

AGENDA



CITY OF WILTON MANORS

WORKSHOP BETWEEN THE CITY COMMISSION AND ECONOMIC DEVELOPMENT TASK FORCE

**TUESDAY, March 5, 2013
6:30 PM – COMMISSION CHAMBERS**

- 1. CALL TO ORDER AND ROLL CALL**
- 2. Discussion of Business Improvement Districts**
- 3. Business Enhancement Grant Program**
- 4. Future Mixed-Use and/or Commercial rezoning areas**
- 5. General Discussion**
- 6. ADJOURNMENT**

Pursuant to FS. 286.0105, if a person decides to appeal any decision made by the Board, Agency or Commission with respect to any matter considered at such meeting, or hearing, he will need a record of the proceedings and that for such purposes he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES FOR THE MEETING MAY CALL THE ADA COORDINATOR AT 390-2122 AT LEAST TWO WORKING DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING PHONE NUMBERS: 1-800-995-8770
(VOICE) 1-800-955-8771 (td).



Business Improvement Districts

The concept of establishing special taxing districts to fund improvement in the City has been discussed in the past by members of the public, City Commission members and Staff.

On October 17, 2012, the Economic Development Task Force (EDTF) discussed the concept of special districts. The EDTF reviewed the process of establishing a Community Redevelopment Agency (CRA) which would require a Slum and Blight Study. Initial inquiries regarding a slum and blight study estimated the cost at approximately \$35,000. Additionally, Broward County has limitations on the amount of Tax Increment Funding (TIF) a City could receive; thus, any funds set aside for a CRA would be an impact to the City's general fund. This process was considered not ideal by the Task Force due to the limited funding sources after the initial investment to establish the CRA. A Downtown Development Authority (DDA) is very similar in its funding sources.

The EDTF also discussed the concept of a Business Improvement District (BID). Instead of using TIF funds from the increase in property values, property owners tax themselves a self-assessed, non ad-valorem tax based on property values. This additional millage is then used to fund the improvements within the district boundaries over and above that which is provided by the municipality. A typical example in other areas for the use of BID funds are used for streetscapes, visitor ambassadors, extra street cleaning, tourism related directory signs or marketing.

A BID is different from a CRA or DDA in that a Slum and Blight Study is not needed but rather a referendum to implement a special Business Improvement District ordinance by the City. The referendum asks the affected property owners in the proposed district to vote whether they favor the creation of the Improvement District and a levy of up to 2 mills of ad valorem taxes added to their existing tax assessment. The referendum is approved if property owners, representing in excess of 50 percent of the assessed value of the property in the proposed district, vote yes to the creation of the BID. The BID is then governed by representatives from the District.

It was discussed how a BID could benefit separate areas within the City of Wilton Manors. For example, Andrews Avenue could use the BID funds to institute street side pedestrian improvements. On Wilton Drive the BID funds could be used to leverage funding for the Wilton Drive two-lane initiative and marketing of the Drive. Ultimately, the use of the funds would be determined by each BID's respective board.

The BID alternative appealed to the EDTF members for both the Andrews Avenue corridor and the Wilton Drive Arts and Entertainment District. Staff was then directed to do initial research to determine the revenues that might be collected in each area if BIDs were created.

At the November 14, 2012 EDTF meeting the members reviewed the following chart. This chart shows a breakout of the potential revenue raised annually by a BID. The property values are based on the Broward County Property Appraiser's 2012 Property Assessed/SOH Value of property along each corridor. The properties included in this analysis are those that have a commercial or office use. The residential properties on each corridor have been removed from the totals.

Potential Revenue from Proposed Business Improvement Districts:

	Combined Property Values	0.5000 Additional Millage	1.0000 Additional Millage	1.5000 Additional Millage	2.0000 Additional Millage
Wilton Drive	\$76,274,280	\$38,137 Annually	\$76,274 Annually	\$114,411 Annually	\$152,548 Annually
Andrews Avenue	\$15,684,470	\$ 7,842 Annually	\$15,684 Annually	\$ 23,526 Annually	\$ 31,368 Annually

(Example: the tax on property with a taxable value of \$100,000 taxed at 2.0000 mills would be \$200.00)

Following a discussion with the City Commission, the EDTF is prepared to begin an action plan which includes outreach on an individual basis to the potentially affected property owners on each corridor to determine the level of interest in a BID.

