

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

**RESCHEDULED REGULAR MEETING**

**MONDAY – October 10, 2022**

**1:00 P.M.**

**CITY HALL – 1<sup>ST</sup> FL COMMISSION CHAMBER  
100 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FL 33301**

---

- |       |  |   |
|-------|--|---|
| I.    | The Pledge of Allegiance   | Ray Thrower<br>Chair                                |
| II.   | Call to Order & Determination of Quorum  | Ray Thrower<br>Chair                                |
| III.  | Introduction of Board Members and Staff  | Ray Thrower<br>Chair                                |
| IV.   | Approval of Meeting Minutes <ul style="list-style-type: none"><li>• Rescheduled Regular Meeting<br/>September 15, 2022</li></ul>   | Ray Thrower<br>Chair                                |
| V.    | Reconnecting Communities Grant Application<br>Overview and Request for Support   | Karen Warfel<br>Transportation<br>Planning Manager  |
| VI.   | Discussion and Recommendation<br>Rezoning of the Northwest Quadrant<br>Presentation  | Mark Alvarez<br>Project Director<br>Corradino Group |
| VII.  | Program and Project Status Update <ul style="list-style-type: none"><li>• NE 4<sup>th</sup> Avenue Project</li><li>• Non-residential Incentive Programs</li></ul>  | Cija Omengebar<br>CRA Planner                       |
| VIII. | Communication to City Commission   | Ray Thrower<br>Chair                                |
| IX.   | Old/New Business <ul style="list-style-type: none"><li>• November agenda item suggestions<ul style="list-style-type: none"><li>1. Broward Commuter Rail Presentation</li></ul></li><li>• Miscellaneous</li></ul> | Cija Omengebar<br>CRA Planner                       |
| X.    | Nomination and Selection<br>Chair and Vice Chair Positions   | Clarence Woods<br>CRA Manager                       |
| XI.   | Adjournment  | Chairperson   |

---

**THE NEXT CCRAB REGULAR MEETING WILL BE HELD ON WEDNESDAY – November 2 , 2022**

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  
Chair**

## **THE PLEDGE OF ALLEGIANCE**

"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."

**II. Call to Order & Determination of Quorum**

**Ray Thrower  
Chair**

**III. Introduction of Board Members and Staff**

**Ray Thrower  
Chair**

- IV. Approval of Meeting Minutes**
- **Rescheduled Regular Meeting  
September 15, 2022**

**Ray Thrower  
Chair**



CITY OF FORT LAUDERDALE

**DRAFT**  
**RESCHEDULED REGULAR MEETING MINUTES**  
**CITY OF FORT LAUDERDALE**  
**CENTRAL CITY REDEVELOPMENT ADVISORY BOARD**  
**THURSDAY, SEPTEMBER 15, 2022 – 3:30 PM**  
**CITY HALL - 8<sup>th</sup> FLOOR CONFERENCE ROOM**  
**FORT LAUDERDALE, FL 33301**

<b>Board Members</b>	<b>Present/Absent</b>	<b>Cumulative Attendance</b>	
		<b>September 2022-August 2023</b>	<b>Present</b>
Ray Thrower, Chair	P	1	0
Edward Catalano	P	1	0
Justin Greenbaum	A	0	1
Jason Hoffman	A	0	1
Shane Jordan	P	1	0
Joseph Maca	P	1	0
Christina Robinson [arrived 4:05]	P	1	0
Dennis Ulmer, Vice Chair	A	0	1

At this time, there are 8 appointed members to the Board; therefore, 5 constitute a quorum.

**Staff:**

Cija Omengabar, CRA Planner/Liaison  
 Clarence Woods, CRA Manager  
 Carla Blair, Prototype Inc. Recording Secretary

**Others:**

Linda Fleischman  
 Scott Sheckman  
 Troy Liggett

**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 3:37 p.m. Roll was called, and it was noted that a quorum was not present.



