

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

Wednesday – May 5, 2021

3:30 P.M.

HELD VIRTUALLY - ZOOM

-
- | | | |
|------|--|---------------------------------------|
| I. | Call to Order & Determination of Quorum | Luis Castillo-Olivera
CCRAB Chair |
| II. | Approval of CCRAB Minutes <ul style="list-style-type: none">• April 7, 2021 Regular Meeting | Luis Castillo-Olivera
CCRAB Chair |
| III. | Fiscal Year 2022 Budget Discussion & Approval
Central City CRA | Clarence Woods
CRA Manager Project |
| IV. | Projects and Programs Progress Reports <ul style="list-style-type: none">• Rezoning Project• NE 4th Avenue Project• Emergency Business Investment Program• Non-residential Incentive Program | Cija Omengebar, FRA-RP
CRA Planner |
| V. | Old and/or New Business <ul style="list-style-type: none">• Code Cases shared at April 16 Special Meeting• Member Suggestions for next meeting agenda | Cija Omengebar, FRA-RP
CRA Planner |
| VI. | Communication to City Commission | Luis Castillo-Olivera
CCRAB Chair |
| VII. | Adjournment | Luis Castillo-Olivera
CCRAB Chair |

**OUR NEXT SPECIAL VIRTUAL MEETING WILL BE ON
FRIDAY – JUNE 2, 2021 AT 3:30 PM**

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.

DRAFT MINUTES
VIRTUAL REGULAR MEETING
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD (CCRAB)
CITY HALL
WEDNESDAY, APRIL 7, 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	6	0	0	0
Laxmi Lalwani, Vice Chair	P	3	3	0	0
Robert Ayen	P	6	0	0	0
Pieter Coetzee	P	4	2	0	0
Adam Gellar	P	6	0	0	0
Charlene Gunn	P	4	2	0	0
Peter Kosinski	A	3	3	0	0
Theodore Spiliotes	P	5	1	0	0
Zachary Talbot	A	3	3	0	0
Ray Thrower	P	2	0	0	0
Dennis Ulmer	P	2	0	0	0

At this time, there are 11 appointed members to the Board; therefore, 6 constitute a quorum.

Staff:

Clarence Woods, CRA Manager
Cija Omengebar, CRA Planner/Liaison
Lizeth Del Torres, Senior Administrative Assistant
Jamie Opperee, Prototype Inc.

Others:

Mark Alvarez
Abby Laughlin
Matt Walters
William Cody
Edward Catalano
Andrew Segaloff
Andy Perrott
Justin Greenbaum
Susan Scelfo

I. Call to Order

Chair Castillo-Olivera called the Zoom meeting to order at 3:30 p.m. Roll was called, and it was noted that a quorum was present.

II. Approval of CCRAB Meeting Minutes

- **March 3, 2021**

Chair Castillo-Rivera referenced Page 4 and noted that the date was after 2008 and prior to 2012, but they did not have a specific time in which sidewalks were installed as part of a CRA grant in 2017; it in 2017, but maybe in 2010.

Mr. Thrower commented that it was a CDBG grant, and it was probably in 2012, not 2017.

Ms. Omengebar advised that she would research and clarify the correct date.

Mr. Thrower mentioned Page 5 and noted it should read as, "PPP", not PPE.

Chair Castillo-Rivera referenced Page 3 and stated that he meant nothing has been done to change zoning on NW 8th Avenue and NW 7th Avenue.

Ms. Omengebar commented that the February 3, 2021 minutes were approved; however, it should be noted that NW 4th, NW 3rd, etc. should be NE.

Motion made by Vice Chair Lalwani, seconded by Mr. Thrower, to approve the March 3, 2021 regular meeting minutes as amended. In a voice vote, the **motion** passed unanimously. (9-0)

III. Project and Program Progress Reports

- **NE 4th Avenue Project**

Ms. Omengebar indicated that an update was provided last month when they were in the Task Order Negotiation Phase with Transportation Mobility and their Civil contract. The project is close to approval and once they get through meetings with the Consultants, renderings will be brought to the Board.

- **Rezoning Project Update**

Clarence Woods, CRA Manager, mentioned that the Board's Communication was conveyed to the City Commission last night and staff was asked to speak with the Consultant regarding the cost to rezone the areas from NW 9th Avenue to NW 7th Avenue between NW 13th Street to NW 16th Street. Consultants have been saying it would be better to do rezoning during the Comprehensive Plan Change Amendment and underlying Land Use, but staff was asked to get time and cost estimates and whether it would interfere with the current project. Staff is meeting with the Consultants tomorrow and will request an estimate of cost and what it would take as far as timing. They heard from the Department of Sustainable Development Director, Anthony Fajardo, who suggested there might be something that would not be as time consuming or costly. There will be a meeting to see if that can be accomplished without going through the Comprehensive Plan Change. Information should be available during the special meeting on Friday, April 16, 2021.

