

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

REGULAR MEETING

THURSDAY – September 15, 2022

3:30 P.M.

**CITY HALL – 8TH FLOOR CONFERENCE ROOM
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FL 33301**

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|-------|---|-------------------------------|
| I. | The Pledge of Allegiance | Ray Thrower
Chairperson |
| II. | Call to Order & Determination of Quorum | |
| III. | Introduction of Board Members and Staff | Ray Thrower
Chairperson |
| IV. | Nomination and Selection
Chair and Vice Chair | Clarence Woods
CRA Manager |
| V. | Approval of Meeting Minutes <ul style="list-style-type: none">• Regular meeting August 3, 2022• Special meeting August 24, 2022 | Chairperson |
| VI. | Program and Project Status Update <ul style="list-style-type: none">• NE 4th Avenue Streetscape Project• Incentive Programs• Rezoning Project | Cija Omengebar
CRA Planner |
| VII. | Communication to City Commission | Chairperson |
| VIII. | Old/New Business <ul style="list-style-type: none">• New Board Term Year Start September• October agenda item suggestions<ul style="list-style-type: none">1. Broward Commuter Rail Presentation• Miscellaneous | Cija Omengebar
CRA Planner |
| IX. | Adjournment | Chairperson |

THE NEXT CCRAB REGULAR MEETING WILL BE HELD ON WEDNESDAY – October 5, 2022

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. The Pledge of Allegiance

**Ray Thrower
Chairperson**

"I pledge allegiance to the flag of the United States of America,
and to the republic for which it stands,
one nation under God,
indivisible,
with liberty and justice for all."

III. Introduction of Members and Staff

**Ray Thrower
Chairperson**

**IV. Nomination and Selection
Chair and Vice Chair**

**Clarence Woods
CRA Manager**

V. Approval of Meeting Minutes

- Regular meeting August 3, 2022
- Special meeting August 24, 2022

Chairperson



CITY OF FORT LAUDERDALE

DRAFT
REGULAR MEETING MINUTES
CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD
WEDNESDAY, AUGUST 3, 2022 – 3:30 PM
CITY HALL - 8th FLOOR CONFERENCE ROOM
FORT LAUDERDALE, FL 33301

Board Members	Present/Absent	Cumulative Attendance	
		September 2021-August 2022	
		Present	Absent
Ray Thrower, Chair	P	9	1
Justin Greenbaum	P	3	1
Jason Hoffman	P	3	0
Shane Jordan	P	8	2
Christina Robinson	P	7	2
Dennis Ulmer, Vice Chair	P	10	0

At this time, there are 6 appointed members to the Board; therefore, 4 constitute a quorum.

Staff:

Al Battle, Deputy Director of the Development Services Department
Angela Salmon, Assistant to the City Manager
Ella Parker, Urban Design and Planning Manager
Cija Omengebar, CRA Planner/Liaison
Clarence Woods, CRA Manager
Jamie Opperee, Prototype Inc. Recording Secretary

Presenter:

Judy Erickson, Transportation Planner II
Mark Alvarez, Corradino Project Director

Others:

Charlene Gunn
Abby Laughlin
Moshe Yehoshoua

Communication to the City Commission:

Motion made by Ms. Robinson, seconded by Mr. Hoffman, to recommend the City defer a decision on the NE 5th Street surplus lots until the area was rezoned. In a voice vote, motion passed unanimously.

I. Pledge of Allegiance

The Board recited the Pledge of Allegiance.

II. Call to Order & Determination of Quorum

Chair Thrower called the meeting to order at 3:33 p.m. Roll was called, and it was noted that a quorum was present.

III. Introduction of Board Members and Staff

Board members and guests introduced themselves.

IV. Approval of Minutes

- Regular Meeting July 6, 2022

Chair Thrower noted a change to the minutes.

Ms. Omengebar clarified that the tax program she was referring to on page four was the property tax rebate program.

Motion by Mr. Greenbaum, seconded by Mr. Jordan to approve the minutes of the July 6, 2022 meeting as amended. Motion passed unanimously.

