

I. The Pledge of Allegiance

Cija Omengebar

*"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

Cija Omengebar

III. Nomination of Chair and Vice Chair

Cija Omengebar

**IV. Approval of Minutes
February 7, 2024 Regular Meeting**

Chair



CITY OF FORT LAUDERDALE

DRAFT
REGULAR MEETING MINUTES
CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD
WEDNESDAY, FEBRUARY 7, 2024 – 3:30 PM
CRA OFFICE - 2nd FLOOR CONFERENCE ROOM
914 SISTRUNK BOULEVARD
FORT LAUDERDALE, FL 33311

Board Members	Present/Absent	Cumulative Attendance	
		September 2023	August 2024
Ray Thrower, Chair	P	6	0
Edward Catalano	P	6	0
Linda Fleischman	P	6	0
Justin Greenbaum	P	6	0
Troy Liggett	P	1	0
Christina Robinson, Vice Chair	A	5	1
Carlton Smith	P	5	0
Nikola Stan	P	6	0

Staff:

Anthony Fajardo, Assistant City Manager
Rachel Williams, Housing & Community Development Manager
Angela Salmon, Assistant to the City Manager
Clarence Woods, CRA Manager
Cija Omengebar, CRA Planner/Liaison
Tania Bailey-Watson, CRA Senior Administrative Assistant

Others:

Randall Klett
Doug Mayer, First Church of God
Verol Mangaroo, First Church of God
Carla Blair, Recording Secretary, Prototype Inc.

Communication to the City Commission:

None

I. Pledge of Allegiance

Board members recited the pledge of allegiance.

II. Call to Order & Determination of Quorum

Chair Thrower called the meeting to order at 3:34 p.m. Roll was called, and it was noted that a quorum was present.

III. Introduction of Board Members and Staff

Board members and staff introduced themselves.

IV. Approval of Meeting Minutes

- Regular Meeting: January 10, 2024

Chair Throner noted changes to the minutes.

Motion by Mr. Catalano, seconded by Mr. Smith to approve the minutes of the January 10, 2024 meeting. In a voice vote, motion passed unanimously.

V. Informative Presentation Solicitation 37

Angela Salmon, Assistant to the City Manager and Rachel Williams, Housing & Community Development Manager

1. CHDO to Develop Multi Family Senior Housing

Ms. Salmon described the Live Local Act and the process for identifying properties for prospective affordable housing development. The City had identified 71 surplus properties in 2021 and found eight that met the criteria. The City Charter determined how properties could be transferred. Ms. Williams stated the entities to which the properties could be transferred were Community Housing Development Organizations, which focused on providing housing for people making 80% or less of the Area Median Income [AMI]. Housing and Community Development could partner with the CRA to obtain the properties and provide gap financing through the State Housing initiative Partnership [SHIP]. Ms. Williams said the City's efforts had begun well before the Live Local Act. She said they were not yet far enough in the conversation to determine if any of the organizations would qualify for tax-exempt status under Live Local.

Mr. Woods thought if the CHDO kept the property title, it would be tax exempt, but if the property were sold to a family, it would go on the tax rolls. Ms. Williams said this was for rental senior housing. She stated they wished the City to make it perpetual to ensure it stayed affordable for a long time.

Ms. Salmon informed the Board that the information was on the City's real estate website.

2. H.O.M.E.S. South Florida Inc. Proposal

Mr. Kempe distributed an information sheet on H.O.M.E.S. He said they had been focusing on acquisition and rehab of existing multi-family properties to preserve affordable housing but had responded to the RFP for this new construction project. He provided a Power Point presentation, a copy of which is attached to these minutes for the public record.

Ms. Williams described how HUD defined "income" for low-income eligibility. She said they had awarded the bid but the project still needed to go through the DRC process and final contract. She stated this should go to the City Commission in March for ratification.

Mr. Greenbaum asked if there were requirements for Green construction and Ms. Williams said HUD required this. They were still negotiating regarding solar panels because on a small project it was difficult to recoup the cost. Mr. Kempe said they would do whatever they could to make this as Green as possible. He stated senior housing was

appropriate here but he would have preferred starting the eligible age at 55 instead of 62. He discussed the need for housing for women and children leaving abusive relationships, youth ageing out of foster care, and homeless LGBTQ youth. Mr. Kempe informed Mr. Liggett that they had no plans yet for the property they owned on 13th Street. He said their goal was to hire a consultant to help determine the highest and best use of the property.

Mr. Stan was concerned that this low-income housing would not be maintained and Mr. Kempe said H.O.M.E.S. would manage and maintain the property. Ms. Williams noted there were new housing inspection standards and requirements, including City staff annual housing quality inspections.

Mr. Fajardo discussed the new app called Fix It FTL that allowed users to take a photo of a maintenance issue in the City and it would be geolocated and reported to the appropriate department.

VI. Continue Discussion

1001 NE 13 Street and 1400 Progresso Drive - DRC Case #S23050

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

VII. Program and Project Status Updates

1. Commercial Incentives Program

Ms. Omengabar noted there was more interest this year than in past years.

Mr. Liggett asked about the funding for incentives and Ms. Omengabar explained they had amended the budget for this program. Chair Thrower said it was exciting that so many applicants were on Sunrise Boulevard. Ms. Omengabar said the Business Improvement Program had a maximum of \$225,000. Businesses along the Sunrise Blvd., NE 4th Ave. or NE 13th Street “focus areas,” were eligible for up to 90% of improvement costs, to a maximum of \$225,000 and \$125,000 for the façade.

2. Façade and Landscape Program

Ms. Omengabar had distributed a list of participants, and said numbers one through seven, except number three, which was completed, had been approved. Three multi-family properties had applications but had not submitted them yet. She noted that last year, she had only received two applications. Mr. Catalano stated he and Ms. Robinson had handed out flyers.

3. NE 4th Avenue Streetscape Improvement Project

Mr. Catalano reported the sidewalk was almost finished.

4. Rezoning Project

Ms. Omengabar said they would make a presentation at the March meeting. They were still seeking a venue for the public presentation.

5. Road Closure Lights Installation Project

Mr. Omengebar said procurement had created the purchase order, enabling them to buy the lights. Corey Collier in the Parks Department was working with FPL. She said the process could take six to 12 months.

VIII. Communication to City Commission

None

IX. Old/New Business

- CRA 101 & CIP Workshop Status

Mr. Fajardo described the difficulty of identifying appropriate spaces for meetings since the loss of City Hall. Ms. Omengebar said they would also hold the special workshop meeting regarding the Capital Improvement Plan in a larger venue between the Board's February and March meetings.

Motion made by Mr. Liggett, seconded by Mr. Catalano to move the public meeting on the rezoning to 6:00 PM. [Motion was never voted on]

Mr. Liggett asked for the records of public input regarding the rezoning project and Mr. Fajardo agreed to speak with staff to find the materials. Ms. Omengebar said the backup documents and minutes from all these meetings were on the City's website.

- March Agenda Recommendations
 1. Presentation on the Capital Improvement Plan

Ms. Omengebar said she was seeking a space for February 21 or 22 at the usual time. Mr. Liggett said the Plan was supposed to be updated every five years and it had not been since 2018. The existing Plan centered on a rail station on 13th Street but that was probably not going to happen. Ms. Omengebar said it would be best to consider updating the Plan at a future meeting.

2. Nominate and Select Chair and Vice Chair

This item was moved to the March agenda.

- Miscellaneous
 1. Public Comments

Doug Mayer, First Church of God, 1242 N. Andrews Ave., said they owned property within the CRA and they wanted to do some mixed-use development on site, including affordable housing, but current zoning did not allow it. He asked the Board to support including the church's property in the rezoning to convert it to RM-25. Verol Mangaroo, First Church of God, said since Covid, the church had been undergoing renovations. Mr. Catalano said the Planning and Zoning Board would want Mr. Mayer to make a presentation to the South Middle River Civic Association [SMRCA]. He stated approval from SMRCA would be needed for approval from Planning and Zoning and Mr. Mayer agreed to do this. Mr. Catalano advised Mr. Mangaroo that HOPE South Florida was working on a similar project and he would send information to him.

X. Adjournment

There being no further business, the meeting was adjourned at 5:08 p.m.

The next meeting will be held on March 6, 2024.