Attachment: Illustration of Millage Rates and Property Taxes

**Illustration of Millage Rates and Property Taxes
City of Wilton Manors
Fiscal Year 2012-13**

Assuming a property with the values below:

Assessed Taxable Property Value	\$209,410
Assessed Taxable Property Value (for School Board only)	\$255,610

Actual Adopted Millage for FY12-13	Millage Rate	Property Taxes
Broward County	5.5530	\$ 1,162.85
Broward County School Board	7.4560	1,905.83
City of Wilton Manors	6.9605	1,457.60
South Florida Water Management District	0.4289	89.82
Florida Inland Navigation District	0.0345	7.22
North Broward Hospital District	1.8564	388.75
Childrens Services Council of Broward County	0.4902	102.65
Totals:	22.7795	\$ 5,114.72

Example of Additional Taxes for a Proposed Business Improvement District:	Millage Rate	Property Taxes
	0.5000	\$ 104.71
Calculated at various millage rates for purposes of illustration only:	1.0000	209.41
	1.5000	314.12
	2.0000	418.82
	2.5000	523.53

Note: Property taxes are calculated based on millage rates. Millage is the rate of property taxes per \$1,000 of assessed taxable property value. Example 1: Property with an assessed taxable value of \$100,000 taxed at a total millage rate of 22.7795 would pay \$2,277.95 in property taxes ($\$100,000 / 1,000 \times 22.7795 = \$2,277.95$).

Proposed additional millage for a Business Improvement District (BID) would be in addition to the millage rates charged by the other taxing authorities listed above. The incremental additional taxes are shown in the bottom section of the chart above. Example 2: Property with an assessed taxable value of \$100,000 with an additional BID millage rate of 2.0000 would pay an additional \$200.00 in taxes ($\$100,000 / 1000 \times 2.000 = \200.00). Example 3: Property with an assessed taxable value of \$209,410 with an additional BID millage rate of 2.0000 would pay an additional \$418.82 in taxes ($\$209,410 / 1000 \times 2.000 = \418.82).

Assessed Taxable Value is determined by the County Property Appraiser by determining the total "Just / Market Value" and deducting the amount of eligible exemptions. By state law, property is valued higher for School Board taxation than for other taxing agencies.

Proposed Business Enhancement Grant Program

At the June 2011 Visioning Workshop with the City Commission, Staff discussed the creation of a façade enhancement program. During Fiscal Year 2012-2013, the City Commission authorized a budget of \$15,000 with the Community Development Services Department for Economic Development. This same amount was budgeted in Fiscal Year 2013-2014. Staff has used these funds primarily for promotion of the City and its economic development program. Staff has set aside \$7,500.00 of these funds for a Business Enhancement Grant Program.

The Program, as outlined below, was reviewed and endorsed by the Economic Development Task Force at its February 20, 2013 meeting. Staff will request official City Commission approval of the proposed program at a future City Commission meeting.

Program Summary

The City of Wilton Manors will award a grant of up to 50% of the improvement costs to the exterior of a business site up to a maximum of \$1,000.00. These funds will help encourage private investment in the visual improvement of storefronts and signs of commercial businesses in the following commercial corridors (see attached map):

- Andrews Avenue (B-2 Zoning only)
- Dixie Highway (TOC-N and TOC-S)
- NE 26 Street (TOC—E)

Although the cost of such improvements may exceed the amount in the grant, this is meant to act as a catalyst to improve buildings in our business community. The grant award will be released when the project is completed and copies of all paid statements are submitted. The program is designed in away to encourage participation and be expeditious.

The intention is to set an application due date. If they amount of applications received exceed the amount of money available, it was suggested that Staff consult with the Economic Development Task Force for ranking of applications.

Objectives:

- Encourage private investment in the improvement of storefronts, sign, and awnings.
- Enhance the appearance of the streetscape.
- Reduce vacancies in storefronts.
- Provide an incentive to improve buildings, signs and awnings.

Eligible Projects:

- Signage
- Exterior paint
- Lighting
- Awnings

Eligibility:

- Eligible projects must be completed by the end of the city's fiscal year. (Sept. 30)
- All projects must conform to all applicable Codes and Ordinances.

- Improvements made that are given a grant become a part of the building's exterior and become a part of the building.
- Applicants for the grant must have no outstanding fees, taxes, fines, or liens to the City of Wilton Manors.
- Grant application must be submitted by a building owner or tenant with approval of the building owner.
- Each applicant may be awarded only one grant.
- New building construction is not eligible for the grant program.
- Application and approval prior to work commencing
- At completion, 50% of the approved expenses up to \$1,000 will be reimbursed by the City.

Award of Grant:

The Community Development Services Department will authorize payment of the grant after all inspections have been completed and a Certificate of Completion has been authorized, where applicable.



