

**CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADISORY BOARD (CCRAB)
REGULAR VIRTUAL MEETING**

Wednesday – March 3, 2021

3:30 P.M.

HELD VIRTUALLY - ZOOM

- | | | |
|-------|---|---|
| I. | Call to Order & Determination of Quorum | Luis Castillo-Olivera
CCRAB Chair |
| II. | Approval of CCRAB Meeting Minutes <ul style="list-style-type: none">• February 3, 2021 | Luis Castillo-Olivera
CCRAB Chair |
| III. | Rezoning Project Update | Mark Alvarez
Project Director
Corradino Group |
| IV. | Project and Program Progress Reports <ul style="list-style-type: none">• NE 4th Avenue Project• Emergency Business Investment Program• Non-residential Incentive Program | Cija Omengebar, FRA-RP
CRA Planner |
| V. | Visioning Discussion
Central City CRA | Clarence Woods
CRA Manager |
| VI. | Old and/or New Business <ul style="list-style-type: none">• Member Suggestions for next meeting agenda | Cija Omengebar, FRA-RP
CRA Planner |
| VII. | Communication to City Commission | Luis Castillo-Olivera
CCRAB Chair |
| VIII. | Adjournment | Luis Castillo-Olivera
CCRAB Chair |

**OUR NEXT REGULAR VIRTUAL MEETING WILL BE ON
WEDNESDAY – APRIL 7, 2021**

Purpose: To review the Plan for the Central City CRA and recommend changes; make recommendations regarding the exercise of the City Commission's powers as a community redevelopment agency in order to implement the Plan and carry out and effectuate the purposes and provisions of Community redevelopment Act in the Central City Redevelopment CRA; receive input from members of the public interested in redevelopment of the Central City Redevelopment CRA and to report such information to the City Commission sitting as the Community Redevelopment Agency.

Note: Two or more Fort Lauderdale City Commissioners or Members of a City of Fort Lauderdale Advisory Board may be in attendance at this meeting.

Note: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings and for such purpose he/she 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 to be based. Anyone needing auxiliary services to assist in participation at the meeting should contact the City Clerk at (954) 828-5002, two days prior to the meeting.

Note: Advisory Board members are required to disclose any conflict of interest that may exist with any agenda item prior to the item being discussed.

Note: If you desire auxiliary services to assist in viewing or hearing the meeting or reading agendas or minutes for the meetings, please contact the City Clerk's Office at 954-828-5002 and arrangements will be made to provide these services.

I. Call to Order & Determination of Quorum **Luis Castillo-Olivera**
CCRAB Chair

**II. Approval of CCRAB Meeting
Minutes**

- **February 3, 2021**

**Luis Castillo-Olivera
CCRAB Chair**

DRAFT MEETING MINUTES
VIRTUAL REGULAR MEETING
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD (CCRAB)
CITY HALL
WEDNESDAY, FEBRUARY 3, 2021 – 3:30 PM

September 2020 – August 2021

BOARD MEMBERS		<u>Regular Meetings</u>		<u>Special Meetings</u>	
		<u>Present</u>	<u>Absent</u>	<u>Present</u>	<u>Absent</u>
Luis Castillo-Olivera, Chair	P	4	0	0	0
Laxmi Lalwani, Vice Chair	A	1	3	0	0
Robert Ayen	P	4	0	0	0
Pieter Coetzee	A	2	2	0	0
Adam Gellar	P	4	0	0	0
Charlene Gunn	P	2	2	0	0
Peter Kosinski	A	3	1	0	0
Theodore Spiliotes	A	3	1	0	0
Zachary Talbot	P	2	2	0	0

At this time, there are 9 appointed members to the Board; therefore, 5 constitute a quorum.

Staff:

Clarence Woods, CRA Manager
Cija Omengebar, CRA Planner/Liaison
Karlanne Grant, Urban Planner III
Mark Alvarez, Corradino Group- Project Director/Presenter
Ed Ng, Corradino Group – Public Realm/Presenter
Christopher Cooper, Deputy Director of Sustainable Development
Jim Hetzel, Principal Urban Planner
Jamie Opperlee, Prototype Inc.

Others:

Mariano Gomez
Randall Klett
Edward Catalano
Abby Laughlin
Marie McGinley
Javier Concha
Daniel Navarro

I. Call to Order

Chair Castillo-Olivera called the Zoom meeting to order at 3:36 p.m. Roll was called, and it was noted that a quorum was present.

II. Approval of CCRAB Meeting Minutes

- **November 4, 2020**

that business owners cannot get funds for the same expenses, but they can apply if there was a gap that was not paid, but that is a separate process through the CRA". This refers to CARES Act Funds and the City does not process those Funds. She did not have a chance to listen to the audio to verify this, so instead of changing the draft minutes, she wanted to make a clarification that CARES Act Funds are managed by the Housing and Development Department. The CRA does not manage CARES Act Funds; they have their own funding for the Emergency Business Loan Program.

Motion made by Ms. Gunn, seconded by Mr. Ayen, to approve the January 6, 2021 regular meeting minutes. In a voice vote, the motion passed unanimously. (5-0)

III. Rezoning Project Presentation Refresher – Current Status and Next Steps

Mark Alvarez, Project Director of the Corradino Group, provided a brief Power Point presentation.