Chair Castillo-Rivera commented that the Board felt they had been dropped from the process when they have been saying they need to be in the process. Somewhere in the City Administration it was thought this was not important and it was removed from the first meeting at War Memorial Auditorium. If Administration would have listened, the project would have been in the process and now they are trying to postpone for seven years.

Ms. Omengabar advised staff is not making the decision to stop the project. This project is funded by the CRA and the previous project was for a specific amount. The original Consultant was tasked to do the project within the budget confines they had and because the underlying Future Land Use for that area is residential, they decided it was not achievable at the time. The City Commission requested staff investigate to see what the project would entail and how long it would take.

Mr. Coetzee questioned why it takes so long to get a budget together for something so simple.

Chair Castillo-Rivera responded that large portions of the City move from a certain type of zoning to another; they have a timeline, and it is budgeted to be done that way.

Mr. Woods reminded everyone that the budget is the budget of the CRA and funding in the CRA budget is a function of the increase in the Tax Increment Financing (TIF). There has not been a substantial amount of money in the CRA's budget and that is why they are unable to do many different things. As the increment grows, their budget can grow. Last year, the budget was \$530,000 and \$340,000 was used for the Emergency Business Investment Program and other portions were salaries. There is about \$200,000 left to do an Incentive Project.

Vice Chair Lalwani commented that the concern is by the time the budget grows it might take 20 years to be included.

Mr. Woods stated that is exactly what happens in CRA's and that is what they are experiencing in the northwest. Now that there is funding to do projects, the northwest is going to go away in four more years. Typically, taxing authorities get together and allow the life of the CRA to be extended. This is Tax Increment Financing and if there is no appreciation in real estate where the ad valorem taxes grow, the budget can stay stagnant; some years it gets worse because there is real estate depreciation.

Mr. Coetzee questioned if the establishment of this budget was based on the income from the area through taxes.

Mr. Woods advised it is from the ad valorem property taxes. An increment above the base year was established in 2012, so there has not been a much time for any significant appreciation in the ad valorem property taxes.

Mr. Coetzee commented that there is a budget and money is being spent on other projects. This rezoning project is important; it is not often that a City gets such a major rezoning; therefore, he proposed that the next budget be directed to get this done.

Mr. Woods stated that a great deal of lobbying could be done to get the Commission to say this could be done and funds could be reallocated from another program for rezoning. They are going to ask the Consultant to give a cost of what it would take to accomplish the rezoning for that area and once there is a good understanding of the cost, it might just be reallocating some of the monies available. All the money for the Emergency Business Investment Program has not been used and perhaps it could be reallocated to go towards the expense of getting this total rezoning done.

Mr. Ulmer mentioned the Circle K and noted there may be better news next month.

Mr. Woods thought they would have information to share during the special meeting on Friday, April 16, 2021.

Abby Laughlin thought the first mission would be to eliminate slum and blight. She questioned why that section could not be changed with a Land Use Plan Amendment and if a Consultant was really needed.

Mr. Woods advised that he spoke with Mr. Fajardo, who wanted to see what could be done relative to a Text Amendment within the zoning code or ordinance. They are going to have a conversation and perhaps there may be a path forward without a total Comprehensive Plan Change.

Ms. Laughlin requested that someone from Planning attend the special meeting on Friday, April 16, 2021.

Ms. Omengabar advised that the special meeting on Friday, April 16, 2021 is a public presentation by the Consultant and staff from the Planning Department would be present. In advance of that meeting, staff is meeting internally with the Consultant to work out some of the issues being discussed and other dates are planned with staff to discuss alternate solutions.

In response to Ms. Laughlin, Mr. Woods stated there is approximately \$200,000 left in the Emergency Business Investment Program funds.

Ms. Omengabar stated there is a little more than \$200,000; they have provided at least \$100,000 in checks and one would be issued soon, so that would be \$110,000 total.

Ms. Laughlin mentioned a new store in the Central City neighborhood; Domicile, which has moved onto 4th Avenue from the Gateway, and it is nice home furnishing store.

Ed Catalano referenced Cumberland Farms that moved to NE 4th Avenue and Sunrise Boulevard is already open and Sherwin Williams, which would be opening. He mentioned other projects along NE 4th Avenue that should bring in tax dollar since the properties have been vacant for years. That is another way of getting the money to the CRA and that is something to look at. He noted the tax base in the area is going up and there is a lot of activity that is going to bring tax dollars to the City.

Mr. Woods stated one of the main things they need to do is manage expectations. New development in areas where there was not any development will provide a significant boost. They do not get all the tax money for existing projects or buildings and new development, they only get the increment, meaning the appreciable value, above the base year in which the CRA was created.

Mr. Catalano commented that Cumberland Farms spent well over \$1 million, and Sherwin Williams also spent a lot.

Chair Castillo-Rivera indicated there is a lot of development happening on NE 4th Avenue north of Sunrise Boulevard up to NE 12th Street that is new construction in lots that were vacant. He felt the City Commission might be willing to do this; they understand this is an area where there are problems with Code Enforcement, Police, quality of life, and the area is getting increasingly bad.