V. Central City Rezoning Update

**Karlanne Devonish
Development Services
Principal Urban Planner**

and

**Lorraine Tappen
Development Services
Principal Urban Planner**

VI. Public Comments

Chair

VII. Advisory Board Discussion

Chair

CENTRAL CITY REZONING *Update*

March 6, 2024

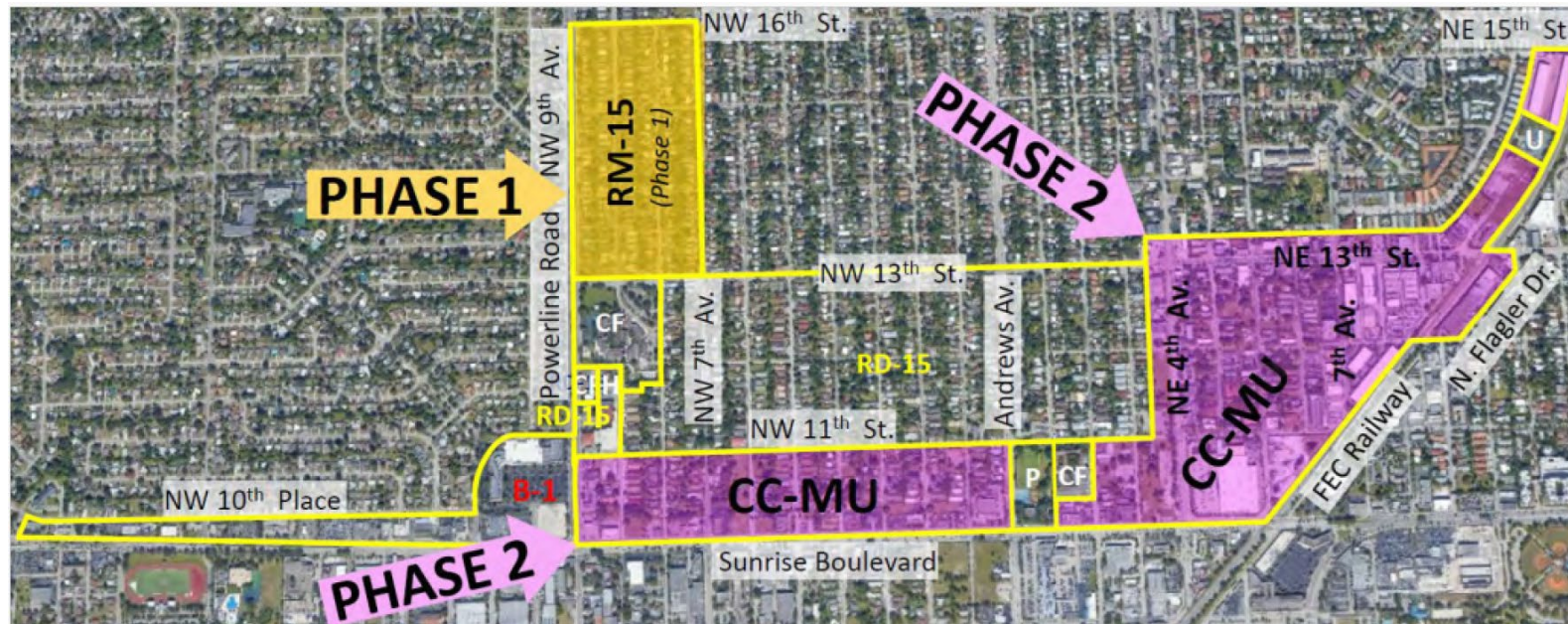
**Central City Redevelopment Advisory Board (CCRAB) Meeting
City of Fort Lauderdale | Community Redevelopment Agency
Development Services Department | The Corradino Group**

AGENDA

- 2023 Recap
- Proposed Changes
- Next Steps

2023 RECAP

- Rezoning Effort was split into 3 phases
 - Phase I: Rezone Northwest Quadrant from RDs15 to RM-15 ✓
 - Phase II: Rezone rest of the properties to CC-MU – Current Effort
 - Phase III: Complete a Land Use Amendment Plan – Future Effort

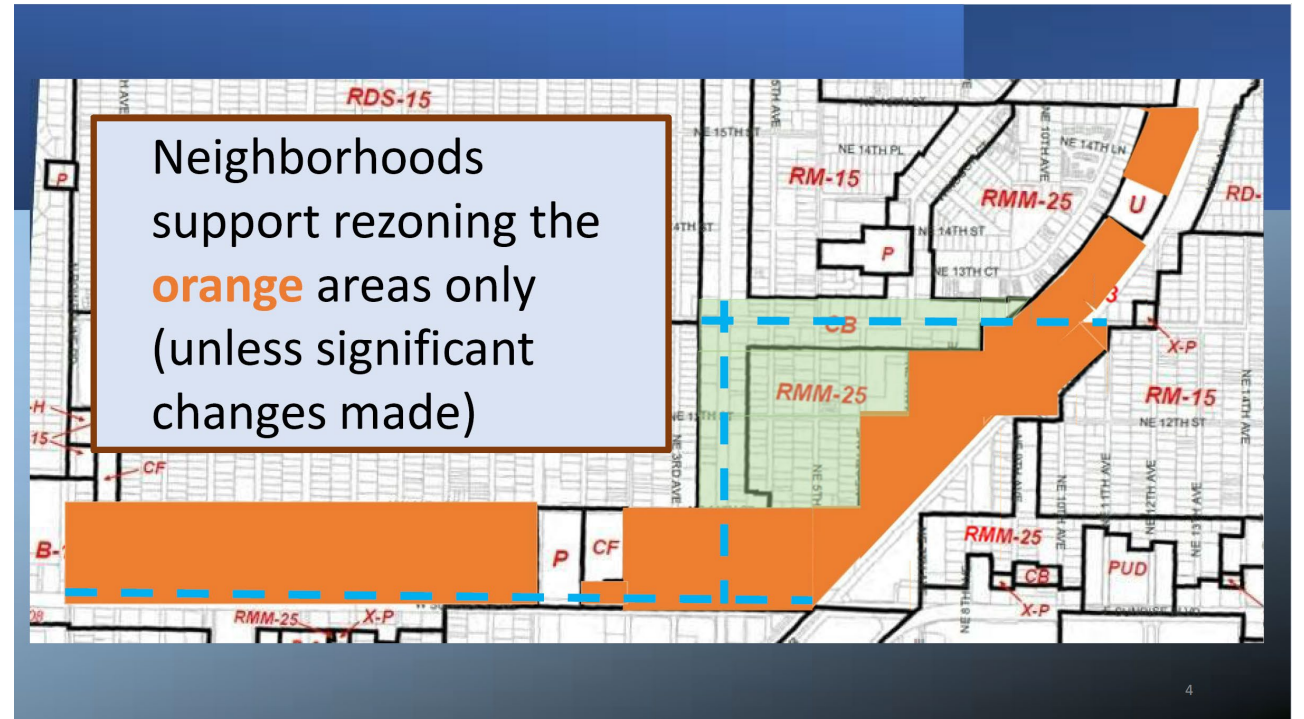


2023 RECAP: PUBLIC INPUT

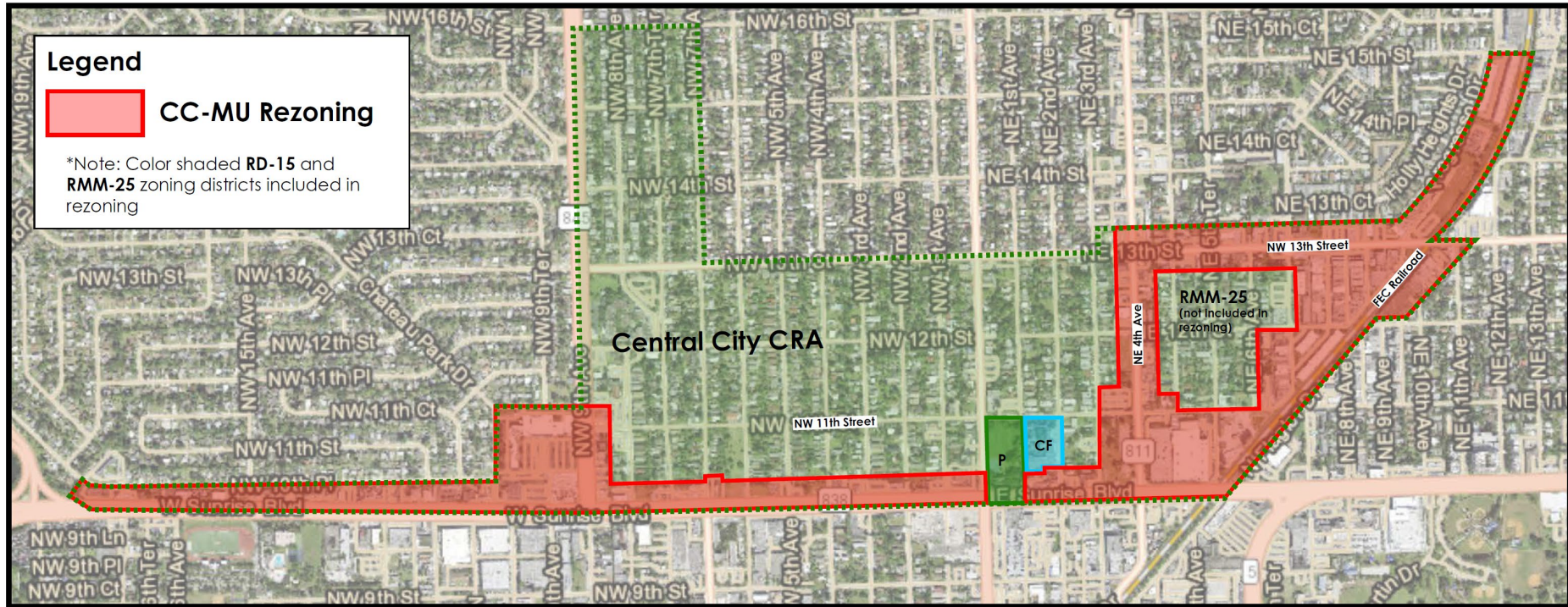
Middle River Terrace Neighborhood Association