V. Surplus Lots Discussion – 12XXX NE 5th Street Clarence Woods, CRA Manager, Angela Salmon, Assistant to City Manager

Mr. Woods said it had been suggested they purchase these two lots in order to have some say in the development of the adjacent property. He stated they did not have the funding needed to purchase the lots, but typically the City conveyed the lots to the CRA, provided that had a specific purpose for them. Mr. Woods said they did not want to own the property without a specific purpose because they would be required to pay for upkeep.

Ms. Salmon confirmed that the neighborhood had indicated to the City Commission that they did not want the City to sell the property as surplus but wanted the land for a pocket park. She confirmed that the adjacent property owner did not want to sell but the City was still talking with him.

VI. NE 4th Avenue Box Wrap Preferences Discussion

Ms. Erickson displayed new options for the box wraps that Mr. Yehoshoua had suggested and described where they would be used.

Mr. Yehoshoua said he had created an abstract design with an illusion of dimension. Ms. Erickson agreed to share the proposed placement of the designs from the vendor with Mr. Yehoshoua.

Motion made by Mr. Greenbaum seconded by Mr. Jordan to approve staff's recommendation for the utility box wraps. In a voice vote, motion passed unanimously.

VII. Rezoning Project Refresh Discussion

Mark Alvarez, Corradino Project Director

Mr. Alvarez provided a Power Point presentation, a copy of which is attached to these minutes for the public record.

Mr. Greenbaum recalled the Board had been concerned about cutting the blocks into different zoning districts mid-block. He suggested the core CCMXD zoning include NE 3rd Ave. from NE 13th Street to Sunrise, and to include the church property.

Ms. Parker said the goal of the land use amendment was to provide more development potential and a Local Activity Center. This would tie into the City land use. She agreed they should look at the blocks that were proposed to be separated onto two zonings designations mid-block. They also needed to ensure that transition zones along Sunrise Boulevard were deep enough to get proper incentive-based development.

Mr. Battle agreed with Ms. Parker and wanted to reconsider the split blocks. He wanted to see how this came up during the public meetings. He felt they should have CCMXD all along Sunrise Blvd. as well, but they needed to consider how to transition to the residential zone north of there. Mr. Greenbaum acknowledged that the lack of depth along Sunrise now prohibited redevelopment there.

Public Comment

Abby Laughlin asked why there had been no TOD zoning around the railroad tracks, at the edge of the mixed-use or along Sunrise. Mr. Alvarez agreed and said this could be considered when the land use plan amendment for a Local Activity Center was done. He noted that currently, it was not certain that a train station would be built there.

Mr. Battle said the Board could make recommendations on the plan after the public meeting.

VIII. Communication to City Commission

Regarding Agenda Item V, the NE 5th Street surplus lots, Mr. Ulmer said Commissioner Glassman, in whose district the parcel was located, would probably listen to his constituents' wishes to make the parcel a park. Mr. Greenbaum said at the Commission meeting, Commissioners did not seem to think it was worth making it into a park. Mr. Greenbaum said he would support a park if it could be connected to the next block to the east so more people could access it.

Motion made by Ms. Robinson, seconded by Mr. Hoffman, to recommend the City defer a decision on the NE 5th Ave. surplus lots until the area was rezoned. In a voice vote, motion passed unanimously.

IX. Old/New Business

- August 24, 2022 Special Meeting Reminder

Ms. Omengebar pointed out that the meeting would be held In Commission chambers at 6 PM. She said staff would be present to take note of input from residents and Board members.

- September 7 Agenda Items Recommendation
 - Neighborhood grant program

Ms. Omengebar said they were working on a memo asking the CRA Board to approve the program.

Motion made by Ms. Robinson, seconded by Mr. Hoffman, to reschedule the September meeting to September 14. In a voice vote, motion passed unanimously.

X. Adjournment

There being no further business, the meeting was adjourned at 5:07 p.m.

The next meeting will be held on September 14, 2022.

[Minutes written by J. Opperlee, Prototype, Inc.]