Mr. Ayen commented on previous discussion regarding code violations and crime reports and questioned if anything became of that.

Ms. Omengebar advised that she would contact Code Enforcement and the Police Department to see if someone could attend the May meeting.

Mr. Thrower stated that in previous years, the Board received an annual report of the top 20 code violations and Police calls. He noted that NW 9th Avenue has had hundreds of code violations.

Ms. Omengebar stated she would do that.

- **Emergency Business Investment Program**

Ms. Omengebar reported that 11 checks were issued for a total of \$100,000 and one might be paid by the end of the month, so the total would be \$110,000.

- **Non-residential Incentive Program**

Ms. Omengebar did not have anything to report. She stated the funds are still there and the Program is still open for businesses and/or property owners to apply.

IV. Visioning Discussion II

- **Central City CRA**

Clarence Woods, CRA Manager, mentioned visioning, branding, and marketing the area. A streetscape project was discussed at the last meeting, something similar to what is being done on NE 4th Avenue. With that project they are talking about light poles that are currently on NE 13th Street. One of the focuses on this branding idea would be NE 13th Street, which would be considered the main commercial corridor or thoroughfare through the area, notwithstanding NE 4th Avenue and Powerline Road, which is NW 9th Avenue. A photo was displayed showing an existing street pole. He suggested the Board come up with design standards and guidelines for the corridor, which would identify street lighting and noted that different types of lights could be applied, as well as pedestrian improvements, such as pavers on the sidewalks, and treatments in the crosswalks. There is no budget; this is visioning of what could be at some point and time. The most important thing is to get the zoning done, and after zoning is accomplished, the question is what is next; what the Board wants to see and if there is a vision for the area. There is a façade program, and another question is if the Board wants design standards and guidelines to identify fenestrations. Many different things can be done; street trees, widening sidewalks, etc. If this is something the Board wants to do, they could look at a Consultant to help with a street scape design as well as facades; the whole idea of branding the area.

Vice Chair Lalwani expressed concern with hiring Consultants since money is not available. She drives on NE 13th Street every day and it is one thing to have a vision for that area, but to dream and not know how many years it would take to get to the point where anything could be implemented or when the funds would be available to hire someone to provide options. Her perspective was that whoever was doing something should be able to dictate the vision at that time. She thought people coming in and spending money to make something happen should help contribute with this vision.

Mr. Woods commented that they have to dream; CRA's are about potential. New businesses and potential revenue are coming. They understand rezoning of the area is paramount; it is the first thing that must be done. Once that is done, they do not want to have money sitting in the Redevelopment Trust Fund with no plans; that money must be returned every year. It is pay as you go; they do not undertake projects until they have it. A project may have to sit until they have the money, but they do not want to wait and not have a plan.

Vice Chair Lalwani stated her concern was that they did not have funding for a Planner to help with this.

Mr. Woods indicated that was why staff was there, so they could have conversations. The more understanding and consensus they have from the Board, the easier it would be for them to give a scope when a bid goes out.

Mr. Coetzee commented that the City has enough guidelines for this area. They need to find money to bring in developers.

Mr. Woods thought they were dealing with what the Board wanted to see and thought there would be an answer; they are trying to manage expectations.

Mr. Coetzee stated if developers were brought to the area there would be a cashflow in the CRA; it starts with rezoning.

Mr. Woods understands how it happens. If there is no desire to look beyond the rezoning, then they can make that the primary mission and get that accomplished, then look at other things another time. They want to fill the agenda with things that would go towards the transformation they see CRA's bringing about in communities like this. He stated they work for the best of the Board and the community. If that is the way in which the Board wants to go, they are more than happy to follow their lead.

Mr. Ulmer commented that if there was a plan as a development comes in then they could designate a specific tree that could be part of the planning process for their approval. It is beneficial because as development comes in, the Board could say what they prefer. This is what they need to do because then it is not their expense, the developer would do it as part of their project; he thought a vision was needed.

Ms. Omengabar indicated that she has been talking with staff to determine if the City has a standard of how lights should look. There is a standard of how wide sidewalks can be and trees cannot obstruct the roadway; but in terms of the character of the area, there are no design standards. As far as rezoning, that started way before the CRA was created; that is what the community wanted, and it took that long for the project to start in 2018. They are there now and want to see more happen in the area around NW 9th Avenue, but those discussions are moving along with staff in the next couple days.

Chair Castillo-Rivera commented that perhaps NE 13th Street should be the signature of the area, especially NE 4th Avenue and NE 13th Street. He did not see any other areas that were commercial in which they would have that much control. He noted that Sunrise Boulevard was another area.

Mr. Gellar questioned if Mr. Woods was looking for a suggestion for a theme or design elements.

Mr. Woods stated that the right first step in rezoning the area has been taken. If there are not any design standards and guidelines, once the area is rezoned and developers are coming with their own ideas and thoughts of how they want their project to look, there will be everything.

Mr. Ayen mentioned that the City is known for their mid-century architecture regardless of who is on the Board. Anything that would have that kind of influence in future design element would be important to him.