Mr. Alvarez explained they are consultants for the Rezoning Project for Central City. Ms. Omengabar has shared all the files from the prior consultant, and he knows there has been extensive stakeholder and community engagement. There is a good record of the consensus building process for the zoning map, the text of the zoning code, and of the next steps that need to happen; however, part of the record left a few things open on the consensus and they were not sure where the community stands with certain issues. It seemed like the uses were not quite settled for each of the zoning districts for Central City. To some extent, he thought the forum and public realm did not have much objection in the record and he believed there were also some issues with intensities. The chart is a summary of everything that occurred during the public meetings and what was discussed at each of those meetings.

The following four tasks were highlighted:

- Task 1 will be looking at the policy and the ULDR. Mr. Alvarez expressed concern about not only the uses and intensities as they fit into the zoning code overall, but he is always concerned about how everything goes into the neighborhood protections parts and how it would fit in with the Comprehensive Plan text as well as the map.
- Task 2 will be working on the code format, language of the code, and implementation. The code is in draft form and the intensity and density must fit into the shape of the form. A parking limit tends to be less desirable and causes many requests for variances.
- Task 3 refers to the importance of adaptability. They look to establishing a zoning code that allows incubated uses. The zoning code affects the zoning realm and there is a great importance to establishing the public realm as an improved place where people want to walk, live, play, and gather. Sustainability is not just the idea of third-party certifications, but it is the idea of having a zoning code to orient and transition buildings. Sometimes transitions need to be thought of in a way of looking at solar gains on the building and shadowing of buildings as well as addressing materials and glazing. Central City is within a mile of future rail stations and the Broward County Transit Transfer Station, so it is not a trans-oriented

development type of area, but a lot of work has been done with first last mile strategies and there are ways to build that into the zoning code, which will be reviewed. They like working with tables because they are easy to read and they always make form diagrams, which are based on understanding. The language would be created to do all the things mentioned.

- Task 4 would go to the implementation. He did not think there were any problems with the CRA Plan, but that would be revisited. There is a difficult issue in the zoning code of new construction versus renovation of old structures. The idea is to create a code that stimulates new construction but does not take away the capability of someone reusing a building; adaptive reuse has been a strong concept in the Fort Lauderdale area. He mentioned timing and keeping everything flexible and noted the importance of absorption and transition of markets.

Mr. Alvarez advised they would like to schedule a meeting with stakeholders to discuss how to continue, but they do not want to open a full public meeting since everyone already gave input, which they do not want to negate. They want to confirm what the community and stakeholders want prior to starting Task 1. Two issues coming out of the gap were the relationship between the Comprehensive Plan and zoning amendments. There were other possible issues between the alignment of this on the Amended Comprehensive Plan and in the zoning code as well as a Unified Flex Zone, which touches part of this area, mostly leaving out residential. The Flex Zone goes to the western or the rear lot line of the eastern properties along NW 4th Avenue and the way the zoning has been proposed, the N-MXD goes one block beyond that. It is unknown how Flex Zones would be used to bring commercial uses to what is on the Comprehensive Plan Residential; some of the geography would have to be aligned. Another issue is detailed uses on the Comprehensive Plan and they want to make sure those align with the mixed-use categories and permanent uses already proposed that may be changed. The question of the Comprehensive Plan must be addressed because on their schedule, that is part of the tasks for implementation, and they would like to address that question up front with staff and others to align those processes. Because they are doing the Comprehensive Plan Amendment, they must go through the 3184 process, which will take about six months.

Chair Castillo-Olivera commented that these drawings have been seen since the beginning and the Board has been saying all along that zoning in the area of the block north of NW 13th Street to NW 16th Street between Powerline Road and NW 7th Avenue needs to change. There is no incentive to do anything in that area, which is derelict and is the worst part of the neighborhood. There is also a triangle on the side of NW 13th Street and NW 4th Avenue, where the railroad tracks have been changed to a higher density that would allow property owners to sell, aggregate, and maintain more of a residential area or residential plus commercial with a higher density. If there is no incentive to change that block in the northwest, there will never be success in the neighborhood because it is absolutely slum and people want to burn it down.

Mr. Alvarez clarified they are starting with the area defined and Chair Castillo-Olivera was speaking about the area north of NW 13th Street.

Chair Castillo-Olivera indicated that he was talking about the rectangle, which is RD-15, comprised from NW 13th to NW 16th Streets and Powerline Road to NW 7th Avenue. He thinks that area should be treated the same as the area south of NW 13th, and east of NW 4th, to the railroad line.

Ms. Omengabar suggested Mr. Alvarez finish the presentation, so they could discuss the next plans. She stated that she was notating all questions.