Troy Liggett Presentation to CCRAB on October 9, 2023

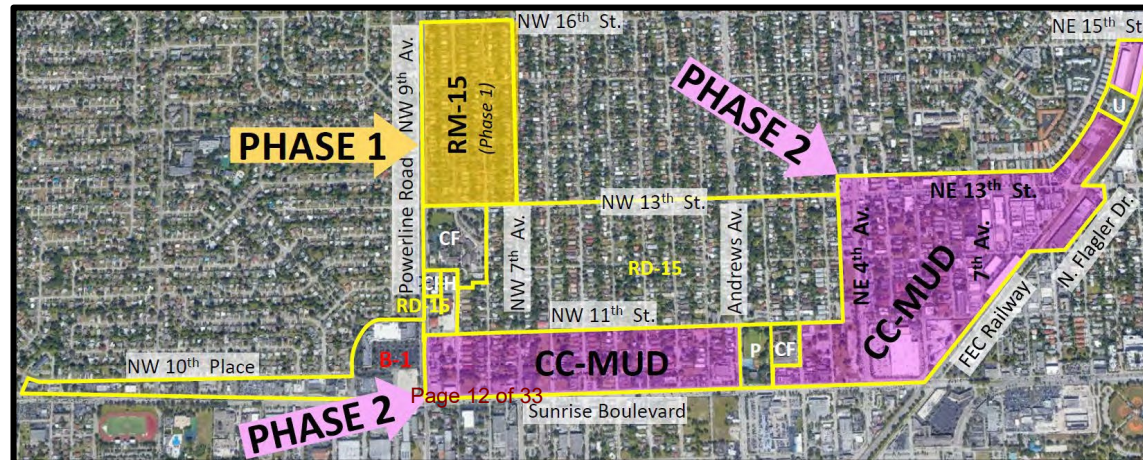
- Rezone areas along Sunrise Boulevard and railroad tracks
- Encourage mixed use development in NE 13th Street by other means
- Limit assemblage
- Maximum height 55 feet
- Require setback/stepbacks around existing single-family and low-density family homes
- No automobile sales or service, warehousing, storage or artisanal industry
- Allow stand-alone uses on throughfares
- No stand-alone business in side street
- Require ample parking