Future Mixed-Use and/or Commercial Rezoning Areas

The following information was presented to the Economic Development Task Force on November 14, 2012. The Task Force directed Staff to begin a study of Powerline Road / NW 9th Avenue and include the the portion of Oakland Park Boulevard from Powerline Road to I-95. Staff has received a proposal to complete the study based on the information below and will begin in the near future.

Synopsis:

While Powerline Road / NW 9th Avenue is currently a residential street in the City of Wilton Manors, it functions as a commercial artery in Fort Lauderdale to the south and Oakland Park to the north. The Economic Development Task Force requested Staff to look at the height regulations along Powerline Road / NW 9th Avenue. In the course of this research, Staff also felt it was prudent to include uses allowed per the Unified Land Development Regulations (ULDR).

Beginning at the southern City limits, there are four (4) parcels with existing commercial zoning. One of these parcels includes a boat launch area. Continuing north on both sides of Powerline Road / NW 9th Avenue are multi-family residential rental properties., then duplex units on the west and single family on the east. There is also a large City park on the east (Mickel Field). North of approximately NW 28th Street are low density residential uses.

In order to effectuate any zoning change in the area for uses other than residential, local and County land use amendments would be required followed by a zoning change to be consistent with the land use change. Additionally, there are limits in Broward County on eliminating residential zoning areas. This could be addressed through mixed-use zoning of varying intensities.

Recommendation:

Recognizing the delicate balance between the existing residential neighborhoods and the inconsistencies with the adjacent sections of Powerline Road / NW 9th Avenue, Staff believes a study is warranted to look at the area and possibly identify long-term planning efforts for the area.

Attachments:

- Zoning map for the properties along Powerline Road / NW 9th Avenue and the properties immediately adjacent to it.
- Chart outlining applicable zoning districts, the corresponding height regulations and the uses allowed.

Zoning Map of Powerline Road / NW 9th Avenue

- City Limits
- Streets

Zoning

- | | |
|--|---|
| B-1 | RS-5 |
| B-2 | RD-10 |
| B-3 | RM-10 |
| CF | RM-12 |
| LI | RM-16 |
| PUD-C | RO |
| PUD-M | ROSC-1 |
| PUD-R | ROSC-2 |
| TNOD | A&E District |
| TOC East | TOC North |
| TOC South | |



Zoning districts, height regulations and uses allowed

Zoning District	Height	Uses Allowed
RS-5 (Single-Family Homes)	2 stories, but not to exceed 30 ft.	Single family detached dwellings; Family home daycare; public park or playground; non-residential public or government building or use
RD-10 (Duplexes)	2 stories, but not to exceed 30 ft.	Single family detached dwellings; duplex dwellings; Family home daycare; public park or playground; non-residential public or government building or use; Place of Worship
RM-12 (Medium Density Multi-family)	2 stories, but not to exceed 30 ft.	Single family detached dwellings; duplex dwellings; Townhouse dwellings; Multi-family dwellings; Family home daycare; public park or playground; non-residential public or government building or use; Place of Worship; School; Public Utility or Service Facility
Rm-16 (High Density Multi-family)	3 stories, but 4 stories if ground floor used for off-street parking and service purposes, but not to exceed 50 ft.	Single family detached dwellings; duplex dwellings; Townhouse dwellings; Multi-family dwellings; Family home daycare; public park or playground; non-residential public or government building or use; Place of Worship; School; Public Utility or Service Facility; Parking Structure; Assisted Living Facility; Daycare Center
B-2 (Commercial)	2 stories, but not to exceed 30 ft.	General Business activities. See attached Chart.
B-3 (Heavy Commercial)	2 stories, but not to exceed 30 ft.	Heavy Business activities. See attached Chart.
CF (Community Facilities)	Same as most restrictive contiguous district	Non-residential public or government building or use; Place of Worship; Education Institution; public utility or service facility, Assisted living facility, Day Care center, Cemetery, Hospital, Library, Museum, Nursing home, Police or Fire Station, Public Works Facility

Zoning districts, height regulations and uses allowed

USE	B-2	B-3
Accessory use(s) and structure(s) (see Article 25, Accessory Uses and Buildings)	P	P
Alcoholic beverage sales for offsite consumption	P	P
Amusement establishment	P	P
Animal hospital or clinic	N	P(1)
Art gallery	P	P
Auction house	P	P
Automobile new car dealership	P	P
Automobile rental agency	P(8)	P
Automobile parts and accessories store	N	P
Automobile repair, major	N	P
Automobile repair, minor	C	P
Bakery	N	P
Bank	P	P
Bar or lounge	P	P
Bicycle sales, rental or repair	P	P
Boat or water vehicle, sales or rental	N	P
Boat or water vehicle storage	N	N
Boat or water vehicle, repair	N	N
Bowling alley	N	P
Bus station	P	P
Catering establishment	P	P
College or other institution of higher learning	C	N
Contractor shop	N	P
Contractor storage yard	N	N
Dance, music, modeling or athletic instruction	P	P
Day care center	C	N