Mr. Alvarez continued with the Power Point presentation and explained this project was provided in four tasks. The overall reason for rezoning, especially in a CRA area or Downtown, is for economic growth and quality of life improvements. In this scenario it is believed there is a strong case because of the location for building multi-modal mobility, assets to the zoning code, and sustainable mixed-use development, and heights of the buildings in an urban area. Their approach is always to look to stimulate the desired goals. One thing always necessary for a zoning code, especially in terms of uses, is to allow a lot of flexibility because they cannot predict what the uses will be tomorrow or the desired uses five years from now. There are many obsolete uses and some newly invented, and staff would have to make administrative decisions so enough flexibility could be provided, so those things happen more easily. They must make sure a form is designed because uses and parking have to fit into that form. Equity is a big and difficult issue, they are getting more into legal issues they always have to look at any time there is a change, particularly to the map; they have to make sure the expression similarly treats similar properties, making sure there are not challenges to the zoning code in the future. They talked about incentivizing development and looked at bonuses and incentives. One of the greatest incentives for development is certainty, so the zoning code needs to have certainty; it needs to be flexible. Certainty is good for neighbors and residents, not just for developers and it is a streamlined approval process; trying to take away some of the processes when staff must make decisions about uses. A zoning code that does not have many requests for variances is usually better than one that has a lot of requests for variances. In closing, they want to reconfirm where they left off with stakeholders and discuss possibilities of plan changes that may need to occur.

Mr. Gellar mentioned the section from Powerline Road and NW 7th Avenue and the specific area the Chair referred to as the worst part of the entire district, which was NW 8th Avenue between NW 13th and NW 16th Streets.

Chair Castillo-Olivera indicated that this problem started about five years ago and South Middle River was having problems with certain areas in which the crime and code violations were dragging the area

down. It was NW 8th Avenue, but now it is also NW 7th Avenue. There have been shootings, parties in the streets with no permits, and when Police come, everything is the same five minutes later. The area consists mostly of duplexes that were intended to have a person own the property and rent half of it, but unfortunately, it is the lowest income section in the area. There are a lot of Section 8 and slum landlords; they do not fix anything, and there are also many derelict cars. Code Enforcement does not go there anymore because most of the properties already have so many accumulated violations that is it not worth it. The only way to redevelop is for someone with money to buy those properties and aggregate for redevelopment. In the middle of the process, one area was changing, but south and north of NW 13th Street were not done because they did not want to affect everyone in the community by changing residential to commercial because it would have a big impact. Eventually, the problem block was dropped. The South Middle River Association has had three meetings regarding this issue, which was happening in 2019 and 2020 and since that time, it has gotten worse.

Ms. Gunn commented that four duplexes on NW 8th Avenue recently sold for around \$300,000. People buy and sell over there, but the neighborhood remains in the same condition. She questioned what could be done in that area.

Chair Castillo-Oliviera mentioned all the duplexes in that area have become four units, not two; however, this cannot be verified.

Ms. Gunn indicated other areas in South Middle River have the same situation.

Ms. Omengabar talked about the RD-15 and understands there is some sentiment in the community that they feel like staff dropped the ball on these discussions, which is not accurate. She asked if those questions and responses could be brought back for discussion.

Mr. Gellar stated the chart excludes change and questioned if this would be the plan leaving this as RD-15 instead of incorporating a Transitional Edge (TE) area or something of the like.

Ms. Omengabar advised there was a Transitional Edge during previous versions; the entire area is already RD-15. A Transitional Edge was presented to the community during a special meeting and due to that discussion, it changed to RD-15. Those notes can be revisited prior to moving forward. This is a proposal, not the final. If they need to find out what was said and the reasons behind each of the proposed areas, it can be brought up for further discussion.

Mr. Gellar commented this is not currently the final plan, but it is probably the final plan because the concerns raised have already been discussed and it was decided this was the plan going forward.

Ms. Omengabar reiterated the Board is open to discussion regarding the reasons and to re-evaluate them; the plan is not etched in zone. This plan is the result of every meeting the Board has had and revisions with the consultant and staff.

Chair Castillo-Olivero stated there were objections from at least two people in the area saying this needs to happen and the only explanation was that staff did something. He would like to know where and when there were changes and the conditions; they need to convince the people that this is their only chance, and they cannot let it pass.

Mr. Gellar commented that he resides on NW 7th Terrace and almost everyone on his street would probably object to the current proposal. He has lived there for one and a half years and has been broken into three times and had his car windows shattered once.

In response to Ms. Omengabar, Mr. Gellar clarified that he was only speaking about that section when he said people in his neighborhood. He did not know his neighbors' opinions on other pieces of the proposal.

Ms. Gunn mentioned objections she has heard from residents regarding NW 13th Street. She questioned if all the residents would have to sell and the area would become commercial.

Mr. Alvarez referred to the flexibility issue. Residential is always a strong market in South Florida, but providing flexibility along the NW 8th Avenue edge, something more of a mixed use, may be more developable. That would be his first reaction in terms of uses and allowing more of a mix to try to have change a little earlier in the market cycles. He noted there is always a little caution in zoning too much or too little in terms of density and intensity. If it is overdone and the market is not ready, property owners invest nothing in the buildings and sit on them until someone wants to buy them. They must figure out the right intensity or density.

Chair Castillo-Olivero questioned why no one ever thought about that on the triangle of NW 4th Avenue to NW 8th Street and the railroad track, which is just as bad, but it has a little more commercial presence.