### **III. Introduction of Board Members and Staff**

Board members and guests introduced themselves.

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

This item was deferred to the next meeting.

### **VI. Program and Project Status Update**

- NE 4<sup>th</sup> Avenue Streetscape Project

Ms. Omengebar reported they were working on a solicitation to hire a construction company, which should take about three months. Funding would come from the Broward Redevelopment grants to widen sidewalks, plant trees, and add lighting.

- Incentive Programs

Ms. Omengebar stated they had the same amount they started with at the beginning of the year, approximately \$1 million. There were people interested, but she did not think any applications would be ready by the end of the fiscal year.

- Rezoning Project

Ms. Omengebar recalled the public meeting on August 24 and said they would present to Mr. Liggett's neighborhood association on September 28. She said they had discussed the Northwest quadrant with the Planning Department. At the August 24 meeting, this had been shown split, with RM-15 on one side and RDs-15 on the other, where any building demolished must be replaced with a single-family home. They had changed this to make the entire quadrant RM-15 and would take this to the Planning and Zoning Board in October. Ms. Omengebar showed on the map where the RM-15 zoning would be in the Northwest quadrant.

### **VII. Communication to City Commission**

None

### **VIII. Old/New Business**

- New Board Term Year Start September

Ms. Omengebar reminded Board members that September was the start of a new Board year and they were only permitted three absences per year [aside from special meetings].

- October agenda item suggestions
  - Broward Commuter Rail Presentation

Ms. Omengebar said she had the presentation and it was very long and she would request an overview.

Chair Thrower stated the presentation concerned the tunnel/bridge options. Mr. Liggett had seen the presentation months ago and expressed concern that the commuter rail would follow the tracks that currently ran between Middle River Terrace and Lakeridge

and would double the current traffic. The neighborhood would prefer the rail went under Sunrise.

- **Miscellaneous**

Mr. Catalano requested information on the program to help people renovate their homes and Ms. Omengebar said this had not been approved by the City Commission yet but she would send Mr. Catalano information. Mr. Woods described how the painting and landscaping program worked in other parts of the City. Mr. Maca asked how they made the community aware of the program and Mr. Woods explained they had created a marketing campaign, including door hangers. Then they partnered with Rebuilding Together, who had their own partners. Mr. Woods said they would need to adopt the Northwest Landscape and Painting program and then figure out how to get Rebuilding Together on board. Mr. Jordan said Rebuilding Together was a great organization and asked Ms. Omengebar to send Board members a link to Rebuilding Together's website.

Ms. Robinson arrived at 4:05.

Mr. Liggett asked the Board to dedicate some energy to adding park space in the southern part of Middle River Terrace while they were going through the rezoning. He mentioned a property on NE 5<sup>th</sup> Avenue and Chair Thrower stated this property was already on the Board's radar.

**V. Approval of Minutes**

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

This item was deferred to later in the meeting when a quorum was present.

**Motion** by Mr. Catalano, seconded by Mr. Jordan to approve the minutes of the August 3, 2022 meeting. Motion passed unanimously.

**Motion** by Mr. Jordan, seconded by Mr. Catalano to approve the minutes of the August 24, 2022 special meeting. Motion passed unanimously.

**X. Adjournment**

There being no further business, the meeting was adjourned at 4:09 p.m.

The next meeting will be held on October 5, 2022.

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

**V. Reconnecting Communities Grant Application  
Overview and Request for Support**

**Karen Warfel  
Transportation  
Planning Manager**

October 1, 2022

The Honorable Pete Buttigieg  
Secretary of Transportation  
U.S. Department of Transportation  
Washington, DC 20590

Dear Secretary Buttigieg:

On behalf of **Fort Lauderdale Central City Community Redevelopment Agency Advisory Board**, I am writing to support the Reconnecting Communities grant application of the cities of Fort Lauderdale, Oakland Park, and Wilton Manors, Florida. We strongly support the scope of the grant application to provide planning resources to identify solutions to eliminate transportation barriers and allow for safe connectivity between the residents and major amenities and facilities.

