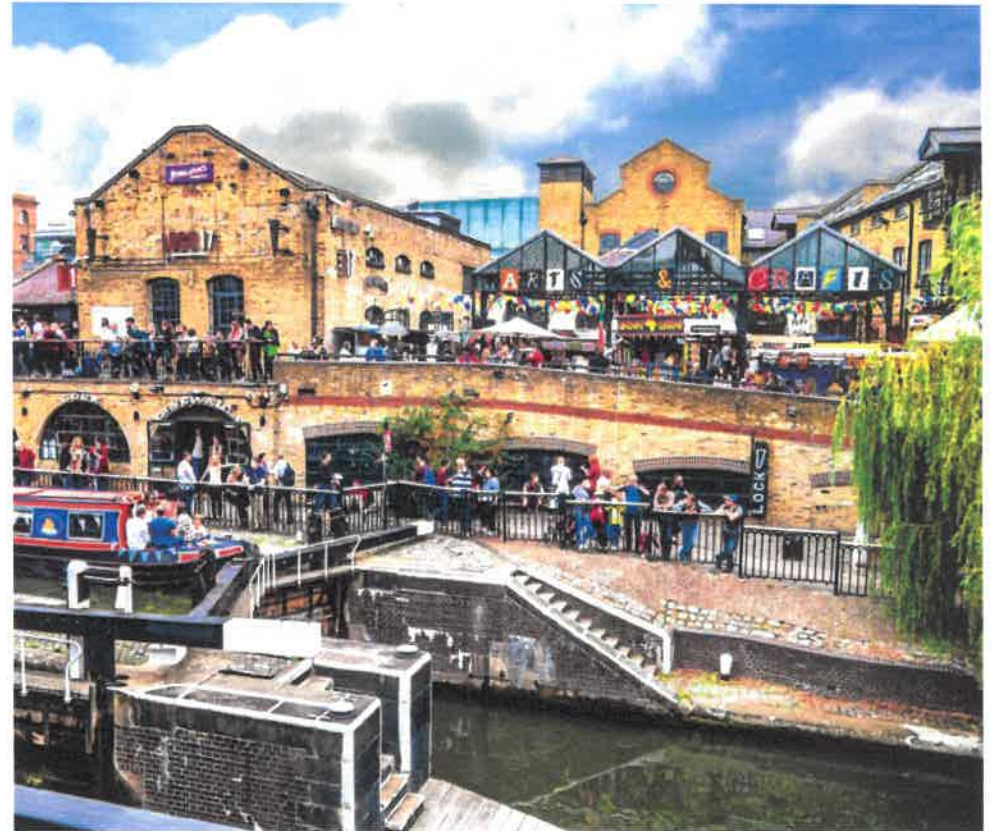
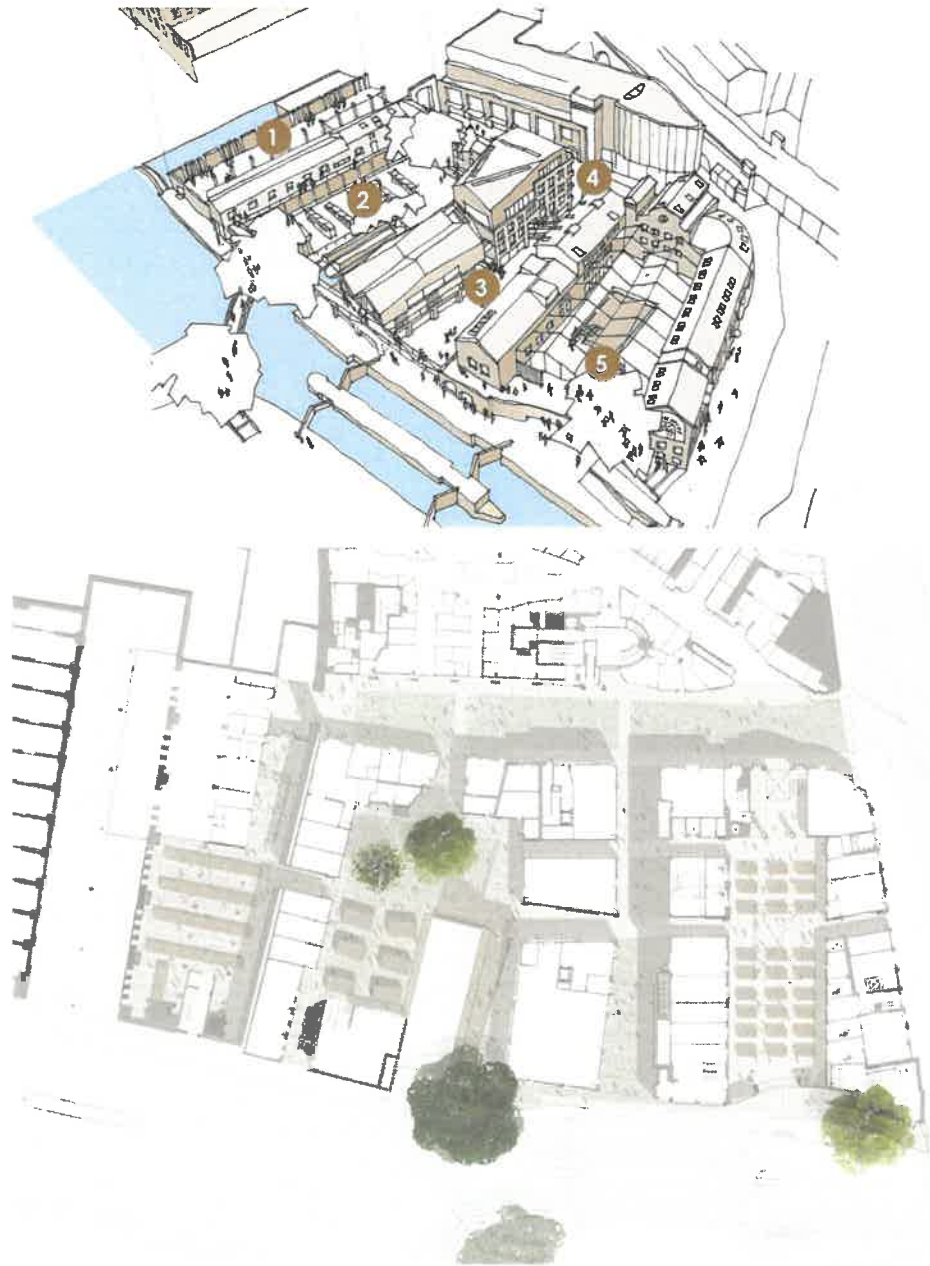
...For many of the respondents we encountered, the value of the Flea Market experience was not only in low prices for goods and services, but also in the opportunity to have a "day out" in a setting that is not easy to find in the Bay Area. ...the Flea Market offers **a venue where people can bring their children, meet friends, get some fresh air and exercise, and partake in the entertainment or recreational amenities on offer**.

...In sum, while low prices are a consideration for Flea Market shoppers, many of them also value the market for functioning as a **unique, quasi-public space** that is not replicated in shopping centers or other destinations customers may find closer to home. While they may not visit the market with high frequency, they seem willing to spend longer amounts of time during each visit in order to take advantage of these non-purchasing amenities on offer.



# CAMDEN MARKET, LONDON

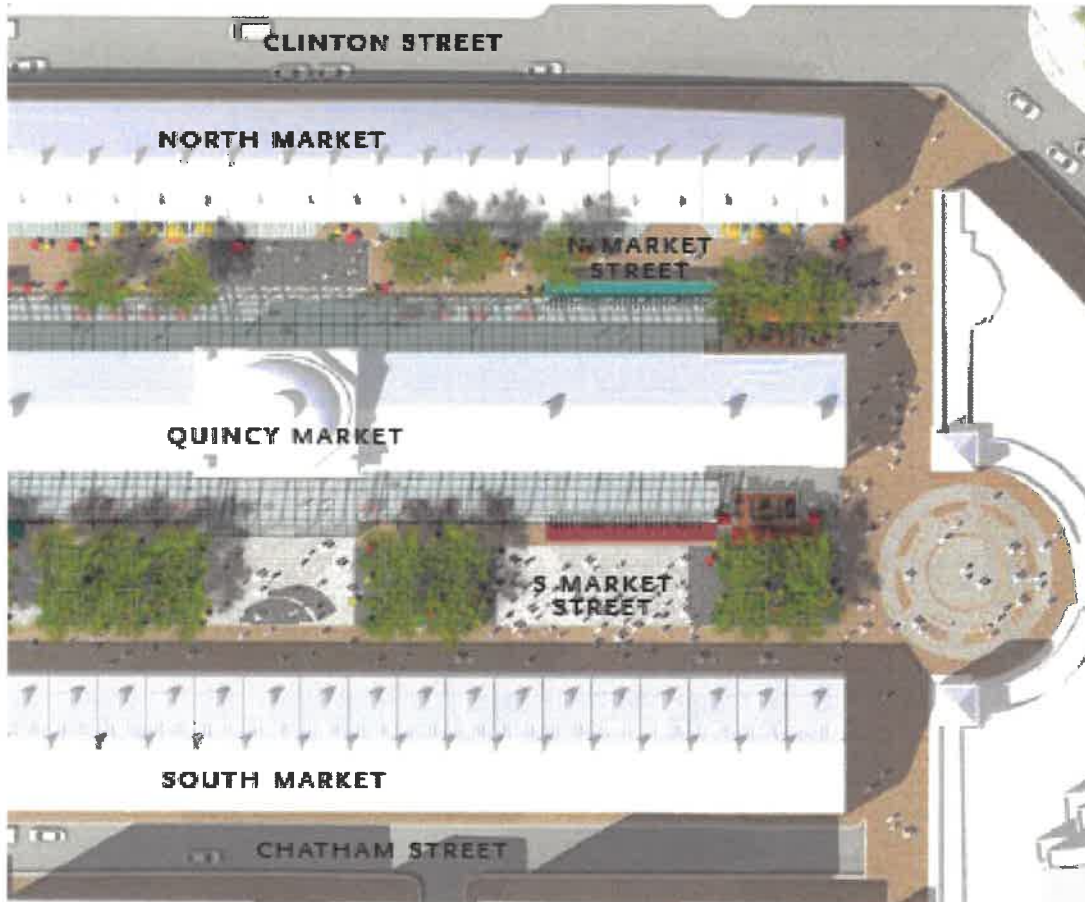
## CASE STUDIES





# QUINCY MARKET, BOSTON

CASE STUDIES



# BROWARD COUNTY PLANNING STUDIES

## CASE STUDIES

### Excerpts from: BROWARDNEXT - 2017 BROWARD COUNTY LAND USE PLAN

Decreasing fuel consumption by 10% by 2020...

Furthering the integration of green infrastructure and natural systems into the urban environment to increase resilience to future climate change impacts.

Ensuring existing water resources are protected and remain available through conservation and sustainable management, especially improved surface water storage, redistribution and aquifer recharge.

STRATEGY TR-2: Support incentives to remove blight within Community Redevelopment Areas (CRA's) and similar areas.