In response to Mr. Ayen, Mr. Alvarez replied their work would be completed by September. He noted that the rezoning approval is a four-month process.

Ms. Omengabar closed this item and opened public comments.

Mariano Gomez, Representative of owner/developer, stated he is interested in developing this area and they already have a project envisioned for the area located on Sunrise Boulevard between NW 6th

and NW 7th Avenues. This project fulfills the rules of this Board to provide economic growth and is a sustainable mixed-use development. He encouraged everyone to extend RM-25 from Powerline Road to NW 7th to NW 8th Avenues, and extend it to NW 6th Avenue, where their lot is located.

Abby Laughlin mentioned Mr. Alvarez's suggestion about the Comprehensive Plan and noted that the City works parallel with them. She referenced the slide, "Why We are Here", and noted one reason they were here was because of the multi-modal mobility, which was not discussed much regarding the railroad tracks. She also mentioned talk about a tunnel and thought everyone should start thinking about NW 13th Street near the tracks possibly being a station. When rezoning first started there was not a Brightline or the thought of High-Speed Rail, but now there may be some Federal dollars, so everyone needs to start thinking about that area as a TOD or at least make sure Flex Use units are available. She was in favor of the stakeholder meeting.

Mr. Alvarez commented if the City and/or County seek funding for rail improvements or a station in that area, density and intensity would count.

Randall Klett referenced NW 8th Avenue and the meeting when the plan was proposed by the previous consultant. He stated that many people were blindsided because they were so excited, especially people who live in that area because they were concerned they were going to lose their affordable housing. He recalled the meeting where the N-MXD (Neighborhood Mixed Use) was proposed and the CRA Board wanted that area to be more intense than the N-MXD. He did not know what the proposal was for the N-MXD, but at the time it was presented at Holiday Park, it was basically down zoned from what the CRA Board had proposed.

Edward Catalano has been attending these meetings for about 2 1/2 years and he recalled asking why Powerline Road went to RD-15 and no one answered. Residents were also told the brown on NW 13th Street was turned back to yellow and now it has turned back to brown.

In response to Ms. Omengabar, Mr. Catalano asked her for her phone number and advised he would call after the meeting.

Javier Concha referenced the Comprehensive Plan and noted that the property line behind NW 4th Avenue lays on his property. He questioned if that would remain residential or if it was going to go to mixed use, as proposed a few years ago. He believed community involvement should be required because there are new tenants and neighbors. From his understanding, the triangle on NW 3rd Avenue has not passed. He fears this because his property is on NW 3rd Avenue, on the borderline of NW 4th Street and NW 3rd Street, and he questioned if it would also be mixed use and if residents would have the option to sell. He wants a legacy home for his kids and grandchildren and is in no position to sell; he is opposed for that reason. He mentioned the code language and thought more definitions should be required, so it would be easier to understand. He had an issue with the Chair referring to the north side of NW 13th Avenue as a slum that people want to burn down. We should work with residents to improve the area; he is a firm believer in single family homes with backyards. During a meeting in the

past, a young lady said they should work with what they have in the community and not build up. He noted that many townhomes were built in his neighborhood by Mark Antonelli and they are a mess. He agreed with Mr. Gellar, they should work with the community and get the Mayor involved.

Marie McGinley mentioned NW 8th Avenue and recalled they were going to do mixed use on Powerline Road and transition into the rest of the neighborhood. There was a high level of consensus at group meetings held at Holiday Park and when it came time for the consultant to make the presentation to the City, every progressive meeting was watered down and it was not just Powerline Road, it was also Sunrise Boulevard and commercial properties. There cannot be any decent businesses on the north side of Sunrise Boulevard because of the depth of commercial properties under 25 feet. Another issue with NW 8th Avenue is that some places are two properties on one lot owned by two different people and zoning is a single-family home. Part of the issue is if something is done to more than 50% of the value of the property, they must bring it up to code, which means one of the homes must be destroyed. There needs to be a solution one way or another, whether they go back to what the community wanted desperately when the meetings first started or changing to something because of the demographic neighborhood; it cannot be left the way it is. The Central City Alliance met with CRA staff and reminded them of the eight priorities, knowing the last iteration the prior consultant had done was not what the community wanted and not just in that area. A list of eight priorities were provided for review, which they thought everyone agreed to during the first phase of the initial project.

Randall Klett referenced flexibility in the code and noted that one problem identified was that zoning had too many contingencies and too many places for discretion. Developers would spend thousands of dollars in preparation for presenting a development only to have it shot down when it went for approval at the ten various spaces along the way. He expressed concerned about maintaining flexibility without maintaining what is permitted, allowed, or encouraged.