**Insert paragraph about your organization**

Our agency represents a business district that is bisected by wide streets that were built generations ago to just move vehicles quickly without consideration for those not choosing or not able to be in a vehicle. We have been working closely with the City of Fort Lauderdale Transportation & Mobility Department for years to try to break down these barriers and have made some great successes most notably two lane elimination projects. One was the first streetscape project to be funded by our County Economic Redevelopment Program and was an amazing success. This district has seen incredible economic growth because of the additions of landscaped buffering of the sidewalks, crosswalks, lighting, and bike lanes to provide safer access to the businesses on the corridor.

We at Central City CRA Advisory Board look forward to working together with the cities of Wilton Manors and Oakland Park to expand on our successes to be able to create a connected region supporting economic growth within all our communities across political boundaries.

The Federal level of commitment to local communities to be able to overcome the challenges of these barriers at the local level is exciting. We are committed to partnering to ensure that our businesses are engaged in the public outreach process and look forward to creating a future for our communities together across jurisdictional boundaries.


**The Central City Community Redevelopment Agency Advisory Board** strongly supports this initiative. Please feel free to contact me if I may provide additional information.

Sincerely,

**VI. Discussion and Recommendation  
Rezoning of the Northwest Quadrant  
Presentation**

**Mark Alvarez  
Project Director  
Corradino Group**





# Fort Lauderdale Central City CRA Rezoning Update

October 10, 2022

Central City Redevelopment Advisory Board



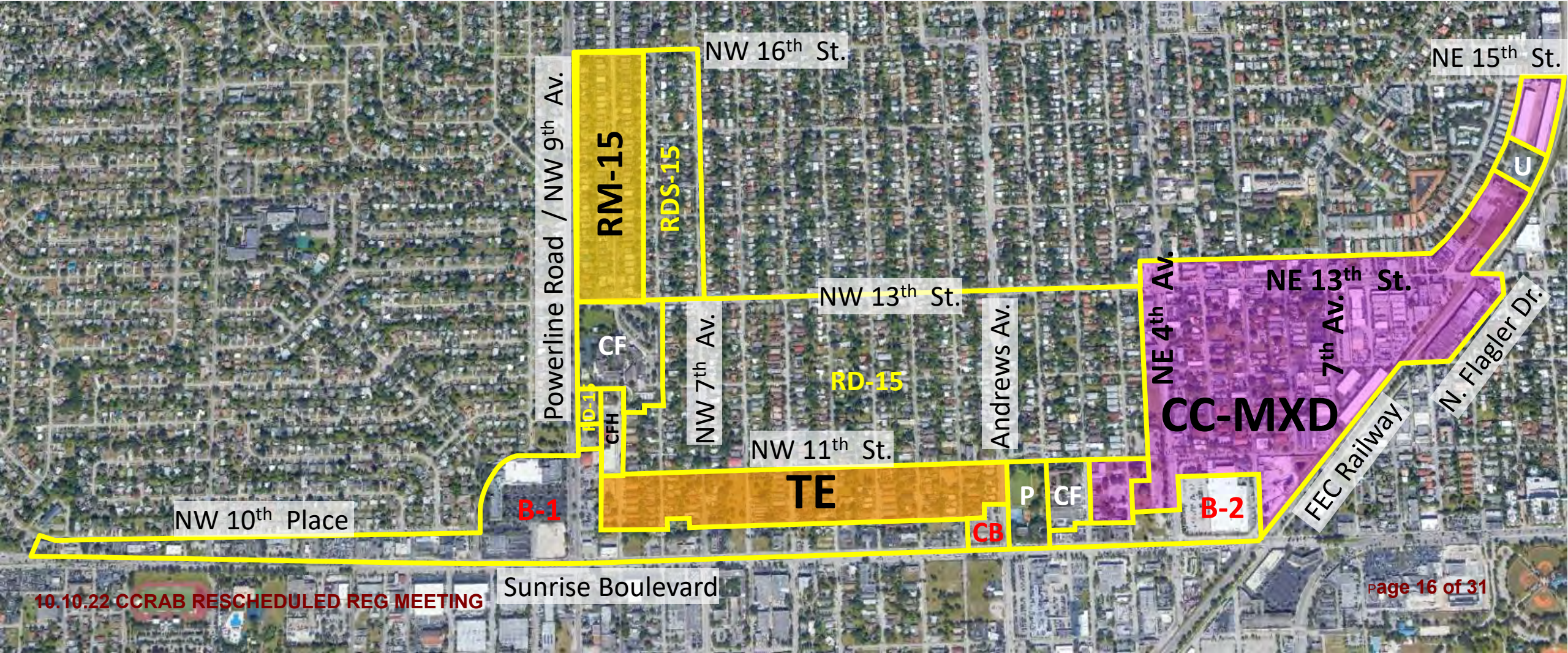
**Proposed**  
**Central City NW Quadrant Rezoning**  
**Residential Single Family/Medium Density District (RDs-15)**  
**to**  
**Residential Multifamily Low Rise/Medium Density District (RM-15)**