Zoning districts, height regulations and uses allowed

Dry cleaning drop off for off-site dry cleaning	P	P
Dry cleaning plant	C	C
Equipment rental	N	P
Florist	N	P
Food, convenience or specialty	P	P
Fortune telling	N	N
Funeral home	C	C
Garden shop, greenhouse, nursery	N	P
General repair and service shop	P	P
Grocery store	P	P
Gymnasium	P	P
Home improvement center; sales of building materials	N	P
Hospital	C	N
Hotel or motel	P	P
Laboratory, research or experimental	N	P(2)
Laundromat (self-service) or commercial laundry drop-off for off-site laundry service	P(9)	P(9)
Laundry, commercial	N	N
Leather goods, assembly (no tanning)	N	N
Manufacturing, light	N	N
Marina	P	P
Motion picture studio	N	N
Motor fuel pumps	C(3)	C(3)
Moving or storage office or warehouse	N	P
Museum	P	P
Nightclub or cabaret	P	P
Office	P	P
Parking lot, commercial or public	C(5)	P(5)
Personal service establishment	P	P

Zoning districts, height regulations and uses allowed

Pet store	P	P
Pharmacy	P	P
Photograph processing laboratory	P	P
Place of worship	P	P
Printer, publisher, photo copying, engraver,	P(6)	P(6)
Private club	P	P
Public or governmental building or use, excluding residential	C	C
Public utility or service facility	C	C
Radio or television broadcasting station (no broadcasting tower)	P	P
Restaurant	P	P
Retail sales, general (7)	P	P
School, trade or vocational	N	P
Skating rink	N	P
Studio, photography, artistic or musical	P	P
Tailor, seamstress	P	P
Taxidermist	N	N
Theater, live or film (no drive in)	N	P
Ticket agency	P	P
Travel agency	P	P
Truck storage	N	P
Vehicle sales and rental: commercial vehicles, trailers, motorcycles and used automobiles	N	P
Wholesale, sales and storage	N	N

(B) *Specific use provisions* (see footnote references in table, above):

- (1) All treatment rooms or kennels shall be maintained within a completely enclosed, soundproof building and no objectionable noises or odors shall be externally detectable to adjacent properties.
- (2) No testing of internal combustion engines permitted.
- (3) See Section 050-070, Motor fuel pumps, for additional development standards.
- (4) Any light manufacturing or processing use which creates no danger to the public health and safety in surrounding areas, and no offensive noise, vibration smoke, dust,

Zoning districts, height regulations and uses allowed

lint, odor, heat, or glare in excess of the performance standards set forth in Section 050-040.

(5) For automobiles, motorcycles, and trucks, but excluding heavy trucks and all commercial motor vehicles, all as defined under Section 320.01, Fl. Stat. as amended.

(6) Maximum square footage of any such use is twenty-five hundred (2,500) square feet of gross floor area.

(7) Individual types of retail uses that are regulated separately from *general retail* are not permitted as *general retail* uses.

(8) No storage of vehicles.

(9) See Section 050-060, Laundromats, for supplemental use regulations.

(C) *Commercial and industrial districts general use provisions:*

(1) Within the B-1 and B-2 Districts, no open or outside storage shall be permitted.

(2) Within the B-3 and I-1 Districts, outdoor storage is permitted as an accessory use to a principal permitted use only, and such outdoor storage area shall be enclosed pursuant to Subsection 150-030(D), Perimeter landscape and buffer requirements.

(3) All merchandise in the business districts shall be stored and displayed within an enclosed building with the exception of garden shops, plant nurseries, and sales and rental of motor vehicles, boats, and watercraft. Retail sales establishments may include incidental and subordinate processing, repair and rental accessory activities, provided that all processing and repair of merchandise occurs within the principal building.

(4) In the business districts, no delivery or pickup is permitted between the hours of 9:00 p.m. and 7:00 a.m.

(5) Uses not specifically permitted above that are similar in character to one or more permitted uses in nature and intensity shall be permitted in the business districts, and conditionally permitted in the I-1 District, provided the use is not specifically prohibited in the applicable district, and provided the use is not specifically permitted in another district.

(6) All uses shall comply with Section 050-040, Performance standards.