Implementation strategies include:

- Broward County is committed to continuing and expanding its current "Broward Redevelopment Program" (BRP) program to offer resources to CRA's, or similar blighted areas, with a focus on high quality, viable, projects which will **provide jobs**, enhance support infrastructure to attract redevelopment and/or result in affordable housing stock.
- Priority for BRP program funding will be given to projects which demonstrate furtherance of one or more of the County's "Highlighted Regional Issues and Strategies," including targeted redevelopment, multi-modal transportation, affordable housing, **climate resiliency**, natural resource protection and enhancement, and disaster prevention.
- Accommodating Complete Streets features and technology into County-maintained roadways where practical, context sensitive, and financially feasible, and capitalize on intergovernmental coordination and technical assistance opportunities to identify and achieve efficient interconnected multi-modal networks throughout the County.
- Promote and support redevelopment and mixed use opportunities within and along major transportation hubs and corridors;
- Support residential affordable housing bonus densities within and along major transportation corridors, stations, and redevelopment areas.
- Support and encourage municipalities to **provide farm-to-table opportunities** throughout Broward County.
- Permit urban agriculture activities in all land use categories of the BCLUP, while also ensuring that protection and promotion of rural agriculture activities remain a priority

### Excerpts from: THE LONG RANGE TRANSPORTATION PLAN FOR BROWARD COUNTY (BROWARD MPO)

#### WHAT WILL THE PLAN ACHIEVE

A plan, by its very definition, requires setting achievable goals and objectives. Our intent is to provide ones that are easily understood, tied to our overall vision and complement the goals of our planning partners.

#### Move People

- Maintain infrastructure
- Achieve Level of Service (LOS) standards
- Improve accessibility for all users of the system
- Shorten project delivery
- Maximize transit ridership

#### Create Jobs

- Reduce travel time to economic centers
- Promote new development
- Minimize the cost of travel
- Maximize private investment

#### Strengthen Communities

- Ensure benefits and costs are equitable
- Reduce accidents, injuries and fatalities
- Promote redevelopment
- Ensure projects consider aesthetic improvements
- Provide options for non-motorized travel
- Promote environmental sensitivity

Federally defined as Regionally Significant Projects

Project: SR 838/Sunrise Blvd

Description: Upgrades to support **enhanced bus service**

Location: Sawgrass Mills to A1A

Time Period: 2015-2030



**Legend**  
Wave Streetcar  
Enhanced Bus  
Roadway  
Urbanized Area



# PRELIMINARY CRA PLANNING & DESIGN



## CRA REDEVELOPMENT PLAN





# PROPOSED CRA LANDUSE PLAN

CRA REDEVELOPMENT PLAN



## LEGEND

- TRANSIT ORIENTED DEVELOPMENT
- COMMERCIAL/MIXED USE
- COMMERCIAL/RETAIL
- EDUCATION/COMMUNITY FACILITY
- PUBLIC PARK

- RESIDENTIAL LANDSCAPE BUFFER
- FOCUS AREA
- STREETSCAPE ENHANCEMENTS



# CRA LANDUSE ZONING CODE DEFINITIONS

CRA REDEVELOPMENT PLAN

(Code definitions found in City of Lauderdale Land Development Regulations: Article III unless stated otherwise)

## 1. COMMERCIAL/MIXED USE (p. 55)

Sec. 3.8. - Mixed use zoning districts (Reserved).

(Ord. No. 020-10-170, § 8, 11-25-02)

City of Fort Lauderdale Mixed use development code standards:

F.3: Business uses permitted in a mixed use are as follows:

- i. Commercial recreation:
  - a. Indoor motion picture theater, less than 5 screens
- ii. Food and beverage service:
  - a. Bakery store
  - b. Bar, cocktail lounge, nightclub
  - c. Cafeteria
  - d. Candy, nuts store
  - e. Delicatessen
  - f. Food and beverage
  - g. Fruit and produce store
  - h. Grocery/food store
  - i. Ice cream/yogurt store
  - j. Liquor store
  - k. Meat and poultry store
  - l. Restaurant
  - m. Seafood store
  - n. Supermarket
- iii. Retail Sales:
  - a. Antiques store
  - b. Apparel/clothing, accessories
  - c. Arts & crafts supplies store
  - d. Art galleries, art studio
  - e. Bait and tackle store
  - f. Bicycle shop
  - g. Book store
  - h. Camera, photographic supplies
  - i. Card and stationary store
  - j. Cigar, tobacco store
  - k. Computer/software store
  - l. Consignment, thrift store
  - m. Cosmetic, sundries store
  - n. Department store
  - o. Fabric, needlework, yarn shop
  - p. Flooring store
  - q. Florist
  - r. Furniture store
  - s. Gifts, novelties, souvenirs
  - t. Glassware, china, pottery store
  - u. Hardware store
  - v. Hobby items, toys, game store
  - w. Holiday merchandise
  - x. Household appliance store
- iv. Services/office facilities:
  - a. Film processing store
  - b. Copy center
  - c. Formal wear, rental
  - d. Hair salon
  - e. Health and fitness center
  - f. Instruction: fine arts, sports and recreation, dance, music, theater
  - g. Interior decorator
  - h. Mail, postage, fax service
  - i. Massage therapist
  - j. Medical clinic
  - k. Nail Salon
  - l. Photographic studio
  - m. Professional office
  - n. Shoe repair, shoe shine
  - o. Tailor, dressmaking store, direct to customer
  - p. Tanning salon
  - q. Watch and jewelry repair
- y. Jewelry store
- z. Linen, bath, bedding store
- aa. Luggage, handbags store
- ab. Music, musical instrument
- ac. Newspaper, magazine
- ad. Optical store
- ae. Paint, wallpaper store
- af. Party supply store
- ag. Petstore
- ah. Pharmacy
- ai. Shoe store
- aj. Sporting goods store
- ak. Tapes, music, video store

## RAC: DOWNTOWN REGIONAL ACTIVITY CENTER

RAC:

- a. The RAC-CC zoning district will permit mixed use development including high intensity commercial uses, as well as downtown residential housing. Commercial retail uses will be required on the ground floor of buildings on those streets where pedestrian activity is encouraged.
- b. RAC-AS Arts and Sciences District is the city's downtown arts and sciences cultural district. It is located in those areas where cultural, civic entertainment, institutional, and other complementary high-activity land uses draw patrons from the surrounding region.
- c. RAC-UV Urban Village District is intended to support the RAC-CC district by providing a mix of uses including institutional, office, commercial and residential. This area will encourage housing for the Downtown RAC. The RAC-UV regulations require ground floor retail, service and arts activity on the main street where pedestrians are encouraged.
- d. RAC-RPO Residential and Professional Office District is intended to promote the preservation and enhancement of existing low-density residential neighborhoods while providing for the continued development of neighborhood-servicing commercial landuses.
- e. RAC-TMU Transitional Mixed-use District is intended to provide three transition areas between the high intensity RAC-CC, district and the lower intensity residential neighborhoods which abut the RAC.

RAC-MU:

- The purpose of Affordable Housing height incentive is to maintain a balanced community that provides housing for people of all income levels and to ensure the opportunity of affordable housing for employees of businesses that are located in the community.
- i. Affordable housing development: Housing subsidized by the federal or state government, or any housing development in which at least 20% of the housing units are affordable dwelling units.

## 2. COMMERCIAL/RETAIL (p. 56)

### CN: NEIGHBORHOOD COMMERCIAL ZONING DISTRICT

b. Permitted principal uses and structures:

1. Retail display, storage, rental, sales and limited repair services:
  - Convenience store
  - Delicatessen store
  - Drug store
  - Florist
  - Fruit and vegetable market
  - Gift store
  - Hardware
  - Hobby supply
  - Newsstand
  - Small appliance sales and repairs
2. Provision of personal services such as:
  - Alterations

- Barber and beauty shops
  - Bars, juice but not alcohol
  - Dry cleaning
  - Financial institutions, no drive-in facilities
  - Laundromats (self-service)
  - Restaurants, sit down and takeout but no drive-through
3. Business and professional offices that provide services such as:
    - Accounting and financial services
    - Outpatient medical and dental services
    - Travel agencies
  4. Schools, pre-school, nursery, childcare, and elderly care

## 3. EDUCATION/COMMUNITY FACILITY (p. 57)

### CF: COMMUNITY FACILITY ZONING DISTRICT

b. Permitted principal uses and structures:

1. Animal Hospital
2. Athletic courts
3. Athletic fields
4. Birthing center
5. Community gardens subject to standards in Land development regulation, article 3, part 5.
6. Fire rescue & police facilities
7. Government administration offices excluding court-houses
8. House of religious worship
9. Library
10. Live entertainment (indoors)
11. Museum
12. Open spaces
13. Parking facilities
14. Pathways



# CRA LANDUSE ZONING CODE DEFINITIONS

CRA REDEVELOPMENT PLAN

(Code definitions found in City of Lauderhill Land Development Regulations: Article III unless stated otherwise)

## 4. LANDSCAPE BUFFER (p. 58)

### SEC. 6.4 SPECIAL TREATMENTS BETWEEN ZONING DISTRICTS

6.4.1. Perimeter landscaping relating to abutting properties, and buffers between residential and non-residential property.

- a. All districts except in residential single-family districts, when all other areas are not exposed to adjacent public rights-of-way, shall be required to have a landscaped strip at least 5 feet in depth, to include 1 tree for each 45 linear feet. The planting area shall be at least 25 square feet with a dimension of at least 5 feet. In addition, a continuous hedge of at least 30 inches in height at the time of installation shall be placed along such perimeter landscaped strip. The remainder of the required landscape area shall be landscaped with grass, ground cover, or other landscape treatment, excluding pavement.
- b. In commercial and industrial districts, there shall also be a requirement that when the perimeter property line is adjacent to a residential district, or separated from a residential district by a street, alley, canal, or other open space, that any plot or parcel in such nonresidential district shall be buffered from said residential district by an 8 feet high masonry wall with a landscaped strip on both the inside and outside of the wall. The remainder of the required landscaping, for these landscaped strips, shall be described in paragraph 6.4.1.a. (Above), except for depth of yard and landscaping strips under conditions contained in paragraph 6.4.1.c. Also, along the landscaped strip on the exterior of the wall, the hedge shall be 36 inches in height at the time of installation. Maintenance shall be the responsibility of the property owner on both sides of the wall.

## 5. PUBLIC PARK (p. 59)

### PO: OPEN SPACE PARK ZONING DISTRICT

b. Permitted principal uses and structures:

1. Open space, such as open fields, green spaces, water bodies and water management tracts within developments and pathways, such as boardwalks, sidewalks, bicycles paths, greenways, exercise and jogging paths, pedestrian bridges, and interpretive trails (open or covered)
2. Boat ramps and docks for maintenance
3. Essential utilities and services

c. Accessory uses and structures: see City of Lauderhill Land Development Regulations - Article III - Sec. 3.5.1.C.

## 6. STREETScape (p. 60)

### SEC. 5.2 STREETScape PLANTING

Design Standards:

- The location of street trees should provide a strong buffer between vehicular traffic zones and pedestrian zones.
- Continuous street tree trenches should be encouraged throughout the city to provide soil area for roots to spread and water to penetrate.
  - » Trenches should be approximately 30 inches deep and 6 to 8 feet wide running continuously parallel to the curb. Street tree trenches promote a healthier tree canopy.

Design guidelines:

- A strong tree program should be created along primary and secondary roadways.
- Street trees should be at a consistent distance from each other and should be of the highest quality.
- Shade trees should be encouraged in order to create outdoor spaces that are habitable all year.