# Map Changes: NW Quadrant – August 24<sup>th</sup> Proposal

## RDS-15 to RM-15

## NW 13<sup>th</sup> St to NW 16<sup>th</sup> St, 9<sup>th</sup> Avenue to west of NW 8<sup>th</sup> Avenue

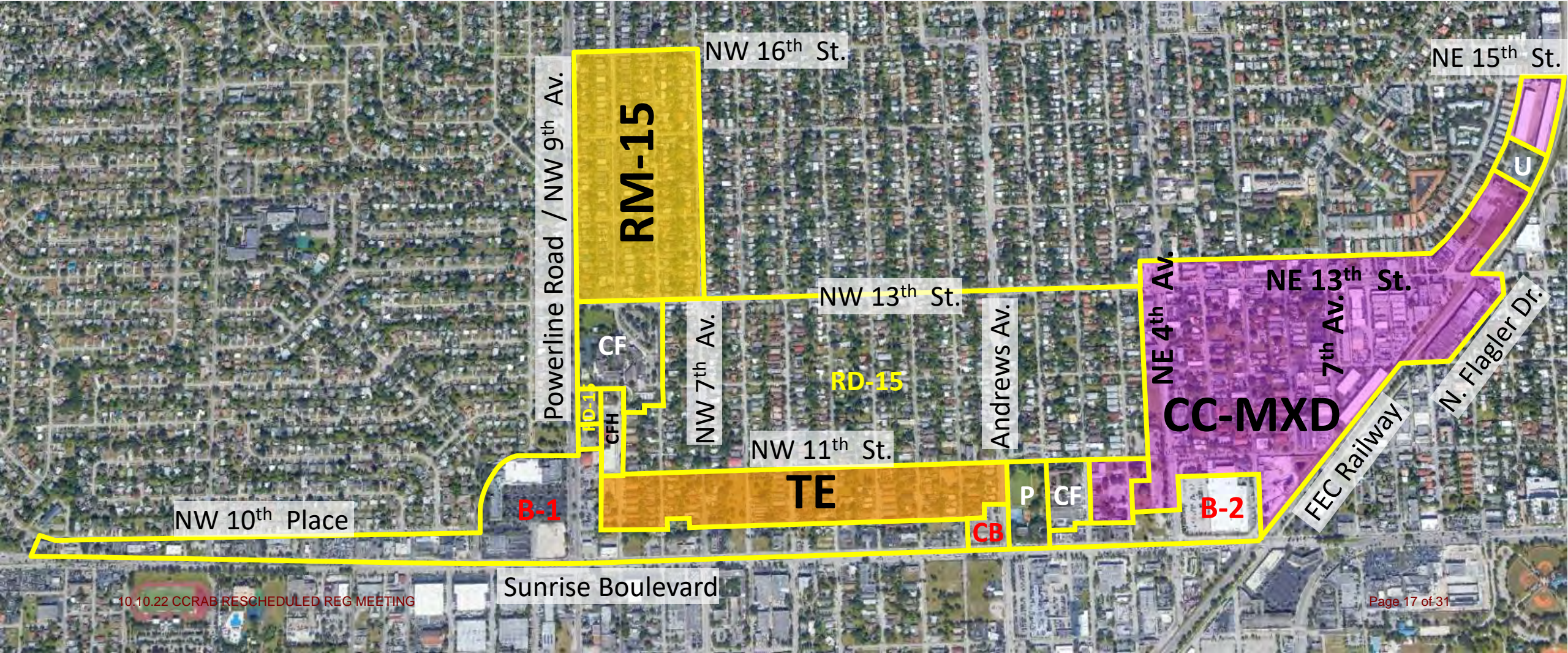




# Map Changes: NW Quadrant – Proposed Zoning Map

## RDS-15 to RM-15

## NW 13<sup>th</sup> Street to NW 16<sup>th</sup> Street, 9<sup>th</sup> Avenue to NW 7<sup>th</sup> Avenue





# Central City NW Quadrant Rezoning RDS-15 to RM-15 Comparison of Uses

Existing Zoning District RDs-15	Proposed Zoning District RM-15
<b>Permitted Uses</b>	<b>Permitted Uses</b>
Single Family Dwelling	Single Family Dwelling
	Cluster Dwelling
	Zero-lot-line
	Duplex
	Townhouse
	Multifamily
Community Residence (Max 3 Residents)	Community Residence (Max 3 Residents)
Family Community Residence (4 to 10 Residents)	Family Community Residence (4 to 10 Residents)
Public Purpose Facilities	Public Purpose Facilities
Child Day Care Facilities	Child Day Care Facilities
Accessory Uses, Buildings and Structures	Accessory Uses, Buildings and Structures
Urban Agriculture	Urban Agriculture