Mr. Thrower stated that the Board looks forward to implementing design guidelines in the future. This is supposed to be part of the NW CRA; it was going to be approved at the same time the NW Flagler Heights area was approved, but it was carved out because of the Home Depot being built and the City and County did not want to lose that tax base. In the past, instead of trying to redevelop new guidelines or façade improvements, they have relied on what was done in NW Flagler Heights as a guideline, so they would not have to reinvent the wheel. He thought the Board wanted to focus on rezoning.

Ms. Laughlin indicated that the only way transformation would happen was with new investments, and you cannot get a new investment until you rezone, so the focus needs to be on rezoning. Regarding design standards, this is covered in the Redevelopment Plan; there are pictures.

Chair Castillo-Rivera apologized to Ms. Omengabar and Mr. Woods and told them not to feel like they were the target in this renewed enthusiasm.

Vice Chair Lalwani commented that the Board has been talking about rezoning forever. She suggested focusing on the rezoning and while getting closer to the rezoning to start talking about landscaping, lights, and visual effects.

Mr. Cody questioned if any Consultants have visited the neighborhood and observed the condition of the houses.

Chair Castillo-Rivera assumed Corradino has; they have been working with the City for a while and they have a better grasp of what is going on.

Ms. Omengabar stated they have had site visits with previous Consultants and noted that Corradino has other projects with the City. She questioned if Mr. Alvarez has done a tour of the Central City CRA area.

Mr. Alvarez advised that he has not done a formal tour, but he has been going around the neighborhood even at night. From his perspective, staff can do all they want on the maps, but being there makes a difference.

Ms. Omengabar indicated that she would invite someone from Code Enforcement and the Police Department to attend the May 5, 2021 meeting and report on top violations in the area.

Chair Castillo-Rivera advised that he would like to have a one-on-one conversation with Abby Laughlin regarding her plans and what they look like.

Ms. Laughlin agreed to meeting with Chair Castillo-Rivera.

Mr. Cody questioned if Aldi's on Sunrise Boulevard was within the District. He complained that Aldi's does not have cameras in their parking lot.

Chair Castillo-Rivera indicated that Aldi's is in Progressive Village and he was unsure if they had that kind of protection in other stores; he did not know how the City could force them to install cameras.

Mr. Woods advised that Mr. Cody could probably report the lack of cameras to the Department of Sustainable Development. He was not sure if they had cameras and believed they would not have been able to open if it were a requirement.

Ms. Omengabar announced that the special meeting would be blended; in person and via Zoom and noted there would be limited seating.

Chair Castillo-Rivera asked who wanted to physically attend and noted that perhaps they could have priority access. He stated that he would attend in person, as well as Mr. Gellar, and Mr. Thrower said he would like to attend in person but could not guarantee it. Everyone else preferred to attend via Zoom.

Ms. Omengabar stated the meeting was a presentation and she would let the Board know about voting.

Mr. Thrower commented if they were voting on a presentation, he would like to be there in person.

Chair Castillo-Rivera advised that he was appointed as Chair this year, but he would be termed out next year and so would Vice Chair Lalwani. He thought Board members should start thinking about a Chair and Vice Chair for the next term.

V. Old and/or New Business

- Member Suggestions for next meeting agenda

Ms. Omengebar mentioned earlier that she would contact someone from Code Enforcement and the Police Department to attend the May 5, 2021 meeting.

VI. Communication to City Commission – None.

VII. Adjournment

The next Special CCRAB meeting will be held in person and via Zoom on Friday, April 16, 2021.

Motion to adjourn the meeting was duly made and seconded. There being no further business, the meeting was adjourned at 4:51 p.m.

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

City of Fort Lauderdale Central City Community Redevelopment Agency
 Central City CRA Area Fund
 FY 2022 Proposed Budget Summary

Revenue Sources	Adopted FY 2021	Proposed FY 2022	FY 2021 Adopted vs. Proposed FY 2022 % Change
Tax Increment Revenue (TIF) City of Fort Lauderdale	552,187	563,231	2.0%
Total Revenues	\$ 552,187	\$ 563,231	
Expenditures			
Services & Materials	79,310	37,190	
Other Operating Expenses			
Indirect Admin Services (City departments)	18,382	18,382	
Service Charge - CRA Salaries	43,640	77,194	
Service Charge - Information Systems	1,468	1,468	
Service Charge - Print Shop	5,000	2,500	
<i>CRA Incentives</i>			
Funds Available for Incentive Projects	404,387	426,497	
		-	
Total Expenditures	552,187	563,231	
Surplus/(Deficit)	\$ -	\$ -	

May 3, 2021

Cija Omengebar, FRA-RP, CRA Planner
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Subject: Central City CRA Meeting and Presentation Summary April 16, 2021

To provide information about how the Central City CRA Rezoning is continuing after the public process of 2019, and the direction that has been established based on prior work and input, City staff input and analysis of, a presentation and meeting was provided on April 16, 2021 to the Central City CRA Board, stake-holders and general public. The presentation provided by the consultant covered three chief topics:

1. status of the work
2. the timeline to completion
3. and the tasks and approach to the completion of the rezoning

The timeline presented the redevelopment goals from the Central City CRA Master Plan, and a timeline of public workshops and meetings from May 31, 2018 through June 25, 2019 that framed an in-progress set of recommendations based on the public input that included: proposed zoning code text amendments; new zoning districts to support the Central City redevelopment plans, and zoning map changes within the Central City Community Redevelopment Area.