CITY OF FORT LAUDERDALE

DRAFT
SPECIAL MEETING MINUTES
CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD
WEDNESDAY, AUGUST 24, 2022 – 6:00 PM
CITY HALL – 1st FLOOR CHAMBER ROOM
FORT LAUDERDALE, FL 33301

Board Members	Present/Absent
Ray Thrower, Chair	P
Justin Greenbaum	P
Jason Hoffman	P
Shane Jordan	P
Joseph Maca	A
Christina Robinson	P
Dennis Ulmer, Vice Chair	P

At this time, there are 6 appointed members to the Board; therefore, 4 constitute a quorum.

Staff:

- Tania Bailey Watson, CRA Administrative Assistant
- Anthony Fajardo, Assistant City Manager
- Erica Franchesci, Assistant to Commissioner Glassman
- Al Battle, Deputy Director, Development Services Department
- City Commission member Steven Glassman
- Lorraine Tappen, Principle Urban Planner
- Nick Kalagyros, Urban Planner
- Chris Cooper, Director, Development Services Department
- Cija Omengabar, CRA Planner/ Board Liaison
- Clarence Woods, CRA Manager
- Jamie Opperlee, Prototype Inc. Recording Secretary

Others:

- | | |
|--|------------------|
| Mark Alvarez, Corradino Project Director | Alan H. Beck |
| Edward Catalano | Jeff Sullivan |
| Rockell McShan | George Williams |
| Marie McGinley | Jeffrey Hansen |
| Gabriel Solturn | Aaron Beiswenger |
| Rey Vivas | Roya Edwards |
| Shawn Rothlis | |

Communication to the City Commission:

None

I. Pledge of Allegiance

The Board recited the Pledge of Allegiance.

II. Call to Order & Determination of Quorum

Chair Thrower called the meeting to order at 6:05 p.m. Roll was called, and it was noted that a quorum was present.

Chair Thrower said this was the eighth public hearing on this proposal. He noted the project had been put on hold due to a change in consultants and again due to the pandemic.

III. Presentation of the Final Zoning Code Proposal for the Central City Area

Mark Alvarez, Project Director, Corradino Group, provided a Power Point presentation, a copy of which is attached to these minutes for the public record.

IV. Board Discussion

Mr. Hoffman asked why they were not doing the Comprehensive Plan amendment concurrent with the rezoning and Mr. Alvarez said they had been unable to extend the contract to include the Comprehensive Plan amendment so they determined they would provide everything possible in the zoning code, with the emphasis on reusing existing spaces. He noted the amount of oversight entailed in the Comprehensive Plan amendment, with State, County and municipalities entities performing reviews. That process would take 18-24 months and they did not want to delay.

Anthony Fajardo, Assistant City Manager, said they wanted to begin incremental changes now and not wait the possible two years that a Land Use Plan amendment could take.

Chair Thrower said this would definitely help the community and the Central City CRA go forward.

Mr. Alvarez described the difference between an “extensive” and “intensive: green roof. An extensive roof could only sustain ground cover, but an intensive roof could support trees, and they therefore felt it warranted an additional bonus. Mr. Alvarez informed Mr. Greenbaum that hotels would be permitted on any primary or secondary street within the MXD zoning.

Ms. Robinson asked if the business owner must occupy the residential portion of the “live/work” units and where these units existed in Fort Lauderdale. She asked what would

incentivize an investor to build such units. Mr. Alvarez said the residential portion of a live/work unit could be a rental. He stated this was another way to use retail space on ground floors in a mixed-use development. Combining residential and retail like this provided more viable options for ground floors, since the residential market was already strong. Mr. Fajardo noted that Bamboo Flats in Flagler Village had live/work units and there were several in downtown Wilton Manors.

V. Public Comments

Edward Catalano said the process had taken a long time but they could finally see the light at the end of the tunnel. He felt it was now moving along well and he supported the zoning changes.

Rockell McShan asked about building multifamily affordable housing in the area of 1445 NW 7th Terrace. Mr. Alvarez said that address was outside the proposed zoning changes, so its zoning would not be changing. He recalled community input at prior workshops had indicated a lot of sensitivity to changing the zoning in residential neighborhoods.

Gabriel Soltorn asked how the TE zoning designation would affect property owners along the transitional edge and how they could protect themselves from noise and traffic. Mr. Alvarez said TE would allow for slightly denser development in terms of form. This area had two different densities and also allowed higher walls and buffers to protect abutting residential areas from commercial development. It would have no effect on existing property owners in the TE zone regarding making any of those properties non-compliant. It had the same uses but allowed different forms of residential development.