PROPOSED REZONING



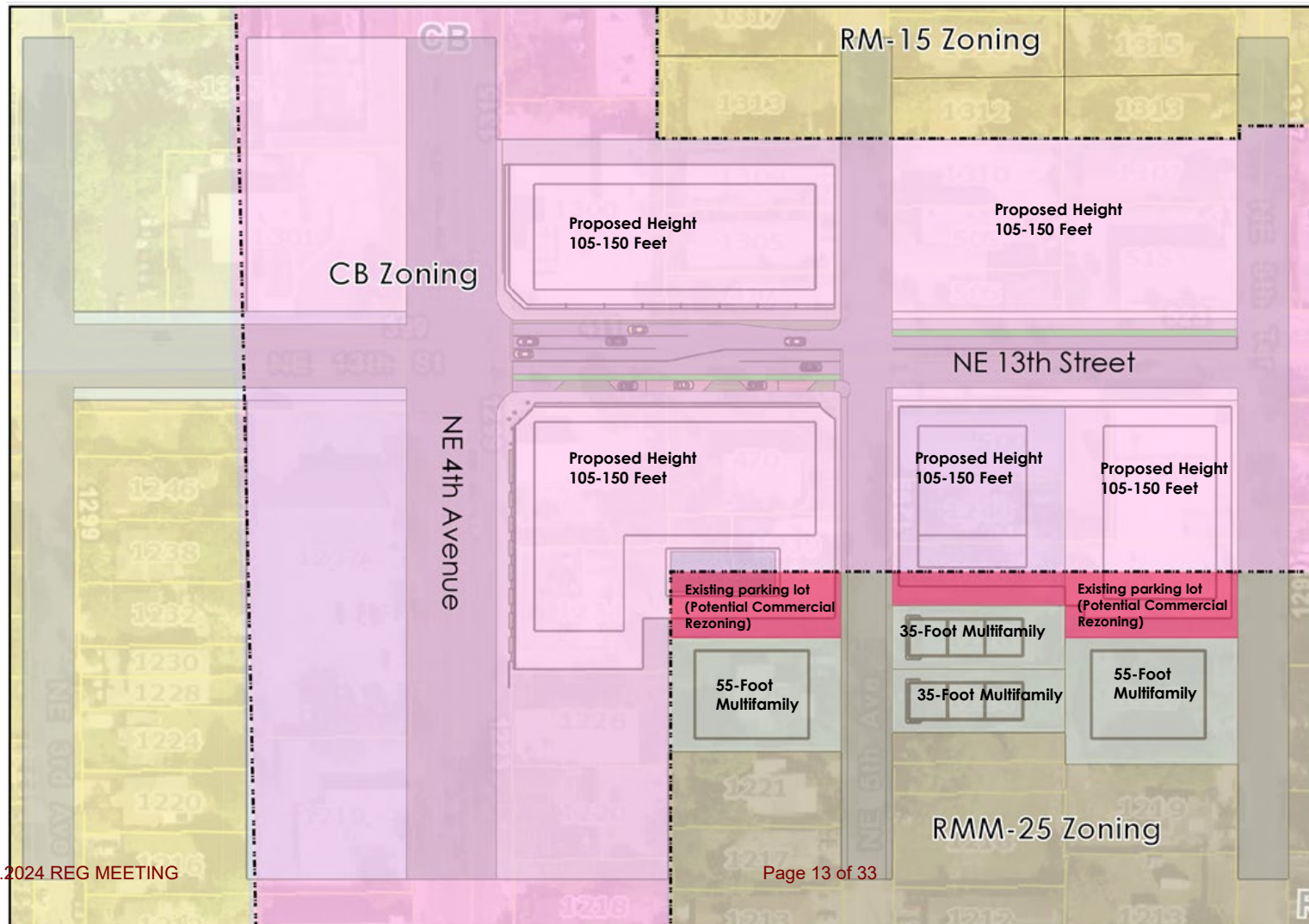
UPDATED PROPOSAL



2023 PROPOSAL

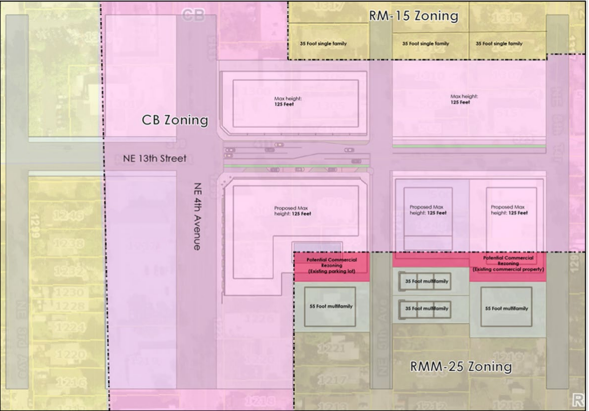
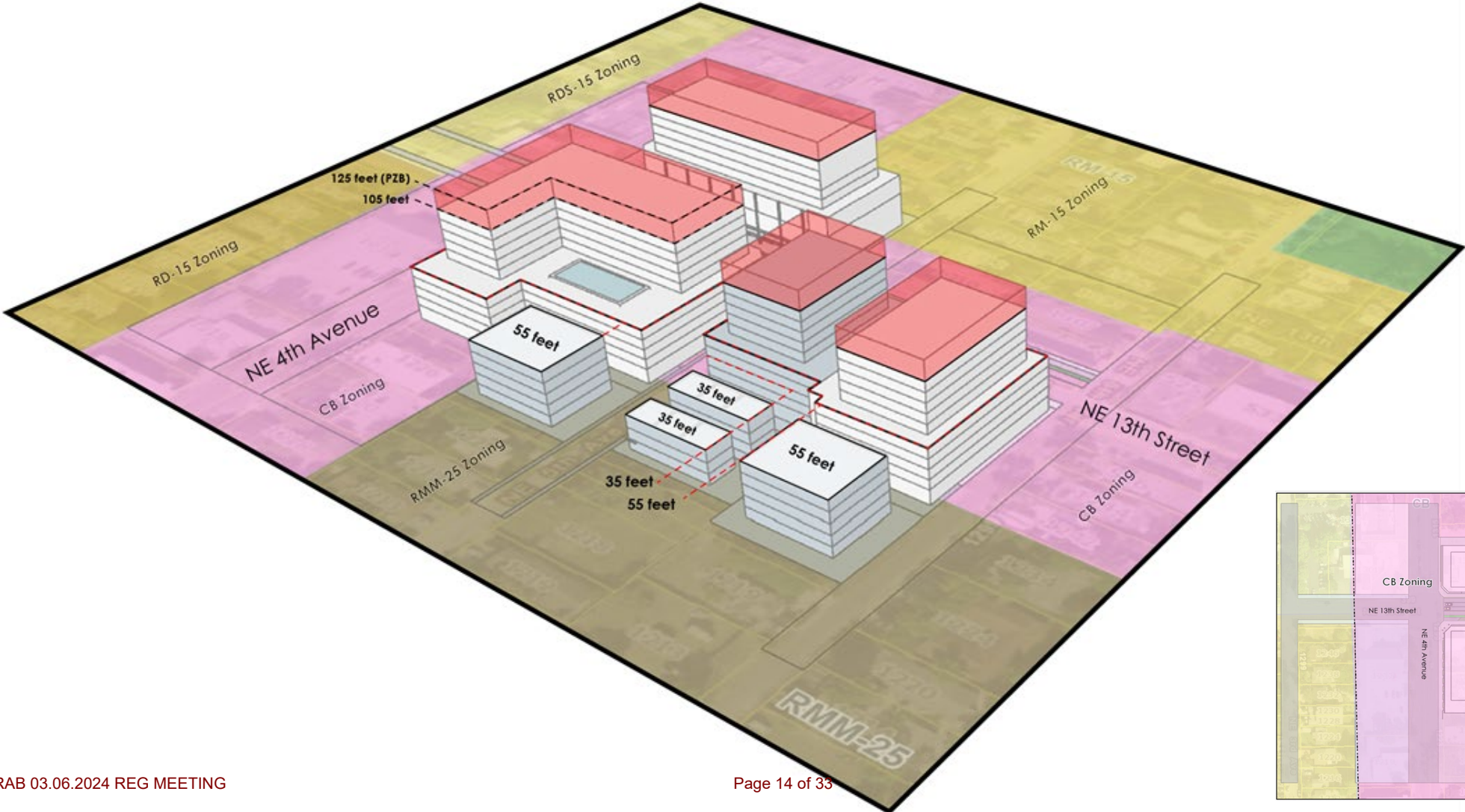
PROPOSED REZONING

NE 13th Street and NE 4th Avenue



- Maximum height 105 feet by right
- 125 feet-150 feet with Planning and Zoning Board (PZB) Approval
 - 150 –Provision of 60%-80% MFI Affordable Housing with PZB approval
- Potential Commercial Rezoning area will be by property owner.