<b>Conditional Uses</b>	<b>Conditional Uses</b>
Family Community Residence (10+ residents)	Bed and Breakfast
Transitional Community Residence (4+ residents)	Mixed-Use Development
Community Residence	House of Worship
	School
	Social Service Facility, Level II


# Central City NW Quadrant Rezoning

## RDS-15 to RM-15 Comparison of Dimensional Requirements

Requirements	Existing Zoning District RDs-15	Proposed Zoning District RM-15
Maximum building height (ft.)	35'	35'
Minimum front yard (ft.):	25'	25'
Minimum side yard (ft.):	5'	5'
Minimum rear yard (ft.):	15'	15'
Corner yard(ft.)	No Less than 10'	No Less than 10'
Minimum Lot Width	50'	50'
Minimum Lot Size (Square Feet)	6,000 Single Family/Duplex	5,000 Single Family/Duplex 7,500 Townhouses/Multifamily



# Central City NW Quadrant Rezoning Schedule

CCRAB Meeting	October 10, 2022	
Public Participation Meeting	October 11, 2022	
<b>Planning and Zoning Board</b>	<b>November 16, 2022</b>	
City Commission Meeting – 1 <sup>st</sup> Reading of Ordinance	December 20, 2022	
City Commission Meeting – 2 <sup>nd</sup> Reading of Ordinance	January 10, 2023	