## 7. TRANSIT ORIENTED DEVELOPMENT (p. 61)

### TRANSECT ZONES

#### T4: GENERAL URBAN

General character: Mix of townhouses & apartment buildings with scattered commercial activity; balance between landscape and buildings; presence of pedestrians

#### T5: URBAN CENTER

General character: Shops mixed with townhouses, larger apartment houses, offices, workplace, and civic buildings; predominantly attached buildings; trees within public right of way, substantial pedestrian activity

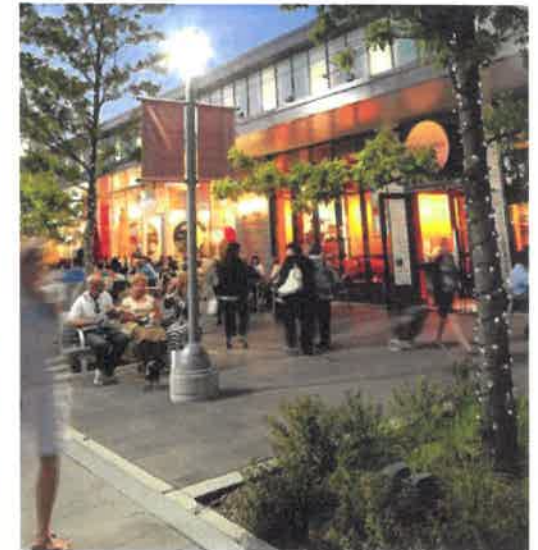
#### T6: URBAN CORE

General character: Medium to high-density mixed use buildings, entertainment, civic and cultural uses. Attached buildings forming a continuous streetwall, trees in public right of way, highest pedestrian presence

# COMMERCIAL MIXED-USE

## CONCEPT IMAGERY

## CRA REDEVELOPMENT PLAN





# COMMERCIAL/RETAIL

## CONCEPT IMAGERY

## CRA REDEVELOPMENT PLAN





# EDUCATION/COMMUNITY FACILITY

## CONCEPT IMAGERY

## CRA REDEVELOPMENT PLAN

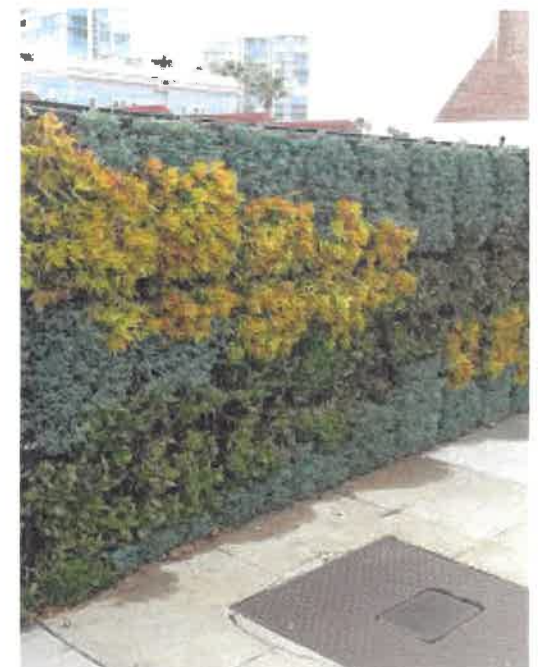




# LANDSCAPE BUFFER

## CONCEPT IMAGERY

## CRA REDEVELOPMENT PLAN





# PUBLIC PARK

## CONCEPT IMAGERY

## CRA REDEVELOPMENT PLAN

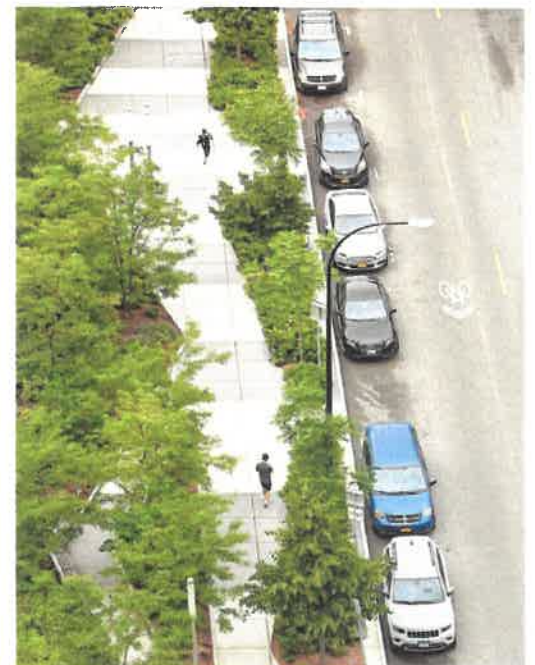
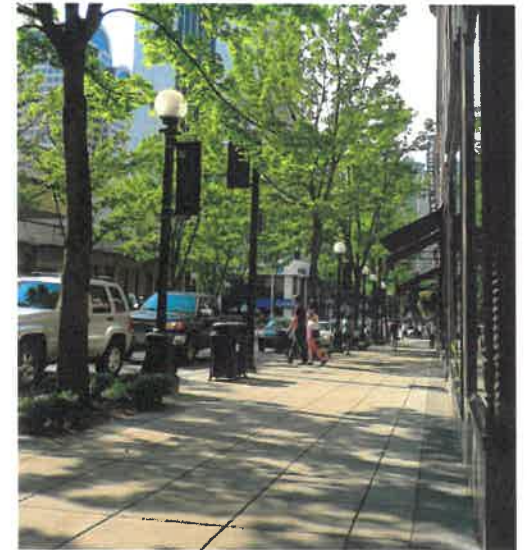




# STREETSCAPE

## CONCEPT IMAGERY

## CRA REDEVELOPMENT PLAN





# TRANSIT ORIENTED DEVELOPMENT

CRA REDEVELOPMENT PLAN

## CONCEPT IMAGERY







# FINAL CRA DEVELOPMENT PLAN

06.18.19





## CRA BOUNDARY





# PROPOSED LANDUSE PLAN



- LEGEND
- |  |  |
|--|--|
|  TRANSIT ORIENTED DEVELOPMENT |  RESIDENTIAL LANDSCAPE BUFFER |
|  COMMERCIAL/MIXED USE         |  FOCUS AREA                   |
|  COMMERCIAL/RETAIL            |  STREETSCAPE ENHANCEMENTS     |
|  EDUCATION/COMMUNITY FACILITY |  |
|  PUBLIC PARK                  |  |





# ENLARGEMENT 1



## LEGEND

- ① RESIDENTIAL
- ② HOTEL
- ③ RESTAURANTS
- ④ TOWNHOUSES
- ⑤ COMMUNITY AMENITIES
- ⑥ LINEAR PARK
- ⑦ PARKING GARAGE
- ⑧ PAVEMENT TREATMENT
- ⑨ ENHANCED STREETSCAPE
- ⑩ PLAZA
- ⑪ EVENT SPACE
- ⑫ DROP OFF
- ⑬ POND
- ⑭ AMENITY DECK
- ⑮ LANDSCAPE BUFFER
- ⑯ DOG PARK
- ↔ PARKING ENTRANCE



SCALE: 1" = 200'

0 200' 400'



# ENLARGEMENT 2

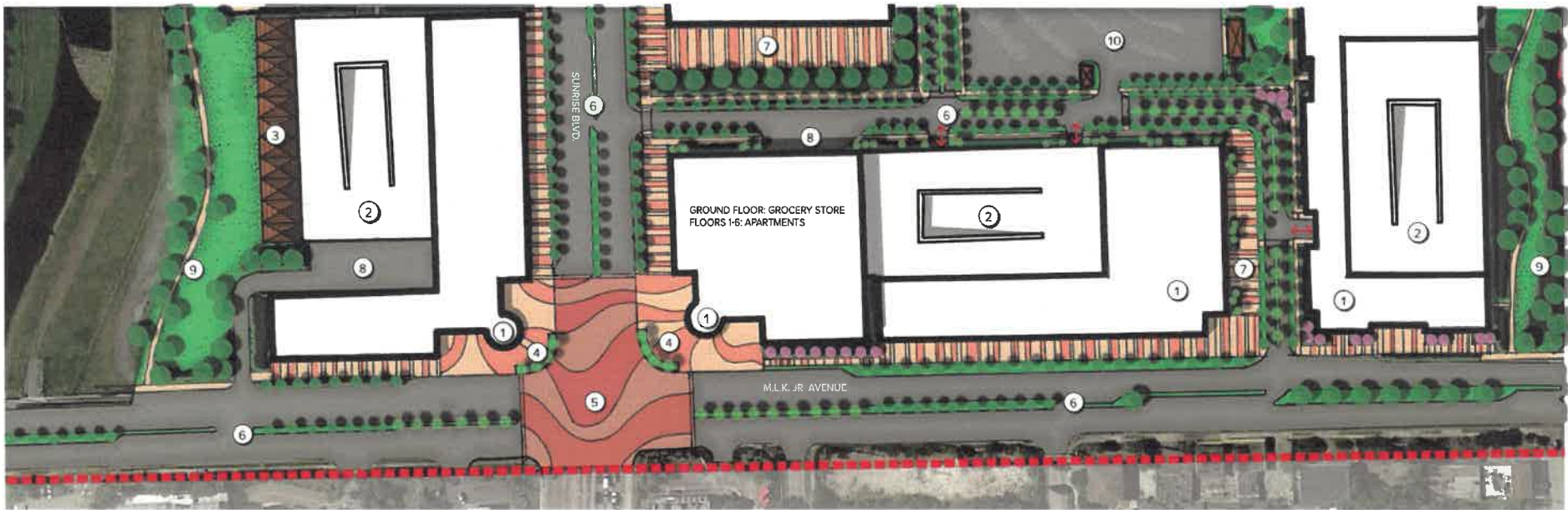


- LEGEND**
- |                     |                        |
|---------------------|------------------------|
| ① MARKET            | ⑪ EVENT SPACE          |
| ② MIXED USE         | ⑫ DOG PARK             |
| ③ PARKING GARAGE    | ⑬ LINEAR PARK          |
| ④ DRIVE IN          | ⑭ POOL                 |
| ⑤ AMENITY DECK      | ⑮ PEDESTRIAN BRIDGE    |
| ⑥ COMMUNITY AMENITY | ⑯ PAVEMENT TREATMENT   |
| ⑦ PLAYGROUND        | ⑰ ENHANCED STREETSCAPE |
| ⑧ SHADE SAILS       | ⑱ TOWNHOUSE            |
| ⑨ CENTRAL PARK      | ⑲ LANDSCAPE BUFFER     |
| ⑩ PLAZA             | ⑳ BOH                  |
|                     | ㉑ RESTAURANT           |
|                     | ↔ PARKING ENTRANCE     |





# ENLARGEMENT 3



- LEGEND**
- ① MIXED USE
  - ② PARKING GARAGE
  - ③ TOWNHOUSE
  - ④ ENTRY PLAZA
  - ⑤ PAVING TREATMENT
  - ⑥ ENHANCED STREETSCAPE
  - ⑦ PLAZA
  - ⑧ BOH
  - ⑨ LINEAR PARK
  - ⑩ DRIVE IN
- ↔ PARKING ENTRANCES





## PERSPECTIVE 1





## PERSPECTIVE 2





## PERSPECTIVE 3







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PLANNING | LANDSCAPE ARCHITECTURE | URBAN DESIGN

BALTIMORE | FORT LAUDERDALE | NEW YORK | ORLANDO | SHANGHAI  
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**MAYOR**  
Ken Thurston

**VICE MAYOR**  
M. Margaret Bates

**COMMISSIONERS**  
Howard Berger  
Richard Campbell  
Denise D. Grant

# CITY OF LAUDERHILL



**CITY MANAGER**  
Charles Faranda, CM  
Desorae Giles-Smith, DCM  
Kennie Hobbs, Jr., ACM

**CITY ATTORNEY**  
Earl Hall, Esq.

**CITY CLERK**  
Andrea M. Anderson

**FINANCE**  
Planning & Zoning Division

**November 14, 2019**

**RE: Amortization of Uses for SE CRA Expansion Area**

**Dear Business Owner/Property Owner,**

Please be advised that on November 18, 2019, the City Commission will discuss the expansion of the Community Redevelopment Area (SE CRA) which includes the Amortization of certain Uses based on their intensity and proximity to Residential properties at the City Commission Workshop meeting. The properties affected are those located along Broward Blvd, Sunrise Blvd, and Martin Luther King Jr Ave./N.W. 31st Ave.