Abby Laughlin said she supported the proposed changes. She recalled discussing concurrently amending the Comprehensive Plan or the Land Use Plan and she was disappointed they were not doing this now. She asked what it would take to start that process. Mr. Fajardo said the request could come from the Board. He explained they had tried to add a Land Use Plan amendment to the scope of services for this consultant but it had not been included and the City Attorney had opined that the City could not use the current contract. They could have issued another RFP but this would have halted the entire process. The Board needed to make a recommendation to the City Commission for another RFP.

Mr. Woods said they had considered the timing and the scope of the current consultant's contract. They wanted the current consultant to complete the current scope, which would allow them to bid on the Land Use Plan amendment. He therefore recommended waiting until this project was complete.

Shawn Rothlis asked Mr. Alvarez to explain the transitional edge [TE] zoning and Mr. Alvarez stated this was still a residential area that would allow more forms of development, such as the live/work units, but not additional density. Mr. Rothlis then asked about the pedestrian environment and Sunrise Boulevard and Mr. Alvarez noted

Sunrise was a very well-trafficked road and said they were creating a grid in the MXD zoning for pedestrians to cross the street and move around. Mr. Rothlis felt a lot of crime was moving from the west Sunrise pedestrian environment up into South Middle River. He asked if they were considering rezoning the B-1 and B-2 areas to address this. Mr. Alvarez said Sunrise was an urban corridor and had to be treated differently from an urban core. He added that to address Sunrise properly, they needed to consider both sides of the street. He suggested a corridor study.

Mr. Greenbaum asked about larger mixed-use projects spanning from Sunrise Boulevard [B-1] into the TE zoning area. Mr. Alvarez said they would need to address encroaching into a neighborhood with commercial uses and having a single property with split zoning. He thought it could be addressed without upsetting the balance in the area. Ms. Tappen said one of the limitations of taking on property to the north was that this would require higher density. A land use change could be submitted for such a development.

Marie McGinley recalled that during community meetings, the community had indicated it was very important to change the depth of properties on Sunrise Boulevard. They wanted to be able to compete with the other side of Sunrise. Ms. McGinley said they had been told that the Transitional Edge [TE] would be adjacent to commercial properties and would be used for parking, not the businesses. Mr. Alvarez stated this was an issue with the underlying Land Use Plan. The line between the TE and B-1 was a change in use as well as intensity and density.

Rey Vivas described his own experience developing property abutting Sunrise extending into the proposed TE area. He said the only thing they could build there now was a fast-food restaurant or a car wash. He said they were investing in the community to improve the look of Sunrise Boulevard.

Alan Beck asked if a developer could assemble properties on NW 4th Avenue between Sunrise and NW 11 Street and Mr. Fajardo said a developer could buy multiple properties today but the Land Use Plan limited development to 15 residential units per acre. He said they realized that depth was an issue on Sunrise and would remain so until the Land Use component was addressed.

Mr. Rothlis asked about bringing the TE zoning all the way to Sunrise and Mr. Fajardo stated this area allowed for mixed-use projects, but the problem was depth. They must do a Land Use amendment to increase density.

VI. Board Recommendation

Motion made by Mr. Greenbaum, seconded by Mr. Hoffman, to recommend approval of the plan as presented, as shown on the "Central City Mixed Use" alternative map and to pursue the Future Land Use amendment as soon as the existing contract was up with this consultant. In a roll call vote, motion passed 6-0.

VII. Adjournment

There being no further business, the meeting was adjourned at 7:54 p.m.

The next meeting will be held on September 15, 2022.

[Minutes written by J. Opperlee, Prototype, Inc.]

VI. Program and Project Status Update

- NE 4th Avenue Streetscape Project
- Incentive Programs
- Rezoning Project

**Cija Omengebar
CRA Planner**

VII. Communication to City Commission Chairperson

VIII. Old/New Business

Cija Omengebar

- New Board Term Year start September
- October agenda item suggestions
 1. Broward Commuter Rail Presentation
- Miscellaneous

IX. Adjournment

Chairperson