Mr. Alvarez indicated that he spoke about flexibility and certainty. He agreed, too much discretion and contingency were bad on all sides. The idea of having less contingency and discretion is important for the mass of the buildings, densities, and intensities. When he spoke about flexibility it went more to the use. There is a constant flow of determinations for uses because a code was written and adopted and may be unchanged for several years. What changes rapidly in the market is the actual uses. There is a range of uses having to do with new medical uses being invented, which sit in the middle. The market is always inventing new uses and that is the area where they look for more flexibility, but always looking to the performance to have some limitations so there are no adverse aspects of new businesses to affect the public realm or neighbors. He favors having a more general set of permitted uses that cover a wider range and does not create a need for administrators to always have to make administrative decisions, but also still protects the community by looking at the effects that go outside. It is also important for the commercial aspects because even in the triangle there is a range of light industrial uses, and for decades, industrial uses have been changed out of Cities and often into industrial parks. There are many uses they would encourage to be in Downtown that are based on a smaller scale such as trade uses; skilled trades that are coming back as people are reinventing themselves. When speaking about flexibility he is thinking about uses, not volumes, intensities, and densities.

In response to Mr. Woods, Mr. Alvarez stated this would be similar to what Miami 21 did in form-based codes. Form base codes also struggle with this issue, but the concept is there. They struggle because Miami 21 had the same set of issues over the years it took; however, it has some uncertainties in terms of bonuses, which have become so over-used that a T8, which is eight stories, is actually 12 stories, so they must be careful of that kind of thing. The concept of form based is that any use can be in there.

Chair Castillo-Olivero commented when there was a list of approved uses for the area, an instant photo mat shack was listed, and others. No one ever thought a swingers' club could have been put on 13th Street and the only reason it was not put there was because the person who wanted it did not have the resources and the whole thing collapsed before it opened. The list of permitted businesses needed a little revision by the City.

Ms. Omengebar closed the public hearing.

Mr. Navarro questioned if there was a plan to attract to the neighbors. He indicated there is currently an opportunity zone with tax incentives and questioned if there were other incentives.

Mr. Alvarez stated they are not working with the City on street improvements.

Mr. Ng advised they would get an answer.

Mr. Navarro referenced 8th Avenue and stated they are starting denser and decreasing it as it approaches single family homes.

Chair Castillo-Olivero advised the idea was to give people decent housing, so they are not relocated or discarded. They see profit making by landlords overcharging for substandard units.

Mr. Navarro commented that he would like more Police Officers and Code Enforcement in the area.

IV. Public Comments

See public comments above.

V. Project and Program Progress Reports

- **NE 4th Avenue Project**

Ms. Omengebar reported they are awaiting approval of a design contract with Transportation and Mobility, which is done. They have restarted the Task Order and are in the approval phase of the project. Once documentation is in place, they will meet with the designers to discuss the work and scheduling. There was nothing new to report and anything new will be shared at the next meeting.

- **Emergency Business Investment Program**

Ms. Omengebar advised a total of 19 applications have been received. Notifications were sent out to the community and between July and September only six applications were received. During the first round, six applications were received and only one completed the entire process and was paid. Four did not qualify due to requirements and one of the six did not respond. The second round included modifications made to the program, so more businesses would be allowed to apply for the loans. Only 13 applications were received; six were processed, and three were not qualified to receive funds, so applications were routed to the Housing Community Development (HCD) where there is an opportunity for them to receive funding from the CARES Act. Three were in the process of submitting pending documentation, and only one has not responded.

Ms. Omengebar stated that currently staff members are knocking on doors and they will also notify property addresses by email to let them know there is available money.

Mr. Woods indicated that ten out of 19 is all right, but this money is available, and they are counting on the Board to get this information out by word of mouth to businesses that may not have heard advertising on the radio, social media sites, or platforms.

Ms. Omengebar stated there are currently 25 slots open.

- **Non-residential Incentive Program**

Ms. Omengebar indicated that she has been working with Bruno's Food Truck Restaurant. There have been several rounds of revisions and they are out for corrections. She is planning to bring this back to the Board at the next meeting; it depends on whether the application is complete.

VI. Old and/or New Business

- **NE 4th Avenue Tree Trimming Inquiry**

Ms. Omengebar mentioned there were three questions about the NE 4th Avenue Tree Trimming Inquiry at the last meeting. She reached out to Parks and Recreation, Mark Almy, who oversees the group that cleans, and he said, "Trees were trimmed a few months ago and they were inspected this morning. The lights are clear and not obstructed by tree limbs; however, the lights are LED and not designed for backlighting; they are designed to protect the light to the roadway only, not the sidewalk. Additionally, no amount of trimming would permit the light to make its way to the sidewalk; the trunks of the trees and design of the light would prohibit this. If neighbors want to contact him directly, please feel free to give them his contacts". This information was provided in the backup.

- Visioning Workshop

Ms. Omengebar advised that a Workshop meeting would be held instead of a regular CCRAB meeting during the month of March or April. It is an opportunity for Board members to discuss long-term goals for the Agency, their budget, and funding for the following year, which would help staff decide what kind of programming they want. Ongoing active programs currently in Central City are the NE 4th Avenue Project funded by Broward County grants; the Emergency Business Improvement Investment Program, which is a loan application for businesses to keep afloat because of COVID-19; and the Non-residential Incentive Program. A Visioning Workshop would allow this group to discuss more ideas on how to use their funds as they move into the following fiscal year.

- Member Suggestions for next meeting agenda

Ms. Omengebar stated this is the point where members can tell her what other topics they want to discuss at the March meeting. If members have any questions, they can ask, and she can check with staff to get the information.