In January 2021, The Corradino Group (TCG) began work toward the completion of the rezoning project. After review of the 2018/2019 meeting notes and other documentation, TCG met with City and CRA staff to help establish an understanding of prior efforts. TCG, as part of the background, has completed Task 1 which established the limitations and opportunities for the rezoning by reviewing the proposed rezoning consistency with City of Fort Lauderdale Comprehensive Plan, the revised City Unified Flex Zone boundary and policy, and the CRA Master Plan. One of the major issues that was reviewed with staff was whether to remove certain zoning limitations by addressing amendment of the city's Comprehensive Plan and Unified Flex Zone, versus working within the fullest range of possibilities under the currently adopted plans and saving significantly higher costs and delay of 12 to 18 additional months. During the presentation, the consultant explained that after extensive meetings with City and CRA staff, a decision that timeliness is critical, there is not funding to address additional expenses, and that market development patterns are adequately support by zoning changes without additional plan changes.

With this determination made, the timeline for completion is that the remaining tasks to provide a proposed zoning code for adoption will be complete by August 2021. This schedule will provide for the ordinances to proceed through the City Planning Advisory Board, The CRA Commission Board, and two readings at City Commission to adopt the Central City zoning text and zoning map amendments by the end of the year.

TCG then discussed the tasks going forward and the overall approach to the project. The underlying goal to add value is to be carried though as the baseline for establishing all rezoning recommendations. Adding value include four parts: 1) economic growth that includes increased employment, increased local ownership of businesses, and increased real estate value; quality-of-life improvement to continue to attract new residents and residential re-investment while improving the quality of neighborhood conditions and cohesiveness for current residents; 3) adding value with better multi-modal mobility and

leverage the location of Central City with respect to downtown and its potential for future rail station opportunities; and 4) using land development regulations to promote sustainable development, supporting the City's efforts for sustainable, progressive development. Each of the sub areas of Central city was discussed regarding existing conditions and the path to adding value through zoning code and map amendments. In summary, the sub-area discussion provided the following:

- Northwest Central City: the most blighted area that will be primarily addressed with map changes to allow the development of higher value residential forms that maximize the
- South of 13th Street Neighborhood: a stable area with a good pattern of infill redevelopment that should be addressed with regulations that support current investment patterns and reinforce neighborhood quality-of-life
- Sunrise Boulevard west of NW 9th Avenue: the generally auto-oriented commercial area should be established as the same mixed-use district with transitional edge regulations as along Commercial Boulevard east of NW 9th Avenue
- Sunrise Boulevard east of NW 9th Avenue: the generally auto-oriented commercial area, parts in need of redevelopment should be established as a same mixed-use district with transitional edge regulations to address increasing the value of the residential blocks just to the north.
- NE 13th Street Commercial District: the commercial center of the Central City CRA: the zoning changes should support higher density and intensity mixed-use development that reinforces the walkability and character of the district, further establishing the mixed-use district on the north side of NE 13th Street to enclose the street on both sides with mixed-use activity.
- East of NE 4th Avenue to the FEC: an area characterized by residential uses, light industrial and other commercial uses that need redevelopment to organize street infrastructure and establish better compatibility and higher value through zoning changes to support higher density and intensity mixed-use development that reinforces safe street life and walkability.

The three major categories of land development regulations and how they can be tools to define redevelopment were discussed. These are: 1) residential density, intensity and uses; 2) shape and form regulations, and 3) parking requirements. The impact of these choices will be the main focus of Task 2, performed in May and June, that will provide the framework for detailed changes in the zoning code and map changes.

Task 3, to be performed in June and July, will implement the determinations of the Task 2 analysis with detailed zoning text and map amendments

Task 4, to be performed in July and August will address the implementation plan with recommendations for how other plans may be amended in the future and how map or text changes may be considered based on market absorption milestones. In addition, this Task will check to assure that the zoning recommendations foster both redevelopment and reinvestment in existing structures for re-use and adding value.

After the presentation, questions and comments were heard and addressed. These included:

- Support for the rezoning of the Northwest area from RM-15S to RM-15 to remove the housing type barrier to redevelopment; however, there were concerns as to whether it would provide enough value for redevelopment.