The affected Uses include but are not limited to: Automobile sales uses, automotive repair uses, automotive wrecking uses, check cashing/pay day loan store uses, community food distribution center uses, junkyard uses, manufacturing uses, mobile collection center uses, parking facility uses, sexually oriented business uses, and welding shop uses.

The meeting will be held in the Commission Chambers at City Hall, 5581 West Oakland Park Blvd. Lauderhill, FL and begin at 7:30 PM.

Yours in service,

A handwritten signature in blue ink, appearing to read "Chris Torres".

**Chris Torres, City Planner**

# **City of Lauderhill**

*City Hall  
5581 W. Oakland Park Blvd.  
Lauderhill, FL, 33313  
[www.lauderhill-fl.gov](http://www.lauderhill-fl.gov)*



## **Meeting Minutes - Final**

**Monday, November 18, 2019**

**7:00 PM**

**City Commission Chambers**

## **City Commission Workshop**

***LAUDERHILL CITY COMMISSION***

***Mayor Ken Thurston  
Vice Mayor M. Margaret Bates  
Commissioner Howard Berger  
Commissioner Richard Campbell  
Commissioner Denise D. Grant***

***Charles Faranda, City Manager  
Andrea M. Anderson, City Clerk  
Earl Hall, City Attorney***



**I CALL TO ORDER**

Mayor Thurston called to order the Regular City Commission Workshop at 7:00 PM.

**II ROLL CALL**

**Present:** 5 - Commissioner Howard Berger, Commissioner Richard Campbell, Commissioner Denise D. Grant, Vice Mayor M. Margaret Bates, and Mayor Ken Thurston

**ALSO PRESENT:**

Charles Faranda, City Manager  
Earl Hall, City Attorney  
Constance Stanley, Police Chief  
Nadia Chin, Deputy City Clerk

**HOUSEKEEPING**

**A motion was made by Vice Mayor Bates, seconded by Commissioner Grant, to ACCEPT the Final-Revised Version of the City Commission Workshop Agenda for November 18, 2019. The motion carried by the following vote:**

**Yes:** 5 - Commissioner Berger, Commissioner Campbell, Commissioner Grant, Vice Mayor Bates, and Mayor Thurston

**Abstain:** 0

**III THIS IS A LIMITED AGENDA MEETING. THE ONLY ITEMS TO BE DISCUSSED WILL BE:**

**1. A PRESENTATION ON WEST WIND PARK FROM THE NORTHWEST HOMEOWNERS ASSOCIATION (REQUESTED BY MAYOR KEN THURSTON).**

Eula Murray-Hylton, 8320 NW 53rd Court, Lauderhill, stated she was a proud Northwest Lauderhill resident. She briefly introduced the idea of redeveloping West Wind Park that was voted on and approved unanimously by those in attendance at their October 2019 community meeting, which was reflected in the minutes of that meeting. They conducted two surveys, one earlier that included numerous elements for their neighborhood; the second was a specific survey related to the usage of West Wind Park. The proposal had three phases, and she would concentrate on Phase I. She gave a PowerPoint presentation, further illustrated in the backup, highlighting the following:

- There were key elements to their proposed redevelopment of West Wind Park, but the most important was community; Northwest Lauderhill had no events that brought them together at which they would meet, socialize and interact, as compared to other areas of Lauderhill
- They understood the importance of cost, practicality, community support, and the need to set long and short-term goals
- The impetus of redeveloping West Wind Park was toward the goal of revitalizing the community and maintain high property values; the Park served as a meeting

place for surrounding residents, and the redevelopment was to bring positive change, attracting young and old residents to the Park, have visitors staying longer in the Park, youth being more physically active in the Park, and residents having a sense of pride in the way in which the Park was redeveloped

- Phase I of the redevelopment would include: the Two Trees Courtyard, a name that defined the specific space, that included resurfacing the asphalt pad, the installation of outdoor table gaming furniture and a large chessboard, the installation of a water feature to create a tranquil and relaxing atmosphere, the acquisition of large planter boxes with greenery, the installation of a mural created by students of a senior class of 2020 from a Lauderhill high school, one that would promote pride in the community and the project
- The programming side would include regularly scheduled events: in the winter months, movies in the park, and every other Sunday a performance by a musical group or individual of not more than three persons from a variety of music genres
- The backup included a picture of how the pad would look with the amenities
- The estimated cost of the components of Phase I based on their research, though some of the costs did not include labor: the repair of the pad, as opposed to redoing the whole pad, was about \$3,000.00; the electrical power for the movie screen, water feature, etc. was about \$2,000.00 not including labor; the installation of poles for the sunshades was about \$200.00 to \$300.00, not including labor; in the furniture and fixtures, the water feature would cost about \$1,000.00; the chess tables would cost about \$1,200.00; sail shades were about \$1,000.00; planter boxes would be about \$250.00 to \$300.00, regular tables for seating at a cost of \$695.00
- Illustrations of examples of the water feature, chess table, sail shades, planter boxes, regular tables, etc., were provided
- Regarding the mural project, the students would create the actual design based on the theme of the environment, going green, and saving the planet; supervision would be provided by a City representative and the neighborhood association, and the art teacher at the school; all materials and supplies for the project would come from donations in cash or kind from individuals and businesses.
- Regular costs would include the rentals of four to six movies during the fall and winter months, bi-monthly Sunday evening musical performances would end at sunset and food trucks would be brought in to provide refreshments for sale; there would be special events, such as board game tournaments
- The whole process, including volunteers and "boots on the ground" was designed to bridge the gap between older residents, retirees and young teens, as sometimes they had difficulty understanding each other.

Ms. Murray-Hylton mentioned recently attending the Mayor's chess event at City Hall, and she was most struck by the way in which it facilitated better interactions between the young and older residents. She noted the residents and community at large participated in creating a participatory environment, and even in creating the proposed redevelopment, the participation of volunteers, young and old, would foster a bonding experience for all. Students who participated could earn community service hours, and City Commissioners and staff, if they wished to, could donate time to the project. According to the Property Appraiser's records, there were 1,650 single family homes in their neighborhood, and most of them were owned by residents over 46 years of age, with most being occupied by homeowners. Those residents around West Wind Park were very, very against having additional sports at the Park, because of the logistics, parking, noise, and

the lights. However, the community as a whole was not against sports; they embraced such activities, and they wanted to see more venues for the community's youth to play sports, so they thought a better, alternate plan for the City would be a dedicated practice facility, where economies of scale could be reached by having multiple fields that would share the cost of the lighting and preparing that space. In this way, they could attract teams outside Lauderhill to play there.

**2. DISCUSSION OF WEST WIND PARK FIELD (REQUESTED BY COMMISSIONER DENISE D. GRANT).**

Commissioner Grant commented, as the subject item related to agenda item one, she knew Ms. Murray-Hylton briefly mentioned the surveys the community did, asking what percentage of the residents who agreed to the redevelopment plans that were reviewed in agenda item one.

Ms. Murray-Hylton responded, of the various activities, 70 percent of the residents were in favor of family-friendly improvements, as she laid out; 20 percent were in favor of additional sports, including soccer, flag football, and baseball. Additionally, when residents were asked what was most important to them in their neighborhood, 90 percent of the residents said an activity in which allowed the whole family could participate, and a majority liked the idea of beautifying the park.

Commissioner Grant questioned how the survey was administered; that is, was it sent via email, regular mail, etc., and what was the amount of the survey population.

Ms. Murray-Hylton replied the park survey was ongoing, but the first general survey had over 100 respondents, and the general survey had a question about having family-friendly amenities and activities. The survey was sent out to residents according to their neighborhood association mailing list, and links were posted on social media, and neighbors telling neighbors; the association members received emails from residents asking for the survey to be sent to them.

Commissioner Grant thought this information was important, as going into the second survey, she was very much in favor of the City having another soccer field, and West Wind Park appeared to be ideal for this, as the park had the space. The City needed more fields, as its soccer program had expanded rapidly, so it was important to have another soccer field in the City. She said, however, she spoke earlier in the week with Ms. Murray-Hylton and was told a large percentage of residents in community surrounding West Wind Park were against having a soccer field at the park. As a result of the community's sentiments, she began looking at other locations in the City.

Ms. Murray-Hylton added, logistically, parking at West Wind Park was even less than that at the Lauderhill Sports Park, so having a soccer field that would hold regular games would create a nightmare for nearby residents. The neighborhood was not against sport, including soccer, as they all had children and grandchildren who played, but some residents supported having a proper field that was dedicated to a sport, and reach economies of scale with lighting, and the preparation and upkeep of the field by having two or three fields, ideally, over the next five to ten years, that were dedicated to such activities, and teams could come from outside



Lauderhill to compete and participate.

Commissioner Campbell sought clarification as to the resurfacing of the asphalt pad Ms. Murray-Hylton mentioned in her presentation.

Ms. Murray-Hylton said when she walked the pad and gave it a cursory look, there were some one-inch potholes in the asphalt. Originally, it was thought the whole pad had to be resurfaced, but upon further review, the holes that were mostly on or close to the outer edges were filled and smoothed out, it would suffice. Based on her research, if the whole area was re-asphalted, a key component would be to have the community's youth leave their mark, and paint a mural, but she was told asphalt took up to a year to cure, and no paint could be applied before that. She said they wished to fast track the mural, so they hoped the 2020 class could go in the park to observe their handiwork, and they could enjoy and appreciate artwork in the park they participated in.

Commissioner Campbell expressed concern that after serving on the City's Recreation Advisory Board for over 12 years, one of the concerns in the City was, unfortunately, there were limited or no additional space for recreational activities in Lauderhill. Many of the City's youth had to go outside the City to get involved in recreational activities. For example, the Cheetahs track team was not in Plantation, inviting anyone to go and take a look at the conditions under which the team currently paid to practice at Plantation High School, such as no sanitary facilities. He was very disturbed that the City's youth could not be facilitated in Lauderhill. Lauderhill 6-12, the Broncos and the sharing teams were not using a City park, rather they used facilities owned by the School Board, and Lauderhill's teams were given limited opportunities to use such facilities, with the City not having the facilities. The subject park, which was almost 19 acres of land should be properly utilized, as apart from the Sports Park, there were few opportunities in the City to ensure, as the City grew, young families had recreational activities for their young members. Commissioner Campbell stated, based on such needs, he had a problem with the presentation. For the past 25 to 30 years, there was a section at West Wind that was created by a small group of people, and that section was never utilized for what it was intended, so he hoped the proposed redevelopment would not create a similar situation, even if based on all good intentions. He was concerned that the survey's sample size might render it not representative of the majority of the community's sentiments, so he hoped to be in discussions with Ms. Murray-Hylton in the near future, and before anything was done, he wished there to be a very clear understanding as to the needs of the City and the needs of the community.