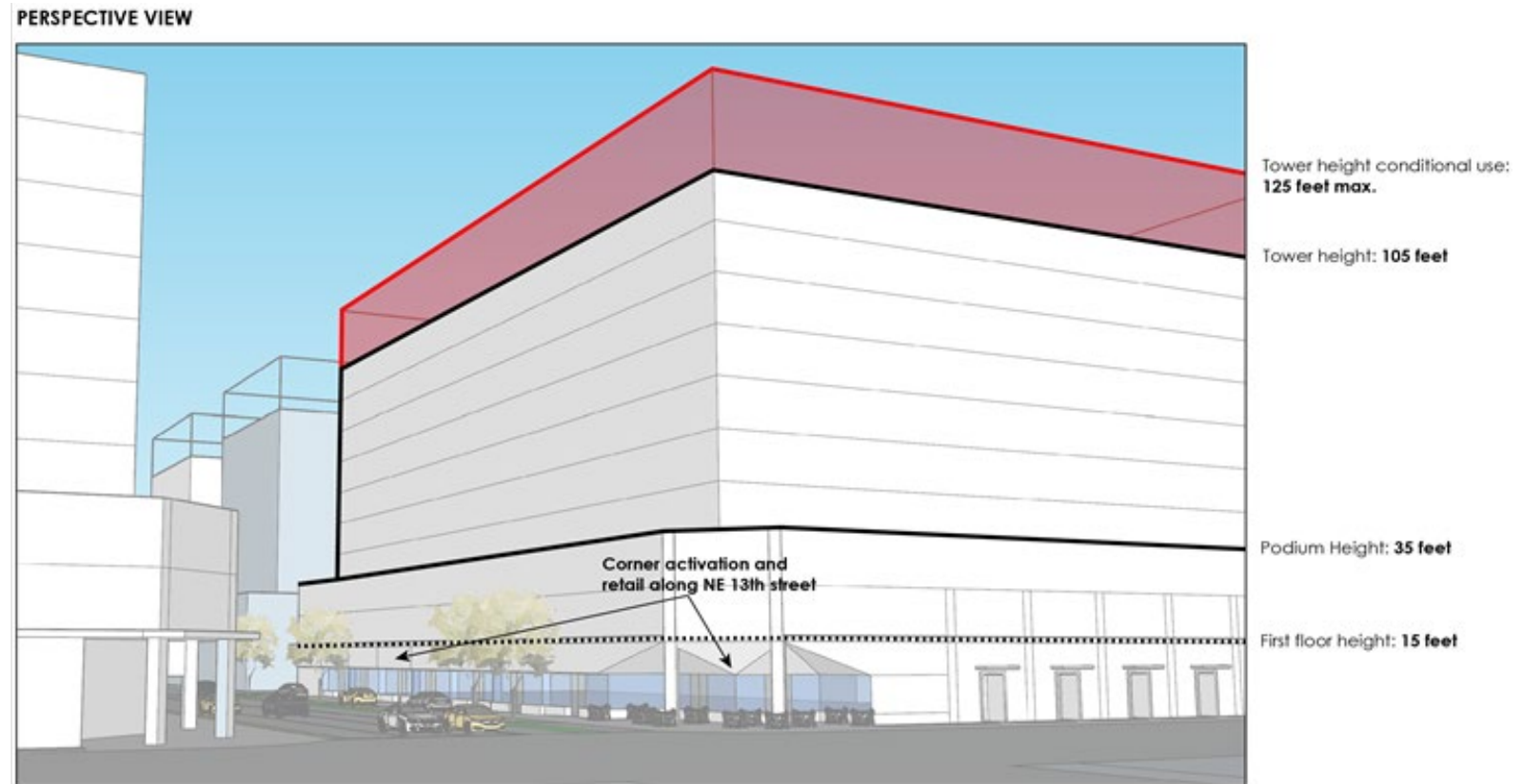
MODEL EXAMPLE



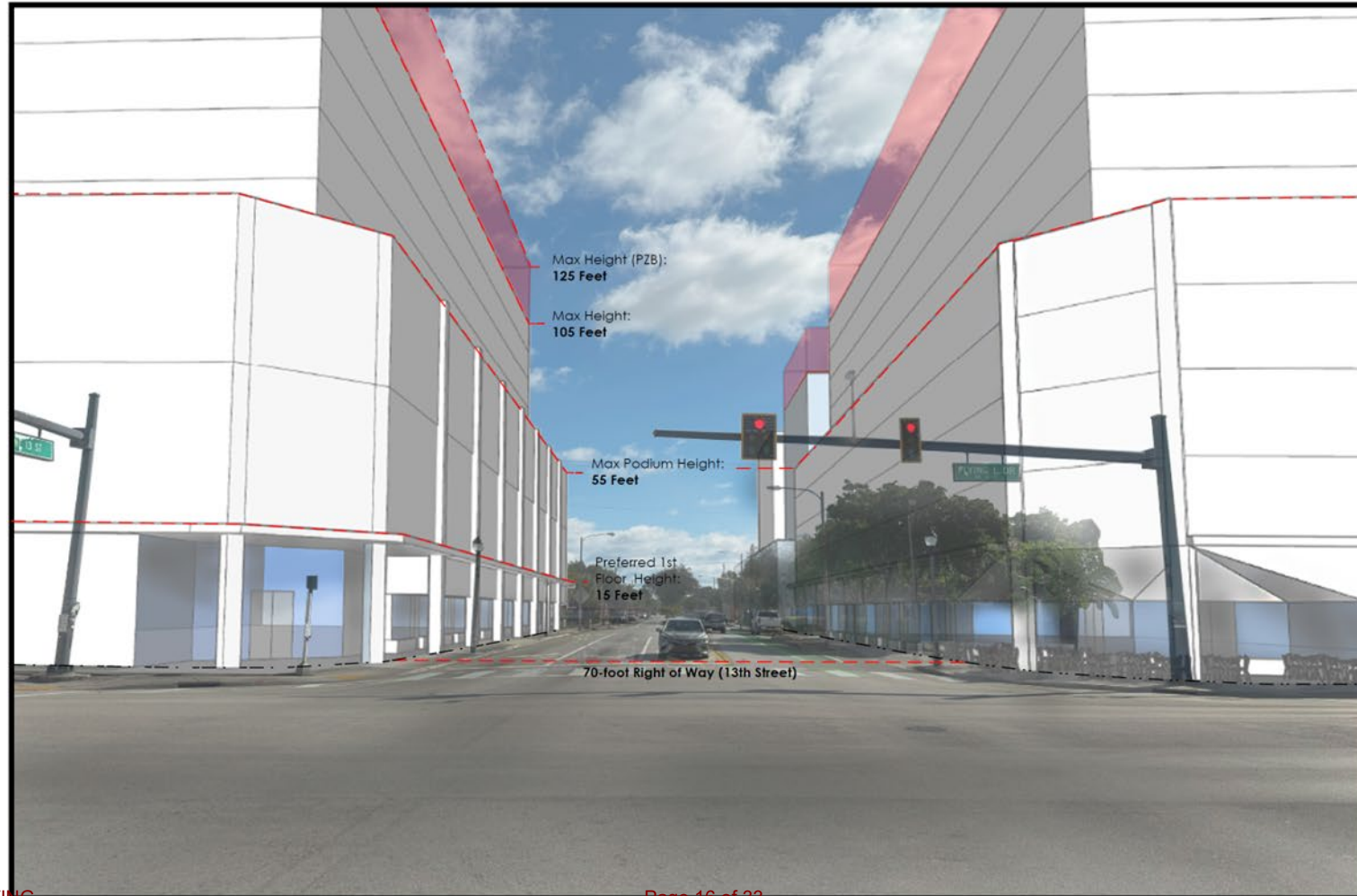
MODEL EXAMPLE

NE 4th AVENUE & NE 13th STREET

- Flexible design to accommodate future use changes
- Minimum glazing requirement
- Quality materials language
- Street furniture to activate the pedestrian realm
- Supportive language about a sense of place and character