# Proposed

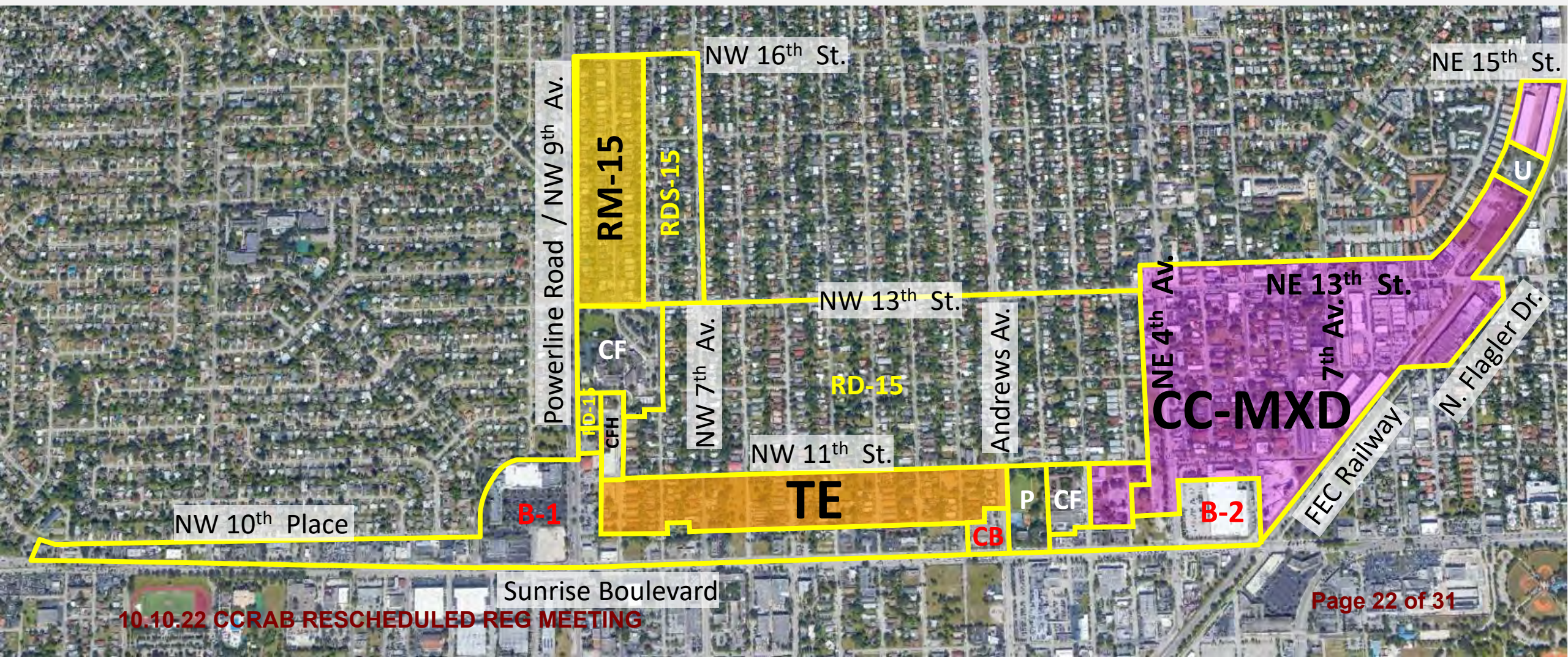
## Central City Mixed-Use District

- Map Change to incorporate Sunrise Corridor and TE (*map change*)
- Include corridor-specific text for Sunrise Corridor (*text change*)
- Include transition-specific compatibility text for south side of 11<sup>th</sup> Street
- Provide better redevelopment opportunity by assemblage along Sunrise (*map & text*)
- One new zoning district instead of two: easier to approve and administer
- Text changes to:
  - better format for ULDR consistency
  - reduce undesired form-based code requirements
  - include height limits and protections near neighborhoods
  - incorporate Sunrise frontage requirements
  - define horizontal mixed use along Sunrise Corridor