- There is a concern that the 25 dwelling-unit-per-acre density in the mixed-use district is not high enough compared to other investment opportunities in downtown Fort Lauderdale, and that a density of 60 would be better.
- There is support for rezoning the Commercial area north side of NE 13th Street to mixed use to enclose NE 13th Street on both sides with the same development characteristics
- There is support for rezoning the commercial area west of NW 9th Avenue to the same mixed-use category as east of NW 9th Avenue
- There is a concern to address the transitional edge zoning north of sunrise boulevard to the entire block, up to NW 11th Street
- There is a concern to retain residential zoning on the east side of NE 3rd Avenue
- There is support for relaxing the detail of permitted uses to more general types
- There is support for scheduling the work to approve the rezoning this year, and not to wait to partner more dense regulations with a comprehensive plan amendment.

Additional comments may be found in meeting minutes and records.

Thank you for your support in the meeting. We look forward to addressing the issues and developing a successful zoning code for the Central City CRA.

Best regards,
Mark Alvarez



4055 NW 97th Avenue Miami, FL 33178

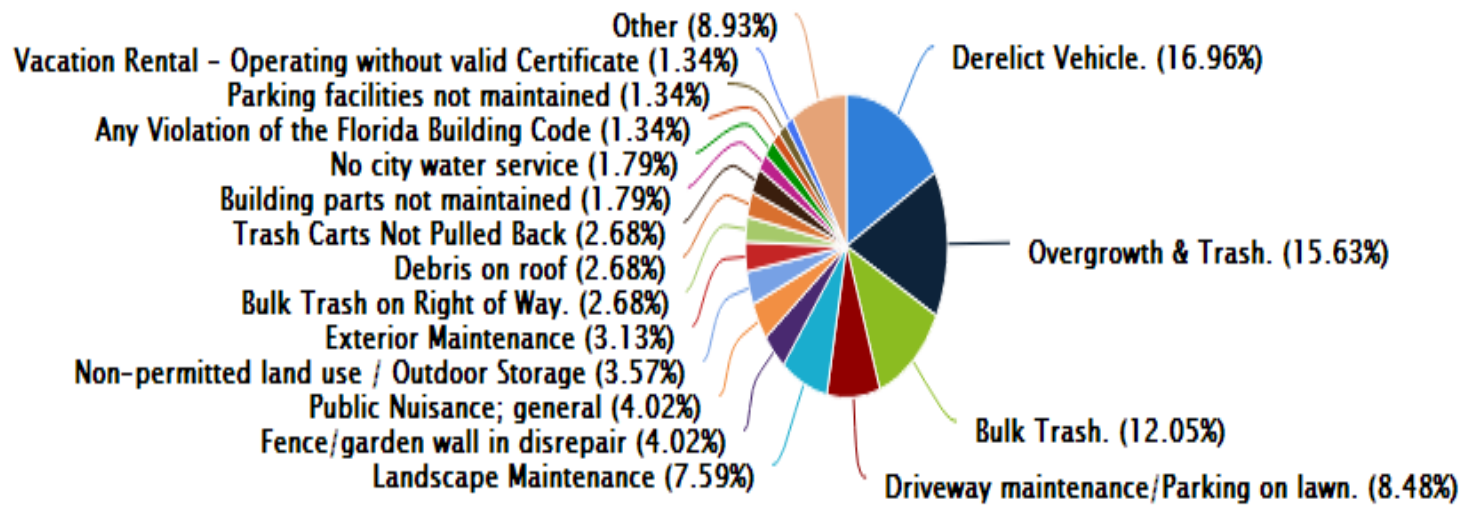
office: 305.594.0735

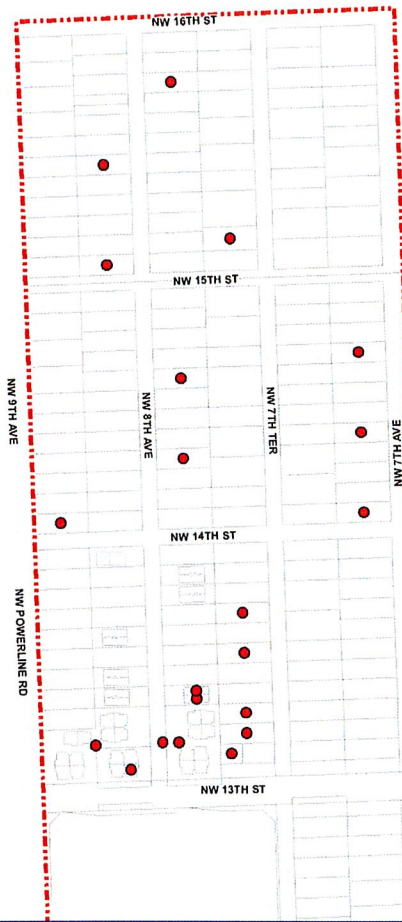
mobile: 786.385.0548

malvarez@corradino.com

think and think again before you print

Code Cases: 1,395 (2017-2021)





- Legend**
- Code Violation Locations
 - ▭ Central City CRA



**CENTRAL CITY CRA
CODE VIOLATION LOCATIONS**



Document Path: J:\DSD\CentralCityCRA_14_DR\Acctag\Code_ViolationApr21\CentralCityCRA_CodeViolation_Zoned_Viol_1421.mxd

INSIDE AREA (2 of 2)