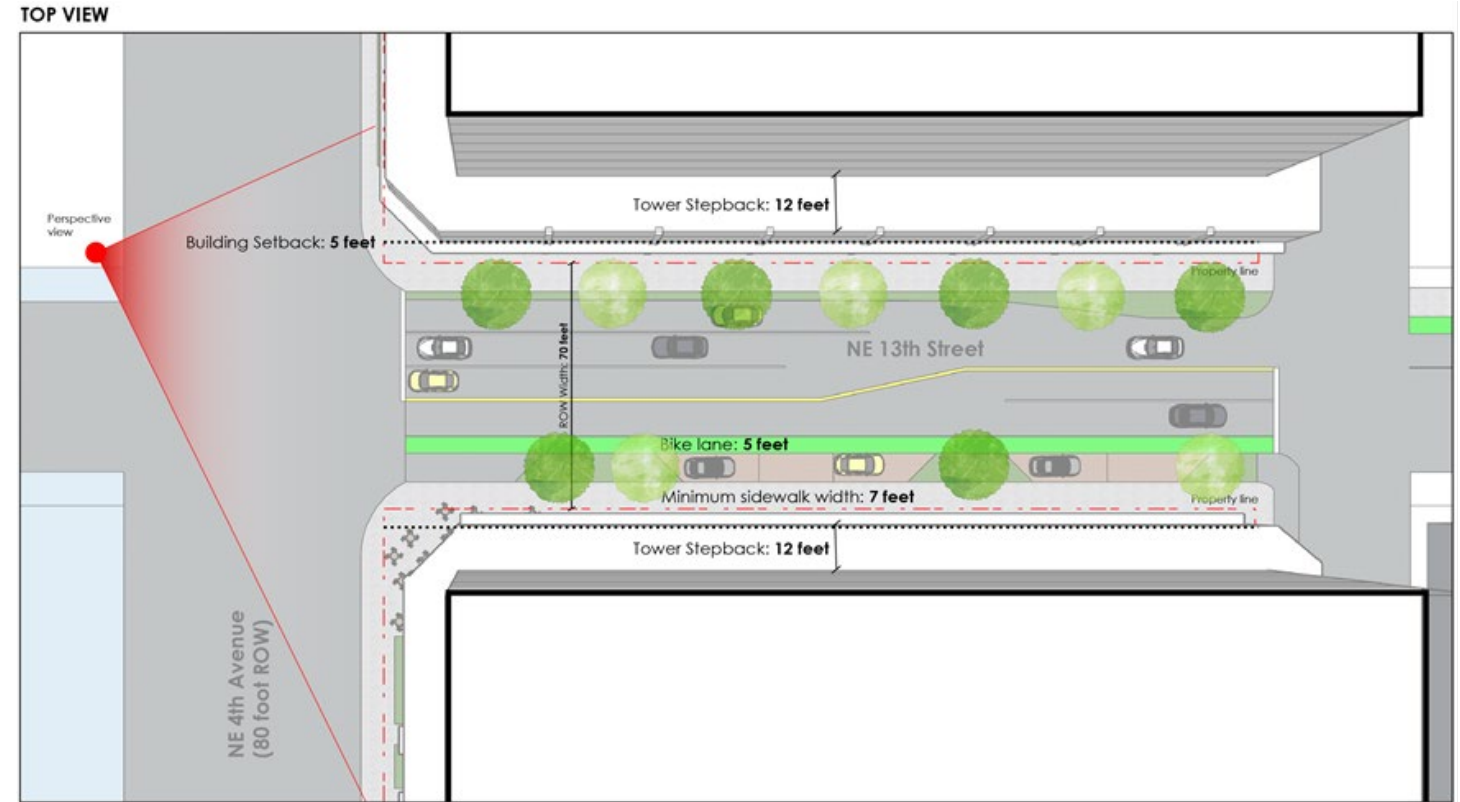


RENDERING PERSPECTIVE NE 4th AVENUE & NE 13th STREET

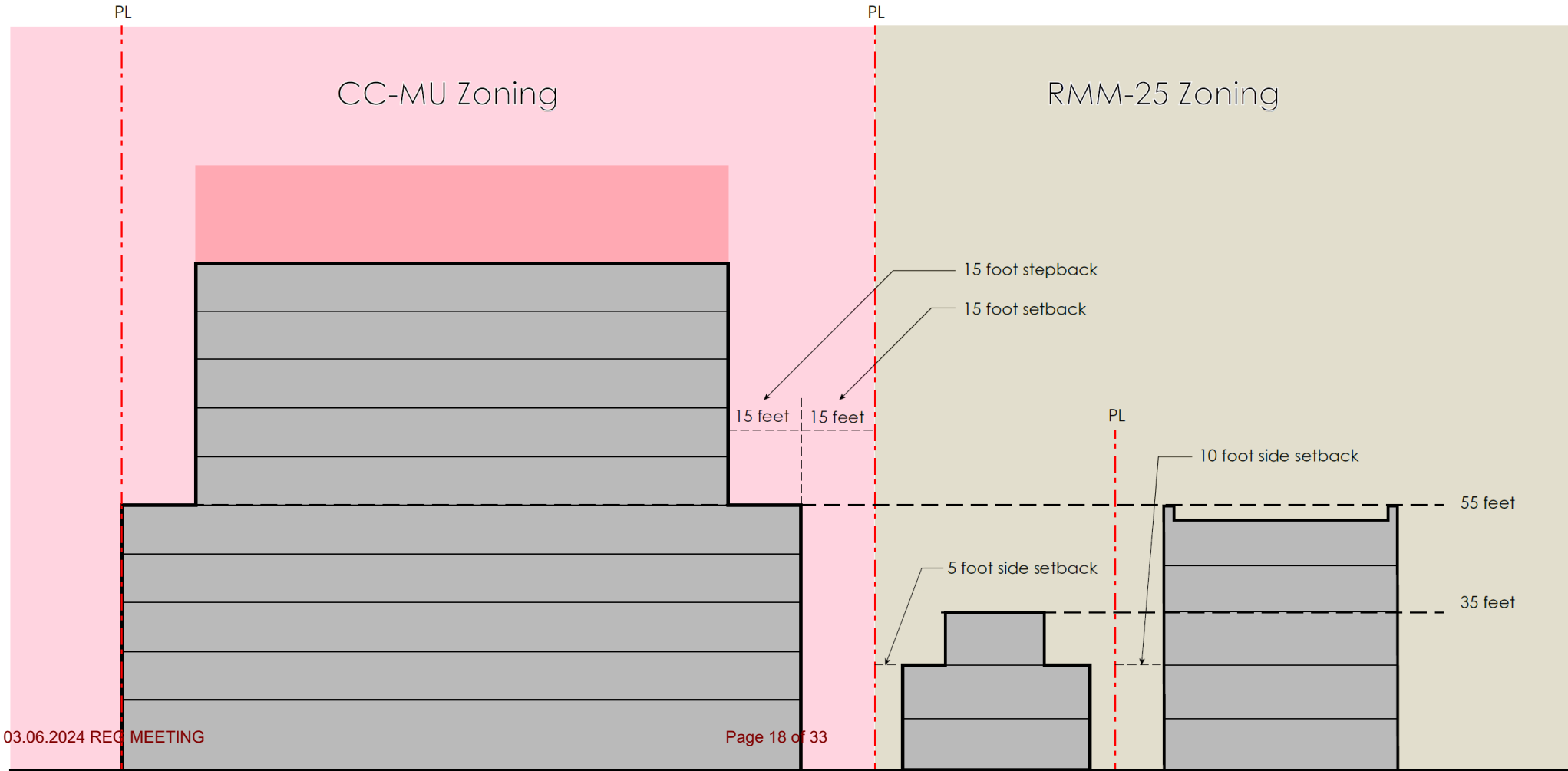


PROPOSED STREETScape NE 4th AVENUE and NE 13th STREET

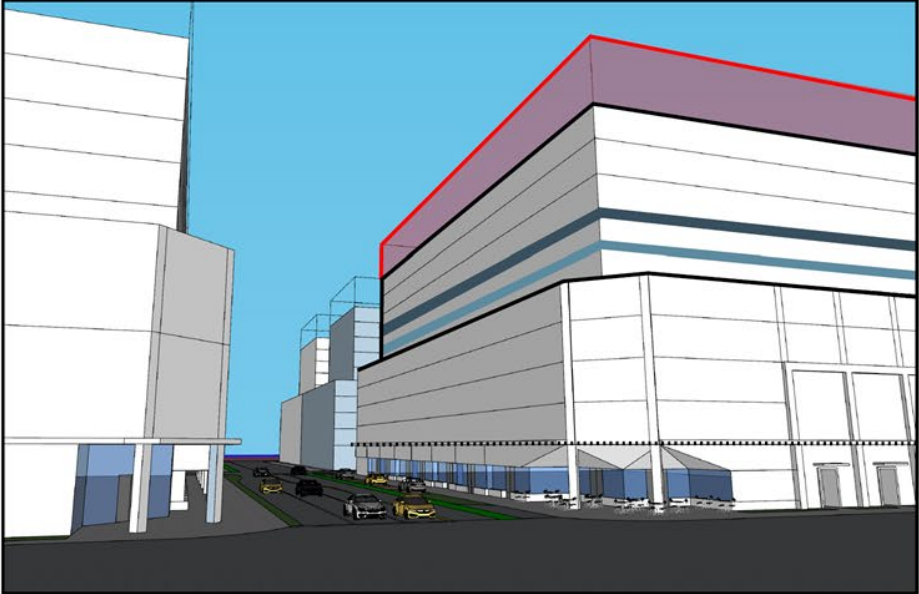
- Streetscape:
 - ❑ On-Street parking
 - ❑ Minimum 7-foot sidewalk
 - ❑ Street trees



TRANSITIONAL AREA



PROJECT COMPARISON



Project Comparisson Examples



The ERA (7 stories)
Six13 (6 stories)



PROPOSED CHANGES

	EXISTING REGULATIONS CB, B-1, B-2, B-3 Zoning Districts	PROPOSED REGULATIONS CC-MU Zoning District
Mixed Use	Requires conditional use approval	Mixed use development permitted by right.
Density	50 units/acre (flex units)	60 units/acre
Height	150 feet	105 feet, up to 125 feet with Planning and Zoning Board approval
Design	No design requirements	Formed based requirements (maximum podium height, tower stepback, tower separation, etc.)
Parking	Parking based on uses in 47-20.	Exempt first 2,500 Square feet along NE 4 th Avenue and NE 13 th Street
Incentives	None	Increase densities/intensities/ height with criteria Provision of affordable housing with a Median Family Income (MFI) of 60%-80% from 125 feet to 150 feet with Planning and Zoning Board. Provision of Public Open Space, Community Facility or Public Art Quantify Space or value of public open space, community facility, public plaza, public art Amenities
Deviations	None	Planning and Zoning Board approval for height increase, tower stepback, tower separation, floorplate, maximum street wall, build-to-line.

PROPOSED DIMENSIONAL REQUIREMENTS

CC-MU Dimensional Table	
*Height	105 feet up to 125 feet with PZB approval
Minimum Lot Size	None
Minimum Lot Width	
Maximum FAR	
Maximum Building Streetwall Length	300 feet
Setbacks	Primary Street: 0 feet Secondary Street: 5 feet When abutting residential: 15 feet
Podium Minimum	25 feet (2 stories)
Podium Maximum	55 feet (5 stories)
**Tower Stepback	Primary and Secondary Street: 12 feet When abutting Residential: 15 feet
Tower Separation	30 Feet minimum on subject property if adjacent to abutting lot under separate ownership
Maximum Gross Square Footage of Building Tower Floor Plate Size	Residential: 10,000 Non-residential: 16,000
Minimum Residential Unit Size	400 square feet.
Note: A side yard is not required unless abutting residential property.	
*Height may be increased up to 150 feet subject to providing Affordable Housing with MFI at 60%-80% with public open space, community facility, or public art	
** Deviations may be requested based on meeting criteria and Planning and Zoning Board Approval	

Proposed Uses

					Proposed Zoning District
	CB	B-1	B-2	B-3	CC-MU
Mixed Use	✓	✓	✓	No	✓ Mixed use development permitted by right.
Retail	✓	✓	✓	✓	✓
Food Service/Restaurant	✓	✓	✓	✓	✓
Services/Offices	✓	✓	✓	✓	✓
Automotive Uses	✓	✓	✓	✓	Not Permitted on NE 13 th Street and NE 4 th Avenue north of NE 11 th Street
Hotel	✓	✓	✓	✓	✓
Storage Facilities	No	No	✓	✓	No
Public Purpose	✓	✓	✓	✓	✓

Existing Policies to Access Residential Units

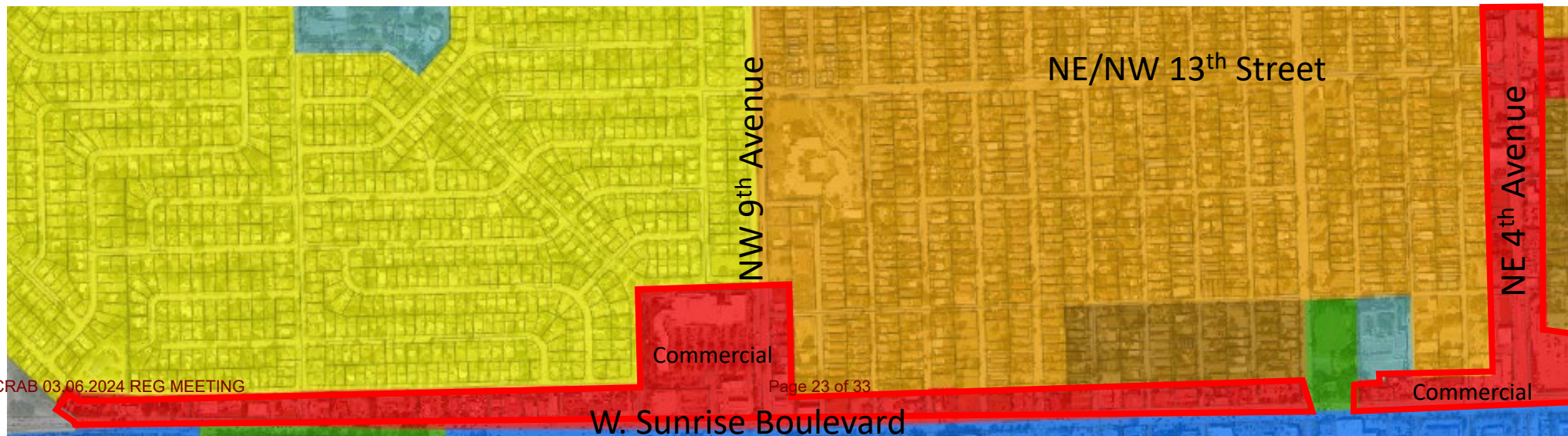
Broward County Land Use Plan Bonus Density Program

