



CITY OF FORT LAUDERDALE

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

<b>Board Members</b>	<b>Present/Absent</b>
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 Omengebar, CRA Planner/ Board Liaison  
 Clarence Woods, CRA Manager  
 Jamie Opperee, 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 Soltun	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 Soltun 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.]