Ms. Murray-Hylton concurred, stating a dedicated area was needed, and sticking a soccer field in a space that was never intended to be a sports park, with limited resources and parking, the objections of residents living directly adjacent to the park, created concerns. Her concerns had to be the nearly 2,000 residents of Northwest Lauderhill, who were taxpayers, and saw their taxes increase, so they should have a say as to how the park was redeveloped. She noted they were continuing to broaden the sample size, but trends were important, and it was trending that people were not against sporting activities. West Wind Park was a treasure for northwest Lauderhill, as it had a natural beauty, and, as such, every green space in the City was not necessarily designed or suitable for sports.

Mayor Thurston opened the discussion to the public.

Steve Gabor stated he was not a Lauderhill resident, but he had been involved with the City's soccer program for more than 22 years, noting it always came down to residents acknowledging the need for places where the City's youth could play sports, but not in their backyard. He asked where else could such spaces be found, stating West Wind Park accommodated sports, as there was already a baseball field, so the City would be changing the use from baseball to soccer, since there was more use of the area as a soccer field. He agreed with Commissioner Campbell, adding that if a City park bordered another city, then children from the neighboring city was more likely to use the park as well, rather than driving miles to go to a park in their own city, and the City's youth played sports in neighboring cities' parks as well. If there was no other location to create more park space for the City's youth to play sports, then West Wind Park should be used as such.

Trisha Myrie-Reid, Lauderhill resident, stated she represented Lauderhill's Northwest residents on the Community & Budget Advisory Board. The number of parking spaces on the actual park property numbered about 40 or 50, which meant holding sports games at West Wind would result in persons parking outside the park along the abutting streets, which usually resulted in garbage being left along nearby residents' property. She noted there were many older residents living adjacent to the park, and their concern was the noise that such added activities would bring, so the community's association was willing to work with City staff and further their survey to get a better indication of support for the various activities at West Wind Park, agreeing a 100 out of close to 2,000 residents was not a representative sample.

Nancy Wyman, Lauderhill resident, commented she lived near West Wind Park, and the park already had tennis, racquetball, pickleball, a children's playground, baseball, and soccer scrimmage that appeared to be a men's league taking place on a regular basis, along with a wonderful walking trail around the park that was lit until 10:00 p.m. Her concern was there was no buffer zone on that end of the park where the field would be placed with lighting that would be very close to the homes facing the park, along with the traffic impacts. Around the corner from West Wind Park was Veteran's Park that had already had a soccer field. She could not imagine what it would look like if a soccer field similar to that at Veteran's Park were placed at West Wind Park, as there did not seem to be enough space to accommodate a soccer field.

Mayor Thurston closed the discussion to public comments upon receiving no further input.

Commissioner Grant questioned how often the men played scrimmage at West Wind Park.

Ms. Murray-Hylton believed they met on Sundays.

Commissioner Grant asked if they rented the field to play scrimmage.

Ms. Murray-Hylton said they did not, they just came out on Sundays and played.

Commissioner Grant asked if the City or neighborhood association received any complaints about the noise from the Sunday scrimmage.

Ms. Murray-Hylton stated the scrimmage did not involve a lot of people, and it was not an organized sport, so there was no comparison to the impact of a league level sports team.

Commissioner Grant thought it might be possible to negotiate with the community, whereby, the teams would not actually hold competition matches at West Wind Park, but they would use the team for practice, as having sufficient fields on which to practice was a concern for the City's youth sports teams. She believed the City had eight to ten soccer teams, and the reality was the City needed more field space for its sports teams to practice on, but the City's administration wanted to respect the wishes of the surrounding community, so some type of compromise should be possible. Soccer teams practiced at Veteran's Park on Tuesdays, Wednesdays and Thursdays, and they also utilized the Sports Park facilities, so an extra park at which they could practice one or two days in the week would help.

Ms. Murray-Hylton remarked the average homeowner in their community had lived there for over ten years, and that was changing as younger families coming into the community, but the older residents paid taxes and had a right to have a say in what goes on in their neighborhood. If West Wind Park was a suitable facility for increased or organized sports, she would fully support a compromise, and there were other places in Lauderhill that had park space that could accommodate soccer practices, and the City's Sports Park had a new soccer/football turf field, as well as an area right next to it that was undeveloped. She said her community had certain priorities and, for the last six months, all she heard from residents were concerns about flooding and taxes. When this was coupled with the potential cost to install lights and a proper soccer field in West Wind Park in an area where residents had other priorities and desired to improve their sense of community, and with nothing to bridge that divide, the community was likely to feel the City did not care what they were saying. She disagreed that the community's attitude was one of "yes, but not in my backyard", as not every park in Lauderhill had the beautiful lake view of West Wind Park or the volume of trees and the natural beauty of the park. There had to be some parks that served other needs besides league sports, parks that allowed residents to casually play sports such as tennis and basketball, serving as a place for the surrounding community to come together to relax and enjoy the park's amenities.

Commissioner Campbell thought the subject discussion was appropriate, and there would be more future discussion on the matter. He thought one of the things that should be taken out of the equation was particular sports, as the City's recreation staff could advise was that during the summer months, the sports played in Lauderhill included soccer, football, cheering teams, baseball, so he would not, at the present time, make a determination as to the space at West Wind Park being suitable for soccer or any one sport. He knew that within Lauderhill, the City was having tremendous issues with its youth sports programs across the board. The City once had just the Lauderhill Lions football program, and now there was a second team added, the Broncos. He said months prior he sat through a meeting where a third football program was being requested, so the demand for such



sporting activities was growing rather than decreasing, but the spaces to accommodate them was not, and he would be happy to look at the properties suggested by Ms. Murray-Hylton. There was a decrease in the space in the City for recreational activities, regardless of the sport, and the City had to look at any available space in Lauderhill with such potential, as it was not a matter of exclusion, rather it was to see how the City's residents could enjoy available space. He said the City had to ensure that an 18-acre park was properly utilized, not just for sports, but for the entire community, so the subject discussion was key, and there would be more, hoping Ms. Murray-Hylton and her fellow board members could do a tour of the City to gain a better understanding of the challenges the City faced providing recreational spaces for a wide variety of residents' needs. He commended her for putting some life in the northwest neighborhood's organization, agreeing those residents should be a part of the decision-making of what would take place at West Wind Park.

Mayor Thurston reiterated there would be future discussions on the matter, as the Commission would not be voting on anything at the workshop, and the Commission had a firm grasp on what the ideas and issues were concerning West Wind Park.

3. A 2020 CENSUS UPDATE (REQUESTED BY VICE MAYOR M. MARGARET BATES).

Vice Mayor Bates commented it was every resident's Constitutional right to participate in the Census, as it was a part of the Constitution; the first census was taken in 1790, and every ten years thereafter. The information gathered from the Census affected the City's representation statewide and nationally, and it helped the City's ability to receive monies from the federal government, and the latter had for the current year more than \$675 billion to distribute over the United States, and the size of that distribution was based on population. She noted it was said in the City of Lauderhill there were 70,000 plus residents, though she felt it was higher, as it took her almost a half an hour to get to City Hall from her home that was about five minutes away. The City needed its residents help, and beginning in the middle of March 2020, residents would be receiving in the mail a questionnaire from the Census, and she urged residents to complete the questionnaire, either online, by telephone, or someone would come knocking on doors. She said if residents preferred to avoid someone coming to their home, they could do the survey online or over the telephone. Many people thought the information from the Census would lead to deportation, etc., but no such questions were asked on the questionnaire, so it was safe to answer the questions, and the information given on the Census was sealed for 72 years, so residents should know none of their information could be shared among such organizations as the police. Vice Mayor Bates stressed the hope for Lauderhill to get a better percentage in the coming census, as in the last census, only about 60 percent of the population was counted. She said many residents ask about grants and other such funding sources, stating the figures from the census affected the amount of grant funding the City received under such programs as the Community Development Block Grant (CDBG), as the amount of the annual award was affected by population size. She encouraged all residents to participate in the 2020 Census, adding that if a baby was born on March 31, they could be counted in the Census, and residents should remember to count all children in their homes, as the funding the City received affected Lauderhill's schools. Lauderhill had a complete count committee, and they were distributing Census information, and all residents needed to participate, and on Tuesday,

November 19, 2019, at 5:30 p.m. in the Multipurpose Room at City Hall, the Lauderhill Complete Count Committee would meet, and anyone interested in serving on the committee should attend. She mentioned in Broward County, there were approximately 11,000 to 12,000 part time census jobs that would be available with a starting rate of \$17.50 per hour; interested persons could go online to [2020census.gov/jobs](https://2020census.gov/jobs) to complete the application; there was a three-month wait period, as they had to do background checks.

4.

DISCUSSION OF CHARTER AMENDMENT AND TERMS OF OFFICE  
(REQUESTED BY COMMISSIONER HOWARD BERGER).

Commissioner Berger stated term limits for City Commission members went into effect in about 2008, and stated a Commissioner could only serve three consecutive terms of 12 years. He was uncertain at that time as to whether or not, when a Commissioner termed out, he/she could return to serve at a later time. He was not in favor of term limits, as he believed the voting public should decide who they wanted to serve on the City Commission and for how long. City elections were a term limit of some sort, with the power to serve on the Commission being left solely to the will of the City's voting public, and he did not believe anyone should be permanently barred from serving on the Commission because he or she previously served. In speaking with the City Attorney, they created a City Charter amendment in the form of an ordinance that, if passed by the Commission, would be placed on the November 2020 ballot. The proposed ordinance stated that if a Commissioner was termed out, after two years he/she had the option to try to campaign to serve on the City Commission again and, if they did a good job previously and the public wanted them back, an election would enable that possibility.

Vice Mayor Bates sought clarification as to what the current Charter language was regarding Commissioners who could no longer serve due to term limits.

City Attorney Hall replied, under the current City Charter, the term limits in effect stated once a Commissioner served the limit of the terms allowed, they could no longer serve on the City Commission at any future time. Commissioner Berger's thought was that if a Commissioner served 12 years/3 terms, after they sat out for 23 months, they were again eligible to campaign to serve on the Commission again.

Mayor Thurston desired an explanation on the mention of eight years in the proposed ordinance.

City Attorney Hall stated the idea was if a Commissioner already served 12 years, if after 23 months they were elected to serve again, their next tenure could be no longer than two terms or eight years; this was the language Commissioner Berger suggested.

Commissioner Campbell said he supported the institution of term limits, and he would feel uncomfortable supporting any effort to change the public vote in 2008 that led to the institution of term limits in the Charter. At the time, he felt that after someone served for 12 years on the City Commission, they should move on, and he would hate to feel that now that he was a Commissioner, he now advocated for a change that would benefit himself directly by allowing him to serve more than three consecutive terms. He reiterated he would not support any effort to overturn

what many residents worked to approve regarding setting term limits for serving Commissioners.