78	1325 NW 7 TER	CE17062206	06/27/2017	9-280(h)(1)	COMPLIED.	1325 NW 7 TER	Open	6/23/2017
79	1325 NW 7 TER	CE17062206	06/27/2017	9-280(h)(1)	COMPLIED.	1325 NW 7 TER	Open	6/23/2017
80	1534 NW 8 AVE	CE17052031	05/25/2017	18-4(c)	THERE IS A DERELICT VEHICLE, NO TAG, COVERED AND PARKED BACKWARDS ON THE DRIVEWAY OF THIS PROPERTY.	1534 NW 8 AVE	Open	5/25/2017
81	1521 NW 8 AVE	CE17042491	04/29/2017	18-12(a)	THERE IS GRASS/PLANTS/WEEEDS OVERGROWTH, TRASH, RUBBISH, LITTER AND DEBRIS ON PROPERTY/SWALE	1521 NW 8 AVE	Open	4/29/2017

OUTSIDE AREA

OBJECTID	Address	RECORD_ID	RECORD_ID_	Violation_	Violation1	To_Wit	Address_1	Violatio_1	STATUS_1	RECORD_OPE
10	1512 NW 7 AVE	CE20050292	CE20050292	5/13/2020	9-280(h)(1)	THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.	1512 NW 7 AVE	Fence/garden wall in disrepair	Open	5/12/2020
11	1512 NW 7 AVE	CE20050292	CE20050292	5/13/2020	9-280(h)(1)	THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.	1512 NW 7 AVE	Fence/garden wall in disrepair	Open	5/12/2020
12	1512 NW 7 AVE	CE20050292	CE20050292	5/13/2020	9-280(h)(1)	THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.	1512 NW 7 AVE	Fence/garden wall in disrepair	Open	5/12/2020
13	1512 NW 7 AVE	CE20050292	CE20050292	5/13/2020	9-280(h)(1)	THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.	1512 NW 7 AVE	Fence/garden wall in disrepair	Open	5/12/2020
14	1512 NW 7 AVE	CE20050292	CE20050292	5/13/2020	9-280(h)(1)	THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.	1512 NW 7 AVE	Fence/garden wall in disrepair	Open	5/12/2020
15	1513 NW 19 AVE	CE-20011633	CE-20011633	2/1/2020	9-279(f)	THERE IS A LACK OF CITY WATER AND SEWER CONNECTION AT THIS LOCATION	1513 NW 19 AVE	No city water service	In Violation	1/29/2020
16	1513 NW 19 AVE	CE-20011633	CE-20011633	2/1/2020	9-279(f)	THERE IS A LACK OF CITY WATER AND SEWER CONNECTION AT THIS LOCATION	1513 NW 19 AVE	No city water service	In Violation	1/29/2020
27	1333 NW 9 AVE	CE-19110833	CE-19110833	11/19/2019	9-278(e)	To Wit	1333 NW 9 AVE	Room Ventilation/Screen Requirements	In Violation	11/19/2019
28	1333 NW 9 AVE	CE-19110833	CE-19110833	11/19/2019	9-278(e)	To Wit	1333 NW 9 AVE	Room Ventilation/Screen Requirements	In Violation	11/19/2019
29	1333 NW 9 AVE	CE-19110833	CE-19110833	11/19/2019	9-278(e)	To Wit	1333 NW 9 AVE	Room Ventilation/Screen Requirements	In Violation	11/19/2019
30	1333 NW 9 AVE	CE-19110833	CE-19110833	11/19/2019	9-278(e)	To Wit	1333 NW 9 AVE	Room Ventilation/Screen Requirements	In Violation	11/19/2019
31	1333 NW 9 AVE	CE-19110833	CE-19110833	11/19/2019	9-278(e)	To Wit	1333 NW 9 AVE	Room Ventilation/Screen Requirements	In Violation	11/19/2019
82	1541 NW 19 AVE	CE16051135	CE16051135	05/19/2016	9-307(a)	THERE ARE BROKEN WINDOWS ON THE PROPERTY. THERE ARE WOODEN BOARDS OVER WINDOW FITTINGS	1541 NW 19 AVE		Open	5/18/2016
83	1541 NW 19 AVE	CE16051135	CE16051135	05/19/2016	9-307(a)	THERE ARE BROKEN WINDOWS ON THE PROPERTY. THERE ARE WOODEN BOARDS OVER WINDOW FITTINGS	1541 NW 19 AVE		Open	5/18/2016
84	1541 NW 19 AVE	CE16051135	CE16051135	05/19/2016	9-307(a)	THERE ARE BROKEN WINDOWS ON THE PROPERTY. THERE ARE WOODEN BOARDS OVER WINDOW FITTINGS	1541 NW 19 AVE		Open	5/18/2016
85	1541 NW 19 AVE	CE16051135	CE16051135	05/19/2016	9-307(a)	THERE ARE BROKEN WINDOWS ON THE PROPERTY. THERE ARE WOODEN BOARDS OVER WINDOW FITTINGS	1541 NW 19 AVE		Open	5/18/2016
86	1541 NW 19 AVE	CE16051135	CE16051135	05/19/2016	9-307(a)	THERE ARE BROKEN WINDOWS ON THE PROPERTY. THERE ARE WOODEN BOARDS OVER WINDOW FITTINGS	1541 NW 19 AVE		Open	5/18/2016
87	1541 NW 19 AVE	CE16051135	CE16051135	05/19/2016	9-307(a)	THERE ARE BROKEN WINDOWS ON THE PROPERTY. THERE ARE WOODEN BOARDS OVER WINDOW FITTINGS	1541 NW 19 AVE		Open	5/18/2016