Mr. Navarro referenced the rezoning discussion and noted that Mr. Alvarez mentioned the possibility of visiting any first last mile development and he had a concern regarding infrastructure currently in place with transportation. Only a few streets are double lanes and he thought it might be difficult to achieve last mile facilities. He questioned if there was a plan to attract the neighborhood regarding different entities or developers.

Mr. Alvarez advised they are working on the zoning code and not directly with the City on the CIP NE 4th Street improvements; however, they can define what the streetscapes will be through the zoning code. It depends on how much room is there; bike lanes are well accepted first mile strategies, and with the zoning code, making sure bicycle facilities to store them within buildings are available. As far as what they are attracting, they are going to work with the CRA and the community. They will work with the Board to determine what they are trying to attract, but they have a general idea. That is why he talked about being a little more general with uses included in the permitted uses for the zoning code to allow for some change and flexibility in the market and still have a good absorption in things they want to see in the community.

Mr. Navarro stated it seems like the conversations have started with the Planning Board and he questioned what flexibility they have presented and what their opinion is thus far regarding current plans. Currently, this is zoned as an opportunity zone, which has its tax incentives, and he questioned if any other incentives have been discussed or suggested by the community or Fort Lauderdale as a City whole to incentivize people to come there and build, especially with current high construction costs given demand and availability.

Mr. Alvarez could not answer that question directly.

It was noted that would require more research and coordination with development staff to get an answer back to the Board.

Ms. Omengebar indicated the project left off with the proposal, so nothing has been finalized to go to the Zoning Board. They are picking up where they left off on the project a year and a half ago. She questioned how Mr. Navarro found out about this meeting.

Mr. Navarro advised that he found out about this meeting through a realtor. He resides in New York but is an Engineer by trade and works for somewhat of an ownership presentation that is interested in this specific community. He wanted to get a better understanding of what the plan was and where the development process was going.

Ms. Omengebar gave Mr. Navarro her number and requested he call her tomorrow to confirm that she has his email address.

Mr. Navarro commented there was a lot of discussion about NW 8th Avenue and the pushback from residents in that area. Perhaps they could start with higher zoning and density or some sort of commercial use on the outside bordering NW 8th Avenue and slowly transition inward, reducing zoning as they get closer to the single families; that might be more appealing to the residents.

Chair Castillo-Olivera thought the idea staff has for the neighborhood was to make sure there is a process in which the people living there are given decent housing in about the same conditions they currently have near transportation and schools, so they are not relocated or discarded. There is a preponderance of high-density low-income housing. They see an incredible number of profit-making landlords who charge rates that are almost like semi-luxury units that are completely substandard.

Mr. Navarro thought Police presence in the area would be helpful. He suggested reaching out to Code Enforcement. Perhaps the City could speak to the Housing Authorities who subsidize these low-income and Section 8 housing. Maybe if they are aware of the issues, the quality of life, and the violations currently in place, they could talk to the owners. If some pressure were put on the owners maybe they would hear the Board's voice.

Chair Castillo-Olivera stated that Code Enforcement no longer cites any of those structures because there are too many complaints and an incredible number of fines. Eventually, the units are offered for sale and the City almost always forgives the fees because the next owner must fix the violations. Something big needs to happen to break this cycle.

VII. Communication to City Commission – None.

VIII. Adjournment

The next regular CCRAB meeting will be held via Zoom on Wednesday, March 3, 2021.

Motion to adjourn the meeting was duly made and seconded. There being no further business, the meeting was adjourned at 5:29 p.m.

[Minutes written by C. Guifarro, Prototype, Inc.]




III. Rezoning Project Update

**Mark Alvarez
Project Director
Corradino Group**

Where We Are: Consensus Zoning Map



0 250 500 1,000 Feet

	Community Commercial Corridor (CCC)		Neighborhood Mixed Use (N-MXD)		Commercial Facilities (CF)		Utilities (U)
	Transition Edge (TE)		Residential RD-15		Commercial Facilities High (CF-H)		
	Business (B-1)		Commercial Business (C-B)		Park (P)		