Mayor Thurston liked the way the proposed ordinance was drafted, in that it stated the ultimate decision would be the voters of the City. He understood the need for a break, and 23 months was a reasonable time, so he would support the proposed ordinance if it came before the Commission for approval.

Commissioner Berger affirmed the proposed ordinance could be placed on the November 2020 ballot if the City Commission approved the ordinance by a minimum of three votes.

Vice Mayor Bates stated she never supported term limits, as she thought the decision as to who served the residents should be decided by the voters; if a Commissioner was doing a good job, the voters would reelect them accordingly; to her that was term limits.

**5. UPDATE ON THE WOODLANDS PROJECT (REQUESTED BY COMMISSIONER RICHARD CAMPBELL).**

Commissioner Campbell mentioned months prior, the City Commission approved a resolution opposing the subject project in the City of Tamarac, as the intent of that construction would negatively impact the City of Lauderhill via the traffic the development generated on NW 44th Street and NW 64th Avenue. Since then, he was aware there were numerous public meetings on this project and the feedback he received was that along with the objections by a majority of Lauderhill residents, there was a majority of Tamarac residents who would be impacted who were voicing their objections to the project. Since the project was proposed, even with all the concerns voiced by residents of Lauderhill and Tamarac, there had been no amendment or adjustment on the proposed development, so it appeared the developers were thinking only of the profit margin and not the negative effects their development would have on the citizens living in the surrounding areas of both Tamarac and Lauderhill. Additionally, the Tamarac Commission approved moving forward with the subject project by a vote of three to two. He understood Tamarac had a district system and the Commissioner responsible for the directly affected areas in Tamarac was opposed to the subject development. Commissioner Campbell stated on January 22, 2020, the City of Tamarac would move forward at the county level to get Broward County's planning board approval. He spoke with City Manager Faranda about the fact that Tamarac had not recognized or reached out to the City of Lauderhill at any time to say what could be done to modify or adjust the developer's proposal, and he was extremely concerned that Tamarac, at a neighboring city, was undermining Lauderhill and disrespecting the residents of Lauderhill. If they were left unchecked, what next should Lauderhill expect? He could not speak for the residents of Tamarac, as they should know what steps they needed to take in the future when their wishes were ignored by their City Commission, but for the residents of Lauderhill he could speak and, thus far, all the neighborhood associations that would be impacted by the subject development were completely opposed to the project. He noted there were developments in Lauderhill that would be determined, one way or another, if the Tamarac project moved forward, as it meant the City might not be able to proceed with certain developments in Lauderhill, as the same concerns the City and its residents had with the Tamarac development existed for some of the potential development in the



City, so those anticipated impacts would be exacerbated. He wished to publically encourage the City Manager and his staff, and his fellow Commissioners to go full flight in opposing the Tamarac development, or the City would be in serious trouble moving forward. He asked Mr. Faranda if there had been any recent communication from the City of Tamarac regarding any changes in the proposed development and its effects on Lauderhill.

City Manager Faranda replied he was aware of no changes that would change the effects of what the developer proposed about the use of the two Lauderhill roadways, but City staff attended some of the meetings in Tamarac and witnessed the happenings there. City staff and he continued to reiterate to Tamarac the City's opposition, including sending them the resolution passed by the City Commission, so they were fully aware that Lauderhill was opposed the project for the reasons Commissioner Campbell stated. He affirmed they were set to go for approval at the County level, after which they would come back before the Tamarac City Commission for final approval. City staff would be present at the County meeting to express concerns and opposition on the City's behalf, but there was nothing new to report on the matter. In his last conversation with the Tamarac City Manager, he stressed the City's opposition to the subject development, and he indicated he was aware of Lauderhill's opposition, but he made no further comments to him on the project since then.

Vice Mayor Bates wondered what further action the City could take at the present time, since the City Commission already passed a resolution to indicate Lauderhill's opposition to the proposed development in Tamarac, and that resolution was forwarded to the City of Tamarac.

City Attorney Hall explained the aim was to bring to the public's attention that on January 23, 2020, at 10:00 a.m., the Tamarac developer was going before the Broward County Planning Council to seek approval for their project. Commissioner Campbell wished to emphasize the importance for affected Lauderhill residents to attend that meeting and voice their strong opposition to the project, as the City's resolution was a statement of opposition for the record without the ability to actually prevent its moving forward. However, that decision could be made at the County level.

Commissioner Campbell pointed out the City passed its resolution opposing the development, a resolution that was sent to Tamarac. He was unsure where that resolution ended up, but it was clear that the City of Tamarac's Commission voted to proceed with the development, and the City should be prepared to act, and one way was not to be reactive, but proactive by calling the Broward County Commissioners to make them aware of the extent to which the proposed development would adversely affect the residents of Lauderhill. Thus, the City and its residents did not have to wait until the matter went to the Broward County Planning Council to act. He was unsure what legal actions the City Attorney could begin to take to help the City fight the subject development, and the City should look at all the tools possible that could be used to fight. Lauderhill should not be dictated by Tamarac; they could take whatever actions they thought necessary, as should the City.

Mayor Thurston opened the discussion to the public.

Thomas Harney, Lauderhill resident, stated he was the president of the Inverrary Association, commented on attending one of the marathon meetings Commissioner Campbell spoke of in Tamarac. With the compelling evidence and testimony presented in opposition to the subject development at those meetings, he could not believe the Tamarac City Commission was moving forward with the project. He said the only impression one got when attending the meeting was the residents were being railroaded, just like the Lauderhill residents, so it was very important to be proactive. Besides the traffic impact that came up at the meeting, another matter mentioned was the absence of adequate drainage, so if a few back-to-back catastrophic weather events led to a few feet of water building up, this would be further worsened by the presence of the proposed development, along with the catastrophic traffic jams along NW 44th Street and NW 64th Avenue.

Jeffery Shapiro, Tamarac resident in the Woodlands community, stated the back of his house faced NW 44th Street, indicated one of the ways the City could represent itself at the County meeting was to discuss the possibility of excess flooding. The recent heavy rains the past Thursday afternoon, and the golf course acted as absorption, so when that area was filled in concrete and asphalt, absorption levels were severely decreased and, under Broward County codes, if new residential developments could be built, it had to be done at a higher elevation than that of surrounding communities.

Mayor Thurston received no further input from the public. He wished to know more about the City's presence at the County Planning Council meeting in January.

City Manager Faranda said he intended to send technical City staff, as the project was at the technical level of discussions; staff would be present to voice their opposition to the proposed development for numerous reasons, as discussed at the present meeting. Another approach was to engage the City's lobbyist to ensure County Commissioners and other officials had a full understanding of the City's position of opposing the proposed development and the reasons for that opposition.

**6. DISCUSSION OF APPROPRIATION PROJECTS AND REQUESTS  
(REQUESTED BY COMMISSIONER DENISE D. GRANT).**

**Attachments:** [City of Lauderhill Legislative Agenda 2019 2020](#)  
[Appropriations 2019-2020 long form](#)

Commissioner Grant remarked the previous Tuesday, Mayor Thurston, Deputy City Manager Giles-Smith and she went to Tallahassee to put a face to Lauderhill's issues, as there were some City projects they wished to present to the State representatives present, such as some underground utility projects, including the replacement of water infrastructure for West Ken Lark. They gave an overview of Lauderhill, giving them a brief understanding of the City's history, where the City was at present, and what the future plans were. She thought the trip went extremely well, and they met with some very interesting State representatives and senators, and their bill would be advanced by State Senator Perry Thurston, Mayor Thurston's nephew, along with State Representatives Anika Omphroy and Robert Dubois. They sought to ensure the State representatives remembered Lauderhill's needs and to consider the City when they sought to distribute funding to

municipalities. She said they learned it made a difference when elected officials were present, along with City staff and the lobbyist when interacting with the State representatives to forward the City's agenda. Commissioner Grant commended Mayor Thurston for being an excellent spokesperson, stating she sat back and learned, as this was her first time to see how things were done in Tallahassee.

Mayor Thurston indicated there were several matters Lauderhill sought as a city, and one such item the City tried for several years to get and that had not come to fruition thus far was the ability to bond in Lauderhill's safe neighborhood districts (SND). The City had four SNDs where residents voted to pay an additional tax to cover the cost of items the residents desired, as a community, to take place, whether it was fencing, increased lighting, major capital improvements, such as the installation of an elevator; they were the only ones who would benefit from the improvements, and they would be the only ones paying for them. He said the City presented the item in previous years to the State Legislature without any success, so on the most recent trip, City representatives made a hard push to explain to them why SND funding was important for condominium communities. When condominiums were first built, they were usually 80 percent owner occupants, and after reaching that point, it was difficult to get more than 50 percent of the residents to do anything, and it was even harder to get more than 30 percent of residents to attend association meetings to vote. Thus, in order for condominium and townhome developments to get financing for improvement projects, the banks required 80 percent owner occupancy, which was an impossibility, and the delinquency rate in any condominium could not be more than five percent; in essence, the bank had no wish to provide such financing. He commented, in order to save the quality of life for the residents of such properties, a vote of 50 percent plus one was required to allow the residents to tax themselves via the creation of a special taxing district, meaning the repayment would go on each resident's tax bill in those communities. If the City had the ability to bond, then a large amount of work could be done, and it would be paid for out of a bond over a 20-year period. He said the way it was currently set up, the City could collect the money for the year, and only do the work the funds would cover. This was what the City sought to accomplish for its SNDs, and this was the message they sought to convey to the State senators, and he thought they were very receptive, as it helped for them to meet face-to-face with the City's elected officials and understand the City was not advocating for a new tax, rather it was for a specific tax voted on by residents who would benefit to pay a little more on their taxes, so they could improve their community to the degree they desired. Deputy City Manager Giles-Smith was successful in helping the City's representatives get face time with numerous elected officials, and the persons they spoke with were the decision makers. He noted it might be necessary for the City to make a repeat visit to Tallahassee before the voting took place in the next legislative session, and if the City kept hammering away, the likelihood of success seemed greater for the City to get some of those appropriations being sought.

Commissioner Grant mentioned they spoke about aging pipes in the City, some over 50 years old, so it was important for the State representatives to understand the City needed financial assistance to replace them, and they appeared to be very receptive. It was important for the City to go to Tallahassee, as there were many cities in Florida sending in requests for funding all the time, so the City's having a physical presence representing Lauderhill, meeting and speaking with the State



representatives made a difference.

Mayor Thurston thanked Ms. Giles-Smith, as she and her staff had been involved in lobbying the State Legislature in the past, and the State representatives were very impressed that the City's projects were encapsulated onto one page, and there were City matches for many of the projects listed, and many of the projects were shovel ready once the dollars were awarded; this point seemed to be an important concern.

7. DISCUSSION ON JOINING THE WATER CONTAMINATION CLASS ACTION LAWSUIT (REQUESTED BY CITY MANAGER CHARLES FARANDA).

City Attorney Hall mentioned the City was recently notified by a law firm that there was a possibility that the City's waterways might have been contaminated in some way years prior by a product known as polyfluorinated substances (PFAS). In essence, it was a foam product used by fire departments to suppress fires and, apparently, the chemicals used to make the product had a very long lifetime and they leached into water systems. He said there had been testing of water and results showed a presence of PFAS in the City's wells. The law firm reached out to the City to inform staff they were starting a class action lawsuit that was taking place throughout the country and, if Lauderhill wished to join, it would be at no cost to the City, as it was on a contingency fee arrangement and they sent the City a copy of the contract. Mr. Faranda wished the matter brought before the Commission for feedback before any action was taken.