Location

Properties with Commercial future land use fronting on a Sunrise Boulevard and NE 4th Avenue

Requirement

- Bonus units to Affordable unit formula(s):
 - Moderate income: six (6) bonus units for every (1) one moderate income unit.
 - Low income: nine (9) bonus units for every (1) one low-income unit.
 - Very-low income: nineteen (19) bonus units for every (1) one very-low-income unit.
- Site Plan Level III (Planning and Zoning Board)
- 30-year Deed Restriction
- OR Payment In-Lieu of Fees to Broward County



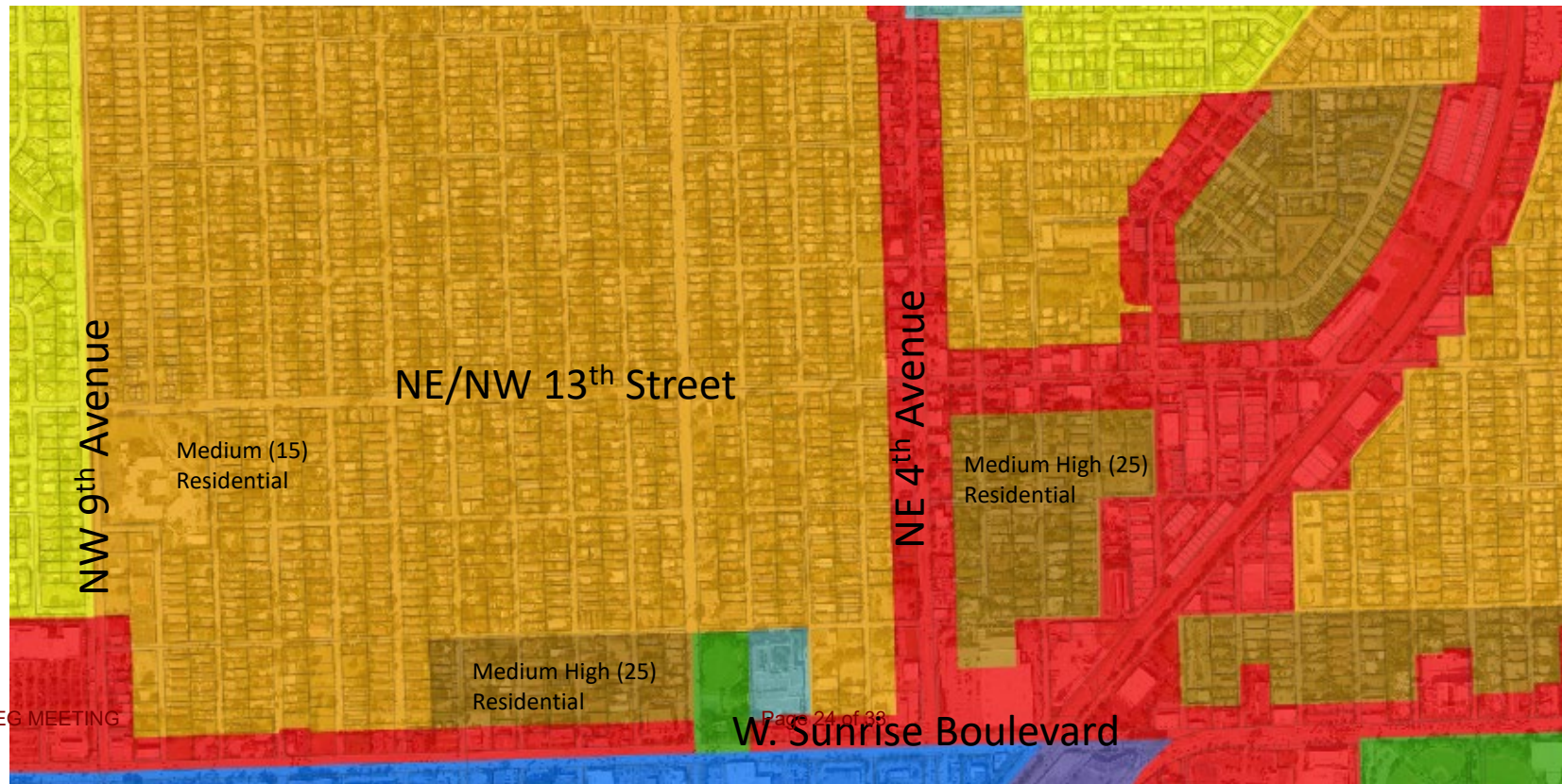
Existing Policies to Access Residential Units

Residential Density Permitted by Right by Future Land Use

- Medium (15) Residential – Up to 15 dwelling units per acre
- Medium High (25) Residential – Up to 25 dwelling units per acre

Bonus Units

- Can double density with provision of 50% affordable units at 120% MFI
- Site Plan Level II (Development Review Committee with City Commission Call Up

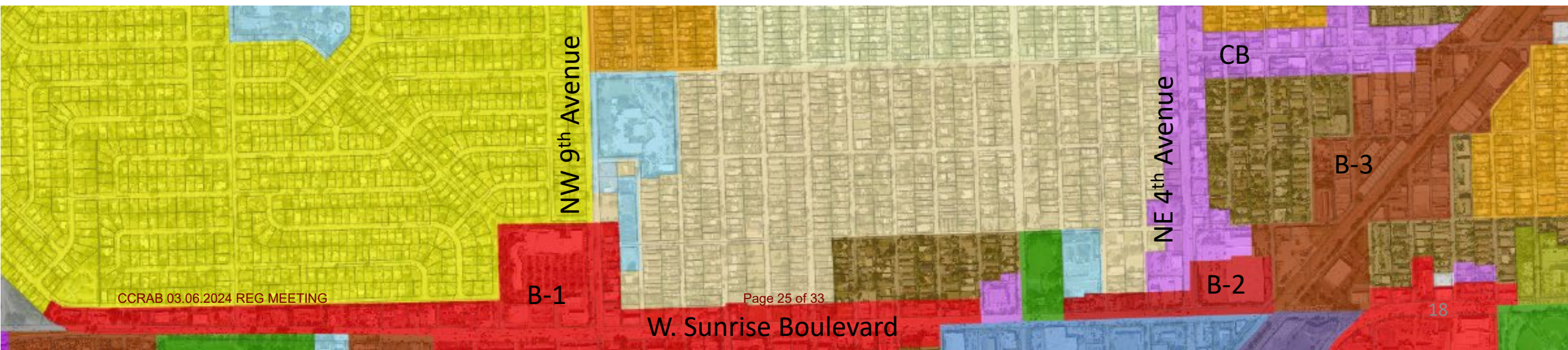


Existing Policies to Access Residential Units

Live Local Act (State Law)

Properties with CB,
B-1, B-2, B-3 and
Proposed CC-MU
Zoning Designations

- 40% of units must be workforce income (120%) units
- No density cap
- Permitted to build to highest allowed height within one mile or a minimum of three stories
- Site Plan Level II (Development Review Committee)



Public Participation and Approval Process

Public Participation Meetings	Public Hearing/Approval Process Meeting
CCRAB Meeting	CCRAB, Recommendation
Middle River Terrace Neighborhood Association	Planning and Zoning Board
South Middle River Association	City Commission, 1 st Reading
Central City Alliance	City Commission, 2 nd Reading

THANK YOU

Rezoning Phase II Comments received by email

1. John Justice | 3/4/24

Dear Central City CRA —

I'm a resident of Middle River Terrace and want to share my opinion on rezoning around NE 13th Street. Generally I support rezoning that will spur neighborhood-friendly development. But I do not support rezoning that allows tall buildings and significantly increases density similar to Flagler Village, which would increase traffic on our already congested streets. If the city rezones the NE 13th Street corridor, the rezoning should limit building heights to 5 stories in the southern part of Middle River Terrace and require that new buildings not be significantly taller than adjacent existing single-family homes.

Sincerely,

John Justice

808 NE 17th Ct, Fort Lauderdale, FL 33305

2. Christopher Ken Mays | 3/4/24

Greetings, I have been a resident in Middle River Terrace since November 2020 and follow all important issues affecting our neighborhood.

- I support the rezoning of the NE 13th Street corridor in Middle River Terrace.
- I support rezoning that allows taller buildings and significantly increases density similar to Flagler Village.
- If the city rezones the NE 13th Street corridor, the rezoning should limit building heights to 3-5 stories.