# Map Changes: August 24<sup>th</sup> Proposal Zoning Map

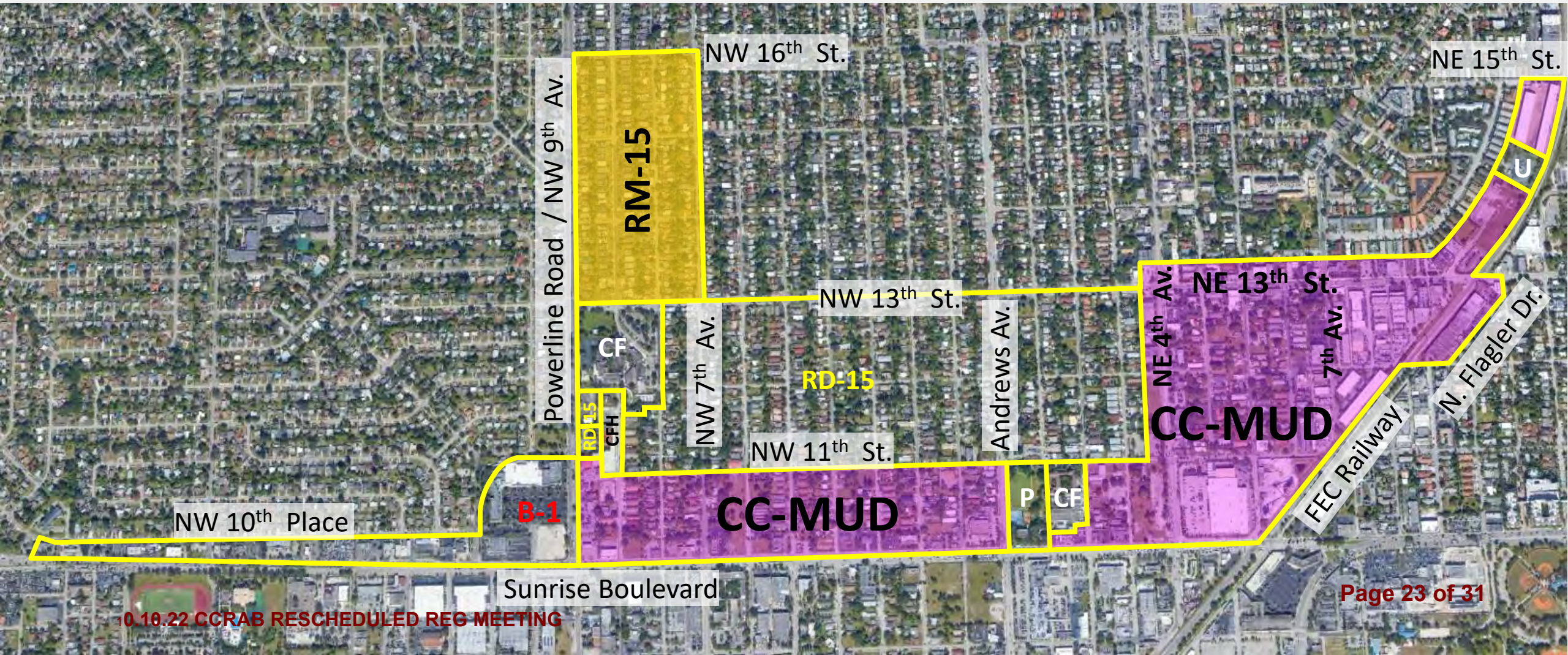
## CC-MXD<sub>(magenta)</sub> and TE<sub>(orange)</sub>