City Manager Faranda restated firefighting foams used to out chemical and flammable liquid fires, and for training purposes, and manufacturers of the foams told end users that they were completely safe to use as they were biodegradable and posed no risks. However, it was now being discovered that might not be true, so the law firm referenced in the backup specialized in identifying how much PFAS was in the wells in South Florida, as the product was used by all fire departments and found its way into all the aquifers, and the firm specialized in avenues to make it right. His staff and he thought it was important for the City to employ with the subject firm to help the City investigate the level of contamination in Lauderhill, and to make sure there was no risk to the public, and if a risk was found, for the City to get its water significantly cleaned. Mr. Faranda remarked, to date, no government agency approached the City to test its water on a regular basis, and Lauderhill's water was currently deemed safe by the U.S. Environmental Protection Agency (EPA) and Broward County Health, and the City tested its water on a regular basis. As the City was now informed of the potential risk, it was important to take the next step to investigate the matter, and this was what the subject firm would help the City do.

Vice Mayor Bates questioned if there were other cities involved in the class action lawsuit.

City Attorney Hall answered yes, there were cities throughout the country involved; he believed the main judge was in Virginia overseeing all the cases, as he was managing the entire docket of all such cases in the U.S. He knew of no other cities in Broward County being involved, but it was a massive class action lawsuit on a scale similar to that seen in the tobacco industry.

Mayor Thurston wished to know against whom would the class action lawsuit be filed.

City Attorney Hall believed it was 3M and other similar large firms who manufactured the product in the 1960s and 1970s.

Mayor Thurston asked if those companies were still viable today and possessed assets.

City Attorney Hall affirmed they were.

**There was a Commission consensus for staff to proceed with the City's joining the class action lawsuit as discussed above.**

**8.**

**DISCUSSION OF SOUTHEAST COMMUNITY REDEVELOPMENT AGENCY AMORTIZATION (REQUESTED BY CITY MANAGER CHARLES FARANDA).**

City Manager Faranda reminded the Commission, the City engaged in a study of the uses along the corridors of NW 31st Avenue and Broward Boulevard, and his staff would present some of the findings and ideas from the study.

Deputy Finance Director/CRA Director Sean Henderson stated over the last year, the City was analyzing the possibility of expanding the State Road 7 CRA that ran from Sunrise Boulevard down to just north of NW 26th Street and 441. The aim was to expand that area to include the commercial properties along Broward Boulevard, NW 31st Avenue, and Sunrise Boulevard. He said, as with any CRA, the sole goal was to deal with slum and blight in the area and to help the City. They contracted with Mr. Kona Gray of EDSA to go out and meet with both the residents and businesses to gauge what their interests were. Mr. Gray took both groups through a series of exercises that allowed them to participate and convey what they wished to see in that particular area. The purpose of the subject presentation was to introduce and elaborate on the findings of the report.

City Planner Chris Torres gave a PowerPoint presentation on the subject item, as noted in the backup, highlighting the following:

- The site was located along Broward Boulevard, Sunrise Boulevard and MLK, Jr., Avenue, comprising roughly 203.12 acres
- The actual future land use of the existing properties consisted of commercial, community facility, the transit oriented corridor (TOC), and some low residential areas; the current zoning consisted of commercial, community facility, commercial warehouse, and light industrial uses
- The current conditions of the area included lacked connectivity, streetscape, and incompatible uses abutting residential properties, such as the junkyard uses and the feeding center
- The City sent a notice to property owners and business owners of uses that would be highlighted as incompatible, including but not limited to automobile sales, automobile repairs, automobile wrecking, check cashing/payday loan stores, community food distribution centers, junkyards, manufacturing, mobile collection centers, parking facilities, sexually orientated businesses, and welding shops

- Staff sought to start sprawling development, ultimately phasing out the uses that were intensive next to the residential areas to promote growth
- EDSA did a great job meeting with the public, and the desirable uses that came out of those workshops, as illustrated in the slide presentation, were commercially mixed uses, TOC development, educational uses, a public park component, and commercial retail; these uses would come together via connectivity; the City wished to promote connectivity with the southeast area expansion
- In the next few months, staff would be working to get the subject matter on the Commission's regular meeting agenda.

Assistant City Manager/Finance Director Kennie Hobbs mentioned past discussions took place regarding the amortization of the uses mentioned by Mr. Torres, and staff wished to make it clear to the Commission, based on information provided by Mr. Hall, staff was looking at amortization periods ranging from three to five years based on the actual uses. If there were uses that had health issues and concerns, uses that had a direct impact on surrounding area residents would have shorter amortization periods, versus others that caused no immediate danger to residents, which might have a longer amortization period. He noted, based on the information provided by Mr. Hall.

Commissioner Campbell expressed concerns regarding the subject matter. It was a massive undertaking, and he would hate for the City not to focus on the priority areas, of which he knew of three: the scrap metal business around the of NW 16th or 17th Street, and the businesses along NW 11th Street. He stated there should be no debate about the businesses in those two areas.

City Attorney Hall understood the Commission's concerns, but he preferred if they held such discussions individually with City staff and him privately, as there would be future public hearing on these matters, and what was being said at the present meeting became a matter of public record. The subject agenda item was to keep the Commission informed as to the CRA initiatives and the studies done to support their work; so when those matters came before the Commission in their regular meeting forum, the members of the Commission would be apprised of the studies that went into staff formulating their recommendations.

Commissioner Campbell questioned how were residents, landlords and actual business occupants in commercial spaces being informed of the City's study, asking if EDSA was getting significant feedback from them, and were they aware of the CRA's intent.

Mr. Hobbs answered yes, stating initially EDSA did a study years prior that involved reaching out to residents and business owners, and there were charrettes and meetings at City Hall, as well as onsite at various City parks and HOA meetings to discuss future projects. After those initial meetings, a public notice was sent notifying property owners and business owners that the report of the findings of the earlier study would be discussed at a public Commission workshop and available via the City Clerk's Office through direct mailing; the noticing was sent to affected residents, property owners and business owners within 300 feet of the affected area, those situated along NW 31st Avenue from NW 19th Street to Broward Boulevard, and from NW 31st Avenue west to the City's boundaries. He said over the last several years, numerous notifications were sent to the residents and



businesses advising them of what the process was and what the proposal would be. City staff received feedback, overwhelmingly, from residents who were in support of the properties considered to be nonconforming or incompatible uses. Some businesses voiced opposition to the latest study's findings.

Commissioner Campbell knew the residents were excited and somewhat on board, but he understood there would be opposition from some quarters, so staff should make every effort to engage and get feedback from all concerned. Over the weekend, he spoke with one property owner, and from his perspective he was clueless as to what could transpire; specifically, referring to a vacant property on NW 16th Street and NW 31st Avenue; the owner was unaware the study. He was not concerned that the study would show there was opposition. As whenever there were changes, there was likely to be some opposition, but it was important to keep the affected resident and property owners, and business owners informed. Their feedback should be included in the molding of the recommendations staff would present to the City Commission at a later time.

Mr. Hobbs indicated the City used the County's property appraiser records as the primary basis for addresses to send official notifications. Along with written notifications, the City's Economic Development team traveled along the corridors of NW 31st Avenue and Broward Boulevard to discuss the subject matter. There were problems concerning other issues along those corridors, so some notifications were sent along with violations issued by code enforcement, fire and/or police. Other efforts were made by staff to make all in the area of concern aware, and there would be additional public hearings. Normally, when a public hearing was upcoming, the City posted signs in the communities of concern, and sent direct mailings. He said staff would be sure to expand their scope, as it related to additional public hearings, making sure all HOA presidents were informed so they could disseminate the information. Staff would hand deliver notices of future public hearings to business along the two major corridors.

City Manager Faranda reiterated there would be a public hearing held on the subject matter, the current presentation was just to keep the City Commission informed of staff's progress in preparing for subsequent public meetings, all of which would be properly and adequately publicly advertised.

Vice Mayor Bates questioned if the approval for the expansion of the City's Southeast CRA would come from Broward County.

Mr. Hobbs answered yes.

Vice Mayor Bates inquired whether there was any opposition voiced at the County level to do what the City sought to do.

Mr. Hobbs indicated City staff was scheduled to meet with County staff beginning in November, though some preliminary meetings were held with them, and they appeared positive. Staff wished to make the Commission aware of their plans before further, more formal meetings were held with the County; the City's representatives on the County Commission were in favor of what City staff proposed for the subject area.

Vice Mayor Bates thought CRAs were being changed to something else.

Mr. Hobbs affirmed they were, elaborating there were CRAs that received tax increment financing (TIF) and those that did not; Lauderhill's CRA did not receive a TIF from Broward County. The subject changes would allow the City to participate in their new program. By Lauderhill expanding its Southeast CRA, the City was successful in receiving funding for the last five or six years in the amount of about \$2 million from the County. However, the City was unable to apply for funding to help businesses along the NW 31st Avenue corridor from NW 19th Street to Broward Boulevard, or for Broward Boulevard west, and the proposed changes would give the City's CRA that ability. The TIF CRAs were being phased out. The County created a new pot of money, which the areas in the City's eastern borders could not partake of, because they were not deemed a CRA.

Mayor Thurston opened the discussion to the public.

Roslyn Freedman stated she owned and managed a property off of Martin Luther King, Jr. Boulevard and 3rd Street. She produced a letter she said had just arrived, and it was the first and only communication she received, and it appeared others in attendance were in the same position. They were totally blindsided by the proposed expansion of the City's Southeast CRA. The affected owners did not have access to the information provided in the PowerPoint presentation. She was unclear as to the boundaries of the specific area being referred to. She wished to know if the businesses listed as nonconforming and/or incompatible were existing businesses. She remained unclear as to what the proposed changes entailed and the expected result. She had no grid to determine where her property was located in relation to what was being proposed.

Mr. Hobbs indicated City staff would be more than willing to meet individually or in a group with any business owner(s) after the present meeting to discuss the proposed changes, but the subject matter had been a discussion for several years and numerous notices were sent out to all businesses and residents in the area on many occasions.

Ms. Freedman understood but believed many business owners were absent, and they should be made aware of what was happening.

Mr. Hobbs stated all business owners in the areas were sent direct mailings on the matter of discussion, reiterating the subject presentation was only for informational purposes to the City Commission, and no action was being taken at the workshop; the information related more to the expansion of the City's Southeastern CRA and less to the discussion of the uses existing in the area that would be included in the expansion. Staff sought consensus from the Commission for them to move forward with formal discussions with Broward County to establish the expansion of the Southeastern CRA, which would have no direct impact on any business; the uses in the area would, but public hearings would be held for such discussions at a later time. Mr. Hobbs said the information being provided to the Commission was to make them aware of feedback from residents, businesses and EDSA - which performed studies for the City over the last several years to establish what would be considered compatible versus non-compatible uses.