Best

Christopher Ken Mays

1719 NE 7th Terrace, Fort Lauderdale, FL 33305

3. David Brackett | 3/4/24

13th Street Rezoning:

- I do not support rezoning the NE 13th Street corridor in Middle River Terrace.
- I do not support rezoning that allows tall buildings and significantly increases density similar to Flagler Village.
- If the city rezones the NE13th St. corridor, the rezoning should limit building heights no preferably 2 stories, but no more than 3-5 stories.
- I do not support limiting the height of new buildings so that they are not significantly taller than adjacent existing homes.
- I realize everything is growing, but I also think we must keep local areas. Thanks!

David Brackett

4. Ken Eunice | 3/4/24

Ms. Omengabar,

- I own property and live on NE 5th Ave, just East of 4th and just below 13th St. I urge you to support the rezoning in Central City CRA as I and many others do. Allowing buildings of up to 8 stories will increase density and help bring development to our area. Removing paved swales, parking reduction, and reduced setbacks will all help improve our chances of making our part of the city a better, more successful and attractive place to live.

- I appreciate your time in reading this, and hope you can help us as we strive to make our part of the city the best it can be.

Ken Eunice

5. Lindy Wren | 3/4/24

- I do support the rezoning.
- I do support allowing tall buildings.
- If rezoned, the buildings should be no taller than 3-5 stories.
- I do not think we should limit the height to existing homes in the area.

Thank you for including my opinion.

Lindy Wren - Homeowner
Middle River Terrace
817 NE 16 Place
Fort Lauderdale, Florida 33305

6. Mike Vonder Muelen | 3/4/24

- I support rezoning the NE 13th Street corridor in Middle River Terrace.
- I support rezoning that allows tall buildings and significantly increases density similar to Flagler Village.
- If the city rezones the NE 13th Street corridor, the rezoning should limit building heights to 10-15 stories.
- I do not support limiting the height of new buildings so that they are not significantly taller than adjacent existing homes

7. Donald Allen Glozer | 3/4/24

- I DO NOT support rezoning the NE 13th Street corridor in Middle River Terrace.
- I DO NOT support rezoning that allows tall buildings and significantly increases density similar to Flagler Village.
- If the city rezones the NE 13th Street corridor, the rezoning should limit building heights to 1-2 stories.
- I SUPPORT limiting the height of new buildings so that they are not significantly taller than adjacent existing homes.

Donald Allen Glozer, Resident of Middle River Terrace

8. Christian Marcello | 3/3/24

- I live and work in the Central City CRA on the SOUTH Side of 13th Street for over 10 years, and I have to tell you, I'm tired.
- I'm tired of walking out of my home and seeing the guys across the street selling pot. I'm tired of the rundown houses with the garbage in front that surround the Home Depot and litter my streets. I'm tired of the unpaved dirt road that runs right through the middle of the neighborhood. But what I'm most tired of, is how incredibly long it is taking for zoning changes to work their way through the system so that all of this can get fixed.
- It is so incredibly frustrating to me that once again, we have Troy Liggett and his board of "North of 13th Street" members trying to torpedo plans for an area that they do not live in. All because they don't want to look at a 'tall buildings'.

- Ms. Omengebar, I don't want to look at all the blight in my neighborhood, the neighborhood I live in South of 13th Street, but I'm forced to, every day, because the promise of zoning changes just never comes, it never comes.
- I've gone to the meetings. It gets talked about. It gets debated on. But it never gets done.
- The North of 13th group would rather complain about the existing storage building, and the new storage building about to be built, than to fix the problem by allowing the zoning to go through.
- I'm tired of the quasi-industrial dysfunctional blighted dead zone that IS south of 13th. I don't want yet another decade of this. Especially when I believe that changing the zoning will transform South of 13th into a neighborhood that's as nice and desirable to live in, as the one that Troy Liggett lives in, North of 13th.
- Please, please, please... get this zoning put through

9. Marco Hernandez | 3/3/24

- I am a resident of Middle River Terrace and unable to attend the meeting regarding rezoning to be held on Wednesday, March 4, 2024. Here are my thoughts regarding rezoning:
- I support rezoning the NE 13th Street corridor in Middle River Terrace.
- I do not support rezoning that allows tall buildings and significantly increases density similar to Flagler Village.
- If the city rezones the NE 13th Street corridor, the rezoning should limit building heights to 1-2 stories.
- I support limiting the height of new buildings so that they are not significantly taller than adjacent existing homes.

Cordially,
Marco A. Hernandez

10. Nate Galbreath | 3/3/24

- As a member of the of the Middle River Terrace Neighborhood, I want to make clear my opinions on the following:
- While I do support rezoning the NE 13th Street corridor in Middle River Terrace when indicated to promote improved, planned, shared business and resident use,
 - I do not support rezoning that allows tall buildings and significantly increases density, similar to Flagler Village.
 - If the city rezones the NE 13th Street corridor, the rezoning should limit building heights to 1-2 stories.
 - I support limiting the height of new buildings so that they are not significantly taller than adjacent existing homes.

Thank you,
Nathan Galbreath
524 NE 16th Court
Fort Lauderdale, FL 33305

11. Randi Barry | 3/3/24

Good Day,

I am a resident of Middle River Terrace. I live at 801 NE 15th Street, Fort Lauderdale, Florida 33304.

- I support rezoning the NE 13th Street corridor in Middle River Terrace.
- I support rezoning that allows tall buildings and significantly increases density similar to Flagler Village.
- If the city rezones the NE 13th Street corridor, the rezoning should limit building heights to 3-5 stories
- I support limiting the height of new buildings so that they are not significantly taller than adjacent existing homes.

I would like to see some consistency in the rezoning and that it would extend up Dixie Highway.

For example, I live across the street from a commercial property yet my home and the land cannot have any businesses on it or build more than a simple accessory building. It seems strange to live across the street from a store, as well as an entire apartment complex, but not be able to use our vast property to address the lack of housing by building a multi family home. Please consider harmonizing the area by extending multi-family density so that we can keep up with the surrounding neighborhood

Thank you for your time.

Kind regards,
Randi Barry

12. Randall Klett | 3/3/24

- I live, work and own property in the area south of 13th Street and east of NE 4th Avenue.
- I want to go on record as supporting rezoning in the Central City CRA.
- I support redevelopment that will remove the paved swales that cause street flooding in the area.
- I support increased density in the area that will stimulate redevelopment in this blighted area.
- I support parking reduction and reduced setbacks that will stimulate redevelopment.
- I support allowing buildings of up to 8 stories in the rezoned area.



October 23, 2023

Ray Thrower
Chair, Central City Redevelopment Advisory Board
c/o Central City Community Redevelopment Agency
914 Sistrunk Boulevard, Suite 200
Fort Lauderdale, FL 33311

Dear Chair Thrower:

I write on behalf of the Central City Alliance. Our organization is a coalition representing Central City business interests. We work to promote a thriving commercial business district in the NE 13th Street corridor.

The Central City Alliance supports rezoning to encourage development. Although we support the rezoning in general, our membership met and discussed some concerns about any potential rezoning proposal. We voted unanimously to endorse the following three parameters for rezoning in Central City, and we ask that you incorporate them in the proposal.

1. The current zoning structure curtails the construction of tall buildings along NE 13th Street because of the shallow width of the Commercial Business (CB) zone. If the rezoning proposal combines the current CB and RMM-25 zones to allow the construction of taller buildings, the proposal should limit heights to no more than 5 stories for all properties facing NE 13th Street and the area currently zoned RMM-25. Taller buildings are not appropriate for this commercial business corridor.
2. We support mixed-use zoning throughout Central City. However, the proposal should not allow automobile sales and services, warehousing, storage, and industrial uses for the properties facing NE 13th Street and the area currently zoned RMM-25, even if the uses are conditional. We have worked hard to promote a thriving, neighborhood-friendly business corridor on NE 13th Street. These uses are not appropriate on NE 13th Street and could destroy our progress.
3. The proposal must ensure that new developments have sufficient parking. The lack of parking is a problem for current businesses, and relaxing parking requirements for new developments will only exacerbate the problem. Unless the Community Redevelopment Agency can identify additional parking elsewhere, relaxing parking requirements in the rezoning proposal will exacerbate the problem.

Thank you for your consideration of our requests.

Sincerely,

Barry Curtjs
President, Central City Alliance

cc: Mayor Dean Trantalis
Commissioner Steve Glassman
City Manager Greg Chavarria

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|---|-----------------------|
| VIII. Communication to City Commission | Chair |
| IX. Old/New Business | Cija Omengebar |
| • April Agenda Recommended Items | |
| 1. Redevelopment Plan Discussion | |
| X. Adjournment | Chair |