	TYPE	FREQUENCY
1	13I-SUSPICIOUS INCID	197
2	22N-DISTURBANCE-NOIS	192
3	14-INFORMATION	188
4	22-DISTURBANCE/NUISA	187
5	911 HANG UP/DROP OFF	183
6	68-POLICE SERVICE CA	148
7	38-DOMESTIC DISTURB	77
8	38V-DOMESTIC DISTURB	70
9	66-CIVIL MATTER/CUST	63
10	04-ACCIDENT-MINOR	61
11	16C-CHILD/ELDERLY AB	39
12	49A-AUDIBLE/INTRUSIO	37
13	31-ASSAULT	37
14	79-HARASSMENT/STALKI	33
15	76-AOA (ASSIST OTHER	30
16	73-TRAFFIC/PARKING C	30
17	30-LARCENY	29
18	40-VANDALISM/MALICIO	28
19	13P-SUSPICIOUS PERSO	28
20	20-MENTALLY ILL PERS	28
21	51-TRESPASSING	26
22	53-EMBEZZLEMENT-FRAU	25
23	04I-ACCIDENT WITH IN	24
24	74-RECALL	24
25	21V-BREAKING & ENTER	22
26	21R-BREAKING & ENTER	20
27	03-HIT & RUN	20
28	10-STOLEN VEHICLE	19
29	12-RECKLESS DRIVER	19
30	12-RECKLESS DRIVER	19
31	69-ANIMAL SERVICE CA	16
32	83-SHOTS FIRED/WEAPO	16
33	36-FIGHT	16
34	10-50 TRAFFIC STOP	14
35	13V-SUSPICIOUS VEHIC	12
36	72-LOST/FOUND PROPER	12
37	67OD-MEDICAL-OVERDOS	12
38	09-STOLEN TAG	10
39	67PO-MEDICAL-UNCONSC	10

	TYPE	FREQUENCY
40	11-ABANDONED VEHICLE	9
41	67UM-MEDICAL-UNKNOWN	8
42	10R-STOLEN VEHICLE R	7
43	18-FELONY WARRANT	7
44	67ID-MEDICAL-INFECTI	7
45	70AA-ANIMAL ABUSE	7
46	57-NARCOTICS	6
47	33S-SHOOTING/SHOTSP	6
48	08-MISSING PERSON/RU	5
49	08E-MISSING PERSON (5
50	67CR-MEDICAL-CARDIAC	5
51	07-DEAD PERSON	5
52	03I-HIT & RUN WITH I	4
53	25EH-ELECTRICAL/UTIL	4
54	67IJ-MEDICAL-INJURY	4
55	67HM-MEDICAL-HEMORRH	4
56	67SP-MEDICAL-SICK PE	4
57	70AB-ANIMAL BITE	4
58	43-LEWD-LASCIVIOUS A	3
59	04E-ACCIDENT ROLLOVE	3
60	25RS-RESIDENTIAL FIR	3
61	49S-SILENT ALARM	3
62	85-POSSIBLE WANTED P	3
63	08R-MISSING PERSON (2
64	25VF-VEHICLE FIRE	2
65	41AR-ROBBERY-ARMED	2
66	41SA-ROBBERY-PERSONA	2
67	25CSC-CONFINED SPACE	2
68	67SZ-MEDICAL-SEIZURE	2
69	32T-SUICIDE THREATS	2
70	67AR-MEDICAL-ALLERGI	2
71	67CK-MEDICAL-CHOKING	2
72	DISTURBANCE	1
73	39-DISTURBANCE NEIGH	1
74	09A-STOLEN TAG ATTEM	1
75	41A-ROBBERY-ATTEMPT	1
76	25CF-COMMERCIAL STRU	1
77	MULTIFAMILY STRUCTUR	1
78	67AP-MEDICAL-ABDOMIN	1
79	67CP-MEDICAL-CHEST P	1
80	49H-HOLD-UP ALARM	1
81	49SH-SILENT HOLD-UP	1
82	PRIVATE INVESTIGATOR	1
83	HIGH LIFE HAZARD FIR	1
84	35-SEXUAL ASSAULT	1
85	42-CHILD MOLESTATION	1
86	34-STABBING	1

2168 GRAND TOTAL CALLS (YR 2020-2021)

431 CALLS MADE IN 2021

169 FROM NW 8TH AVE

281 FROM NW 7 TERR

461 FROM NW 7 AVE