Paul Connor stated he was the owner of the warehouse on 3150 NW 17th Street, providing a visual of the area that showed his property, adding that he participated in all the design charrettes since he was aware of them some 18 months ago. Since he took ownership in April 2014, tax revenues to the State and City coffers more than tripled, and he spent significant amounts of money to rehabilitate the property from neglect to one that people could be proud of without any financial aid from the City or the County. His fellow business owners and tenants were present in the audience, and they did business with their hands, making products, claiming neither they nor he were respected enough to be provided a working sewer system, and he invested in his own project for a permitted sewer connection. The same applied to streetlights, which he paid for to improve the security for his fellow tenants and himself. Mr. Connor said the people he spoke about had names and families; through their businesses, they provided services to the community, such as auto repairs to keep Lauderhill residents mobile, as not everyone could afford to go to a dealership and pay for pricey repairs. These were the businesses that would be affected by the City's move to zone out such business uses for what staff termed as more desirable businesses. He asked if serving in a Starbuck's was more desirable than serving in a business that worked with their hands to provide a much needed service in the community, so they could better provide for their family. He said the community did not need another Starbuck's or another retail outlet that would be "here today and gone tomorrow." The existing business operated for many years despite the neglect of the governmental authorities, and they somehow survived and continued to provide their services. They deserved the City's support, as theirs were noble jobs, as auto repair and auto body repair was a profession, an endeavor that enabled people to provide for their families and service their community. He urged the City to pause before instituting any of the proposed zoning that would drive these businesses away. The notification for the subject workshop was received on November 14th. It appeared the City's notification process was broken, so it needed to be fixed, so as to increase participation in future public hearings. He added it was interesting to see that Verizon's depot was not on the non-desirable list of businesses, despite their having all their equipment, etc. onsite.

John Shaw, Lauderhill resident, expressed confusion about the results of the study, and why the City wished to replace businesses in a developed area, and what would be the benefit to the community by redeveloping the area. He wished to know more about how changing the uses and eradicating many of the existing businesses benefited the community. He added that he too received the City's letter of notification on November 14, 2019.

Vincent Carella, Lauderhill resident, stated his home was located right behind the Swap Shop, and he too received the City's notification in the mail on November 14, 2019; he resided in his present home for three years, and this was the first notification he received from the City. However, if the subject changes would remove the junkyard business abutting his backyard, he would be greatly appreciative.

Regina Shaw, Lauderhill resident, understood why some persons were very concerned if there was a possibility that residents would be relocated, as they were homeowners, some retired. It was as if the City was throwing them out of the door. She asked if the residents would gain or lose from the proposed changes.



Willie Mae Cooper, president of West Ken Lark HOA, stated they met with Mr. Gray of EDSA, and residents expressed great concern with the beautification of their community. Many of the area businesses were not well kept and were an eyesore, so residents made suggestions to Mr. Gray. Residents wanted their communities to look just like those in west Lauderhill; they were tired of their communities looking rundown. They needed the businesses to make façade improvements and remove the trash around their premises. Residents were tired of their area looking depressed. Many homes were damaged and crashed due to the activities of a metal company operating off of NW 31st Avenue.

Shaun Campbell, business owner renting space at 3150 NW 17th Street, Lauderhill, stated current and proposed zonings served to dislocate auto repair shops in the both Lauderhill and Lauderdale Lakes, so it was difficult for them to find rental space that allowed their use. He said the landlord showed him the letter for the present meeting a few hours ago, so he personally did not received any notification from the City about the meeting, adding that there had been numerous closings of auto repair shops over the last year, and there was no suggested relocation sites. Small businesses like his wanted the City to explain what they should do as a next step if they were being pushed out of their current location, as they had families to support and other responsibilities.

Mayor Thurston asked if Mr. Campbell had a business license with the City in his name.

Mr. Campbell answered yes, he did.

Mayor Thurston expressed concern Mr. Campbell received no correspondence from the City.

Lawrence Martin, Lauderhill resident, noted though he felt compassion for the business owners speaking out, from a homeowner's perspective, he had to be selfish, as residential property owners lived in their residence that they invested in, their property values were as important to them as it was to the small business owners need to take care of their families. It was important that his property was of the highest possible value, and being a Lauderhill resident for over 40 years, he witnessed many of the subject areas continue to decline. If the City was making an effort to do something positive to enhance those areas for the sake of the homeowners, including changing some of the land uses, it was a welcome change. Unfortunately, everyone would not be satisfied with such changes. It was well overdue for the areas of West Ken Lark, St. George, and Broward Estates to be brought up to a level that anyone would want to reside in those communities.

Mae Smith indicated she was unaware of the TIF-funded CRA's being phased out. She looked forward to seeing the new operation of CRA dollars and the possibility of the City benefiting from them. In reference to the beautification of eastern Lauderhill, she missed the charrettes that took place during campaign time, asking if it was possible for the homeowners and her to see those drawings at a closer view, so they could see the exact proposed changes. She indicated some homeowners contacted her for clarification on the meaning of the letter. Even though the City did its mailing at a 300-foot radius, the proposed changes stretched

way beyond and into other affected residential neighborhoods. The City should consider expanding the mailing radius to include more neighborhoods so residents could be alerted to attend future public forums and voice their opinion. She echoed the need to beautify eastern Lauderhill, as residents were tired of the unkempt conditions and the commercial property owners and business owners should be tired of looking that way as well. No one wanted to move into a dump. She wanted businesses to clean up their exterior and maybe, if existing businesses could show the City Commission and staff their willingness and ability to make improvements to their properties and businesses, the City might consider other alternatives. She had no wish to see her fellow business owners go out of business. The improvements would raise property values and she looked forward to future meetings. She hoped the City would expand the mailing radius and use all avenues possible to notify residents and business owners to ensure their participation at those public meetings. She said her relative's backyard directly abutted the junkyard mentioned by Mr. Carella and driving by the businesses located off NW 31st Street, going left on NW 12th Street, one would see how high the junk was piled. It could be seen way above the wall and when they had family gatherings at that relative's house it was an embarrassment with the noise, the smell, and the bugs generated from the junkyard. She felt sure the City had an ordinance that was being violated by having so much junk piled so high above the existing eight-foot wall and she hoped the City would address that situation as soon as possible. Ms. Smith said she fully supported the improvement of their neighborhoods to the level of those in west Lauderhill.

Mayor Thurston received no further input from the public and asked City staff to provide answers and feedback to the public's questions and comments.

City Manager Faranda, having heard one individual speak about the displacement of residents, stressed that the proposed plans would not affect any residents, other than whatever affected the businesses in the area affected specific residents. The CRA would not take in the residential areas so there would be nothing done to anyone's home. He was concerned there were residents who thought what staff was proposing would affect residents. It would not.

Mr. Torres responded as to the benefits of rezoning and development. When a property was rezoned there was an associated due process and when a rezoning application came before a City it was up to both the public and the City Commission to speak towards the uses that would be beneficial to a given area. He reiterated the proposed CRA expansion and any associated changes did not involve the displacement or removal of any residential properties in any form so there was no question of relocating, etc. The proposed changes could, in fact, involve the promotion of mixed use development which included more residential uses being built. On the matter of letters not being sent to business owners, the City used its database that had over 800 names, including property owners, business owners, and residents. The letters were sent out to a 500-foot radius, but staff would work to improve the City's notification to all concerned and make the documents as public as possible. If anyone wished to view the documents he was more than happy to e-mail them, adding that the documents included pictures of the charrette and their sign-in sheets.

Mayor Thurston reminded the members of the audience the Commission was

voting on nothing at the workshop so nothing was being approved; the purpose of the item being on the workshop agenda was to provide information to the Commission. The matter had to come back to the Commission for approval and the public would have more opportunities to give their input at future meetings.

Mr. Henderson indicated, in reference to the COU observation, this was a good catch and staff would ensure this did not happen again regarding the businesses in that area by making sure they were added to the list. When Planning & Zoning did their mailings it did not necessarily correspond with the mailing list of Economic Development so staff would make sure they matched to ensure more effective future mailings. In regard to posting information on the City's website, since the subject areas were not yet included in the City's Southeast CRA, as staff was currently going through the expansion process, the publication from EDSA would not be put on the CRA website yet. Staff would instead work on getting it put up on the City's Economic Development link on the City's website so it was accessible digitally.

Mr. Hobbs stressed the goal of the item was for staff to get a Commission consensus for them to move forward with formally meeting with County staff to expand the City's CRA in east Lauderhill. There would be other public hearings and meetings, for which notifications would be sent. He added the ultimate goal was not to move out property owners or businesses but there would be a process to address the current uses versus the proposed uses going forward.

9.

#### DISCUSSION OF EMPLOYMENT CONTRACTS FOR DEPUTY CITY MANAGER AND ASSISTANT CITY MANAGER (REQUESTED BY CITY MANAGER CHARLES FARANDA).

City Manager Faranda informed the Commission that at a future regular Commission meeting he would be putting forward some agreements for those two positions, as, currently, the City did not have employment contracts. After doing some investigating he learned it was common practice, particularly in Broward County and South Florida in general, for those positions to have employment contracts with clearly stated guidelines for benefits, wages, and other types of employment activities. Between now and when that item came before them, if members of the Commission had any questions or concerns they wished to discuss, they should call him and he would give them all the information needed.

Ms. Smith asked in reference to the City Manager and Deputy City Manager positions, in the interim, if there would be language that prevented someone serving in an interim appointment for either position from becoming permanent. The residents had no wish for anything to be put in place that would prevent Ms. Giles-Smith from becoming the City's next City Manager.

City Manager Faranda indicated his proposed action had nothing to do with anything like that, it was just for whomever assumed those positions in the City. At present, the City Manager, City Attorney and City Clerks all had employment contracts, but the two other positions of Deputy City Manager and Assistant City Manager did not have employment contracts. He was advancing nothing to preclude or exclude anyone from anything.



#### **IV COMMUNICATIONS FROM PUBLIC OFFICIALS**

Commissioner Campbell wished to inform the public that the recent season for the youth football program was extremely successful for both the Lauderhill Lions and Broncos, as both teams went to the playoffs. The Broncos were not as fortunate as the Lions, and the Lions were now playing for the State Cup in the under-ten age group, and they were the national champions in 2018. He hoped they continued to defend their crown, and it was important for everyone in the City to do all they could to for Lauderhill's youth to prevent them from being on the street and getting involved in activities that did not serve them well. The City's youth should be recognized and supported. The Cheetahs, similarly, earlier in the year had nine athletes who went to the Junior Olympics, and this made everyone in the City proud, so there should be continued support for the City's youth.

Vice Mayor Bates reminded everyone that on Tuesday, November 19, 2019, at 5:30 p.m. in the Multipurpose Room in City Hall, the Lauderhill Complete Count Committee would hold their first meeting for the 2020 Census. Anyone wishing to participate should attend.

#### **V ADJOURNMENT - 9:10 PM**

**Proposed Text Amendment:**

Schedule H Sec. 1.18, AMORTIZATION PERIOD FOR AUTOMOTIVE USES ALONG BROWARD BLVD AND MARTIN LUTHER KING JR AVE./N.W. 31ST AVE: Any Automotive Sales, Car Rental uses, Automotive Repair (Major) uses, Automotive Repair (Minor) uses, and Car Wash and Auto Detailing uses along Broward Blvd and Martin Luther King Jr Ave./N.W. 31ST Ave lawfully in existence as of March 29, 2021 and which under the terms of the Land Development Regulations, Schedule H, would be a nonconforming use shall be allowed to continue until March 29, 2026. Thereafter, such use shall be prohibited. If a court of competent jurisdiction determines that the amortization period set forth in this section is invalid for any reason, and if the City Commission then revises this amortization period, then the commencement of the amortization period shall date back to the date of the passage of this legislation and shall be considered as a single amortization period.