CCRAB 03.03.2021

Regular Meeting - Virtual



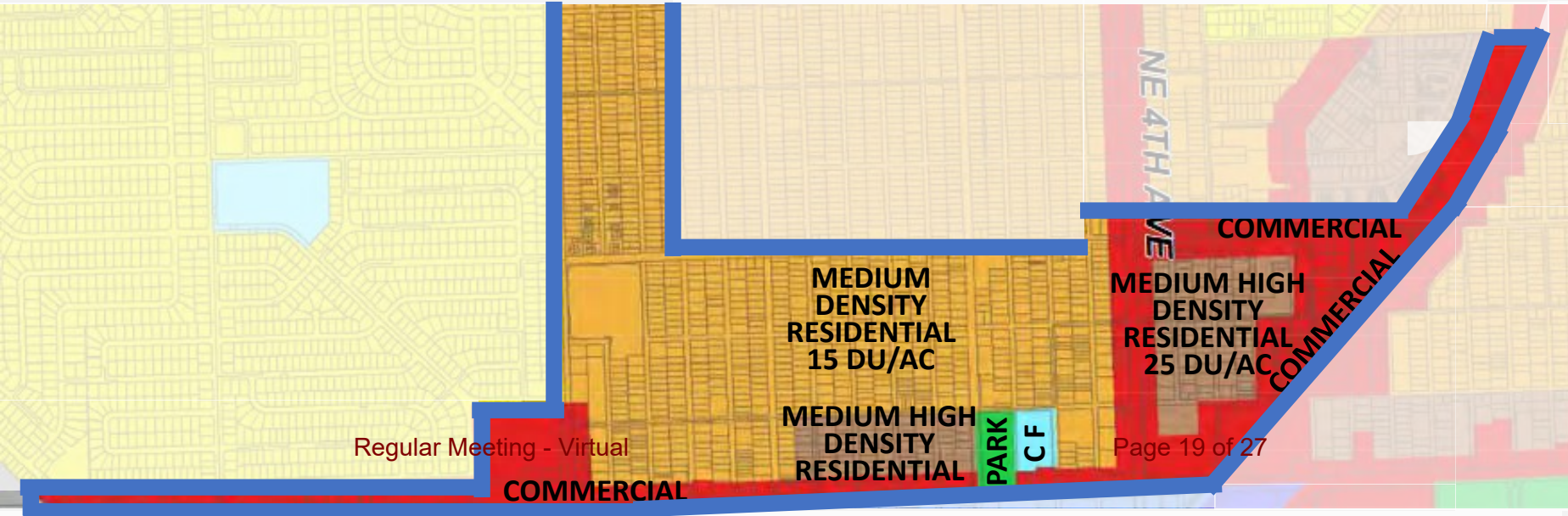
0 250 500 1,000 Feet

Comprehensive Plan Issues : Uses & Intensities

**Consensus
Zoning Map**



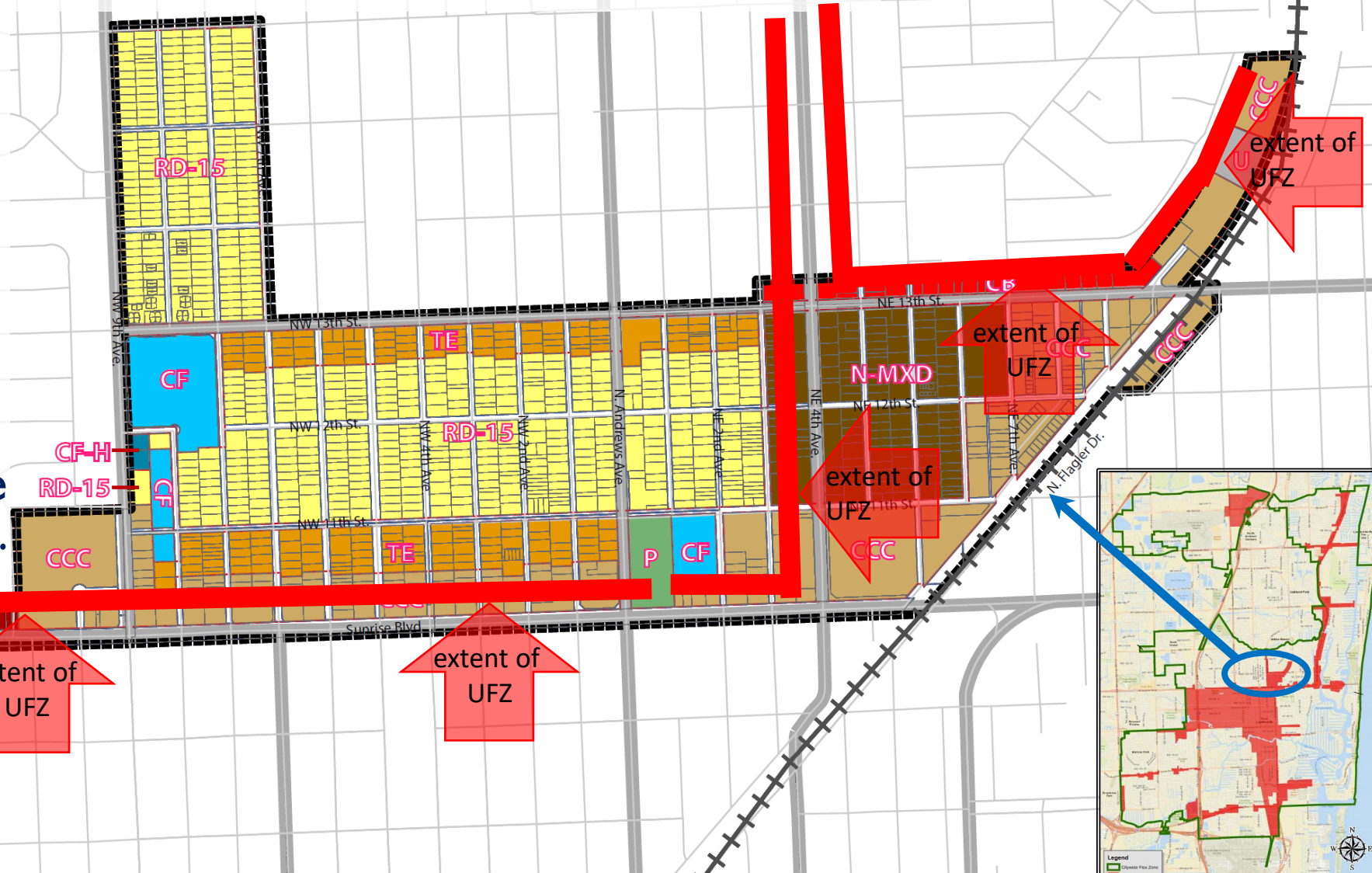
**Comprehensive Plan
Future Land Use
Map**