# Map Changes: Proposed Zoning Map

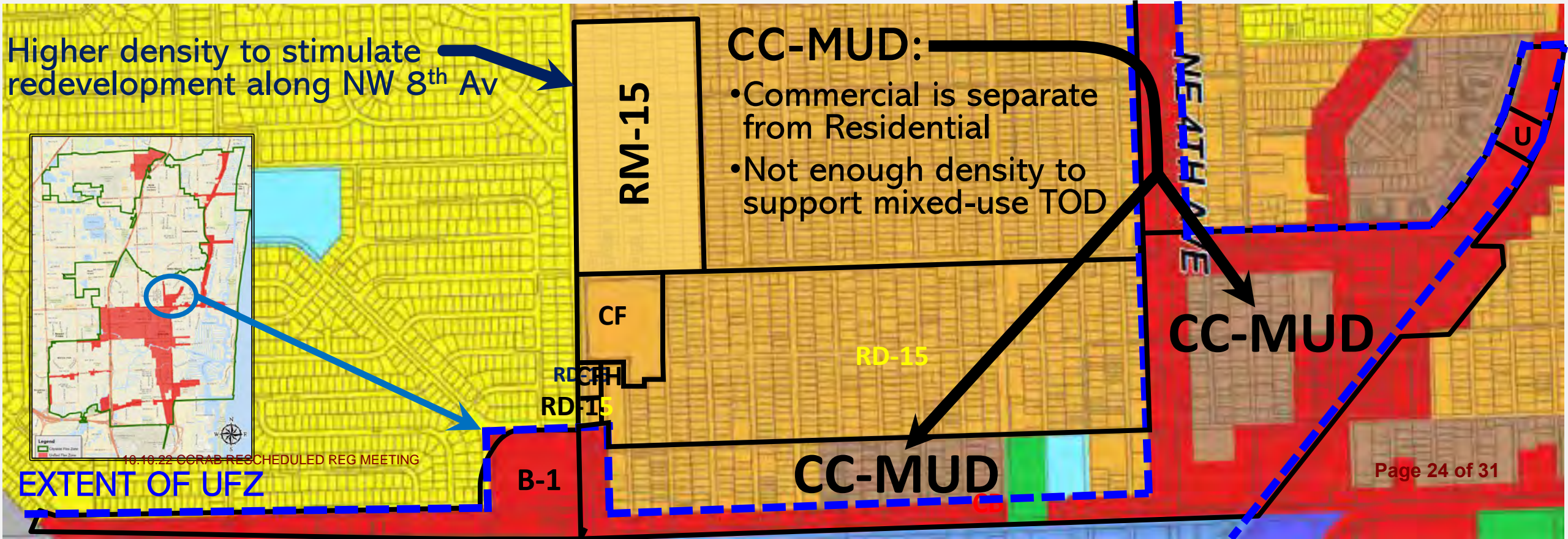
## CC-MUD (magenta)





# Going Forward: Amend City Comprehensive Plan

- City of Fort Lauderdale Future Land Use Plan does not well support CC-MUD redevelopment objective
- Medium High Density Residential designated area in the CC-MUD supports only about 700 dwelling units
- for now, part of CC-MUD can use residential flex units – but competes for allocation on a city-wide scale
- concept is to propose Local Activity Center for all of CC-MUD and park and school in between (total 160 acres)
- may also include Northwest Quadrant to increase residential density (not part of mixed-use LAC)





# Central City Mixed Use District (MUD) Rezoning Tentative Schedule

CCRAB Meeting

October 10, 2022



CCRAB meeting to discuss CC-MUD specifics

December 2022

Public Participation Meeting

January 2023

Planning and Zoning Board

January 2023

City Commission Meeting – 1<sup>st</sup> Reading of Ordinance

February 2023

City Commission Meeting – 2<sup>nd</sup> Reading of Ordinance

March 2023

Land Use Plan Amendment (LUPA)

to facilitate mixed-use and increase density

early 2023 to start



Thank you.  
Questions?

10.10.22 CCRAB RESCHEDULED REG MEETING



- VII. Program and Project Status Update**
- **NE 4<sup>th</sup> Avenue Project**
  - **Non-residential Incentive Programs**

**Cija Omengebar  
CRA Planner**

**VIII. Communication to City Commission**

**Ray Thrower  
Chair**

**IX. Old/New Business**

- **November agenda item suggestions**
  1. **Broward Commuter Rail Presentation**
- **Miscellaneous**

**Cija Omengebar  
CRA Planner**

**X. Nomination and Selection  
Chair and Vice Chair Positions**

**Clarence Woods  
CRA Manager**

**XI. Adjournment**

**Chairperson**