Comprehensive Plan Issues : Flex Zone

Prior:
Entire Central City CRA
in Flex Zone #50

New:
Unified Flex Zone (UFZ)
part of Central City CRA
east of the rear lot line of
the west side of 4th Ave
and the rear lot line of the
north side of Sunrise Blvd.



0 250 500 1,000 Feet

Community Commercial Corridor (CCC)	Neighborhood Mixed Use (N-MXD)	Commercial Facilities (CF)	Utilities (U)
Transition Edge (TE)	Residential RD-15	Commercial Facilities High (CF-H)	
Business (B-1)	Commercial Business (C-B)	Park (P)	

CCRAB 03.03.2021

Regular Meeting - Virtual



0 250 500 1,000 Feet

March 3, 2021

Cija Omengebar, FRA-RP, CRA Planner
City of Fort Lauderdale | Community Redevelopment Agency
914 Sistrunk Boulevard, Suite 200 | Fort Lauderdale FL 33311
P: (954) 828-4776
E: COmengebar@fortlauderdale.gov

Subject: Central City CRA Meeting with Planning Staff, February 25, 2021

As a follow-up to the CRA Board meeting on Wednesday, February 3 we had a meeting on February 25, 2021 with City of Fort Lauderdale Planning and Fort Lauderdale CRA staff to review some of the issues that were brought up with the CRA Board. The agenda issues and discussions are summarized below:

Issue 1) How the final zoning map came to have RD-15 along Powerline Road north of 13th Street, whereas prior public meetings showed TE along this edge:

When discussed with staff, the process when the change occurred was not clear; however, there was a common understanding that displacement of existing residents was a major reason; however, it was also agreed that competing market demands on redevelopment were also important to consider, and that more effective redevelopment typically comes from the staging of more compacted areas of redevelopment concentration. In other words, a more effective strategy is to start at the core of an area where there is greater market interest, and work outwards as the market becomes more proven and there is greater possibility in the neighborhood areas from investor confidence and resident acceptance. For now, the Central City neighborhoods are generally stable and not the most immediate need.

Issue 2) Comprehensive plan uses and the boundaries for the Unified Flex Zone particularly as they apply to the blocks between NE 4th Avenue and NE 5th Avenue between 11th and 13th Streets, are not consistent with the existing consensus zoning map:

In concert with an approach to stage a sequence of redevelopment in Central City, we should work with the existing comprehensive plan uses and the existing boundary of the Unified Flex Zone (UFZ). As redevelopment in the areas that are within the UFZ occurs with market demand, timing will allow for updates of the Comprehensive Plan and/or UFZ when the City performs its Evaluation and Appraisal Report (EAR) based Comprehensive Plan amendments in 2027.

Issue 3) Further discussion about doing a comprehensive plan change as a companion to the zoning amendment:

Noting the discussion regarding #2, we agreed to work with the zoning code under the existing Comprehensive Plan policies and with the existing UFZ borders, and review expanded zoning updates at the time when the Comprehensive Plan and UFZ are also amended.

Issue 4) Background on the 13th Street issues regarding the possibility of a station area versus a tunnel under the tracks in the future, as these may relate to the rezoning, especially for the block of the Central City that is just east of the rail line and south of 13th Street;

This is a long-term unfunded concept. We will address it as such, so that the zoning in this area can facilitate either option.

Issue 5) Scheduling and determining the agenda for a “gap” public and stakeholders meeting to reconfirm our starting point;

This is still to be determined.

6) Other issues as staff may like to discuss.

No other issues.

Thank you for your review. We look forward to discussing this with the CRA Board and answering your questions.

Best regards,
Mark Alvarez



4055 NW 97th Avenue Miami, FL 33178

office: 305.594.0735

mobile: 786.385.0548

malvarez@corradino.com

think and think again before you print

- IV. Project and Program Progress Reports** **Cija Omengebar**
CRA Planner
- **NE 4th Avenue Project**
 - **Emergency Business Investment Program**
 - **Non-residential Incentive Program**

**V. Visioning Discussion
Central City CRA**

**Clarence Woods
CRA Manager**

- VI. Old and/or New Business**
- **Member Suggestions/next meeting**

**Cija Omengebar
CRA Planner**

VII. Communication to City Commission

**Luis Castillo-Olivera
CCRAB Chair**

VIII. Adjournment

**Luis Castillo-Olivera
CCRAB Chair**