



CITY OF FORT LAUDERDALE  
COMMUNITY REDEVELOPMENT AGENCY


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## Memorandum

**Memorandum No: 24-001**

**Date:** March 15, 2024

**To:** Honorable CRA Chairman and Board of Commissioners

**From:** Greg Chavarria, Executive Director   
Greg Chavarria (Apr 15, 2024 09:39 EDT)

**Re:** Central City Redevelopment Area Capital Improvement Project Status Update -  
(**Commission Districts 2 and 3**)

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The purpose of this memorandum is to provide an update on the Capital Improvement Project (CIP) planning efforts for the Central City Redevelopment Area.

On January 9, 2024, the CRA Board of Commissioners discussed the return of Central City CRA fund balance of \$2,334,39. A decision was made to only allocate \$93,359 for the Florida Power and Light streetlight project and hold off on approving the reallocation of the fund balance total of \$2,241,000, until the Central City Redevelopment Advisory Board (CCRAB) and neighborhood associations provide feedback on expenditure preferences.

On February 22, 2024, the CCRAB held a special workshop to discuss fund balance reallocation to Non-Residential Incentive Programs and Capital Improvement Projects. A presentation titled 'Working Towards Capital Improvement Plan' provided the following topics:

- Powers of the CRA and dos and don'ts of CRAs.
- An overview of recommended improvements identified in the Central City Redevelopment Plan (the Plan).
- An overview of existing improvement needs and data gathered through the years, through various efforts.
- Reallocation of fund balance, and prioritization of project types, such as: roadway lighting, traffic calming improvements, underground utilities, pedestrian pathways/sidewalks, landscaping, and gateway markers was held.

The advisory board members supported staff's recommendation to allocate \$941,000 to incentive programs, and \$1,300,000 to capital improvement projects. The advisory board was also made aware that CIP funds would cover design and construction of projects, as well as area-wide streetscape design standards that may cost up to \$200,000. Funding for incentives may be reallocated sooner for immediate use by prospective incentive

applicants, whereas CIP funds will be reallocated once projects and locations are identified.

There currently are seven sitting members on the CCRAB, but only four members attended the special workshop and participated in the group exercise. Randall Klett, a resident and business owner in the area also participated. Participants were provided with four green stickers and asked to prioritize potential improvement projects in the area by placing stickers on project types they deemed most important.

<b>GROUP EXERCISE PRIORITIZING PROJECT TYPES 4 VOTES PER PARTICIPANT</b>		
	<b>TYPE</b>	<b>Poll Results</b>
1	Roadway Lighting	7
2	Traffic Calming	4
3	Underground Utilities	2
4	Landscaping	1
5	Pedestrian Pathways/Sidewalk	6
6	Gateway Markers	-

The poll results revealed that the top three project types were roadway lighting (7), pedestrian pathways/sidewalk (6), and traffic calming (4). The advisory board was informed that staff will gather additional feedback on preferred projects from the neighborhoods in the area and the next steps would be to identify the locations where the prioritized projects can be undertaken first.

On February 28, 2024, an online ranking survey was sent to neighborhood associations in and around the subject areas: South Middle River Civic Association, Middle River Terrace Neighborhood Association, Central City Alliance, Poinsettia Heights, and Lake Ridge Civic Association. The survey mirrored the advisory board exercise in gathering feedback on the types of projects the neighbors would like to see accomplished first. Respondents were asked to rank six options in order of importance. Rank 1 as most important and rank 6 as least important. The survey closed on Wednesday – March 13, 2024.

A total of 75 respondents started the survey and only 57 completed it. The data was analyzed using the preferred methodology for ranking. The project types are assigned a numerical value to each ranking: (6) points for top choice, (5) points for second choice, and so forth, down to 1 point for the least choice. Each ranking data is then multiplied by the assigned point value and added to determine the points for each project type. Here are the results that respondents ranked as top priorities.

<b>Top Choice</b>	<b>Project Types</b>	<b>Weighted Ranking</b>
1	Pedestrian pathways and sidewalk	281 points
2	Roadway Lighting	262 points
3	Landscaping	212 points
4	Traffic Calming Improvements	210 points
5	Underground Utilities	201 points
6	Gateway Markers	94 points

Staff will present the survey results at the next CCRAB meeting on April 3, 2024 as a follow-up to the special workshop. The goal is to obtain a recommendation on project types and priority locations within the area. To select locations, discussion will include a review of existing improvement needs data provided by the Transportation and Mobility Division, and needs input provided by the two major neighborhoods within the Central City area, South Middle River Civic Association and Middle River Terrace Neighborhood Association. Once projects and locations are identified, the justification for CIP funds will enable staff to work through the City's budget amendment process to reallocate the funds to CIP projects.

Staff anticipates submitting a request for the return and reallocation of the CRA fund balance of \$2,334,39 at the CRA Board meeting on May 7, 2024.

If you have additional questions, please contact Clarence Woods, CRA Manager, Community Redevelopment Agency, at [cwoods@fortlauderdale.gov](mailto:cwoods@fortlauderdale.gov).

Attachments:

Exhibit 1 CCRAB 02.22.24 Special Workshop PowerPoint Presentation

Exhibit 2 Online Ranking Survey, Results, Additional Comments

Exhibit 3 Locations and Needs Documentation

c: Anthony G. Fajardo, Assistant City Manager  
Susan Grant, Assistant City Manager  
Thomas J. Ansbrosio, City Attorney  
David R. Solomon, City Clerk  
Patrick Reilly, City Auditor  
Department Directors  
CMO Managers



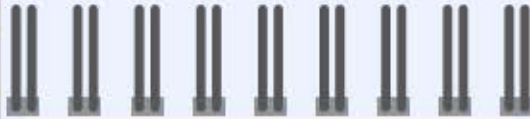
# CCRAB Special Workshop: Working Towards Capital Improvement Plan

February 22, 2024 | CRA Conference Room  
3pm- 5 pm

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# Code of Conduct



- 1. Anyone wishing to make a comment or ask a question shall wait for recognition from the chair before beginning to speak.
- 2. Comments made by the public shall be relevant to the subject under consideration.
- 3. The public in attendance not recognized to speak shall refrain from talking among themselves while others are speaking.
- 4. Please hold off questions until the presentation is complete.

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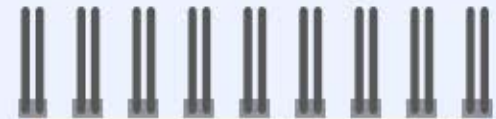
Old/New Business



# Powers;... community redevelopment agencies

## Powers 163.370 (2) (*With respect to CAN We do it... YES WE CAN*)

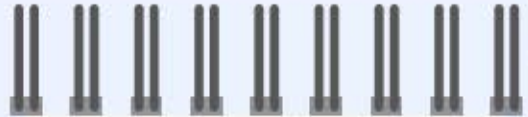
- (a) To make and execute contracts necessary for its work
  - (c) To undertake and carry out redevelopment and related activities within the area:
    - ✓ (3) Installation, construct, or reconstruction...
      - ✓ *streets, utilities, parks, playgrounds*
  - (d) To provide, arrange or contract for, the furnishing or repair by any person or entity, public or private, install, construct, ..... and other public improvements...
- (3) Appraisals, title searches, surveys, studies and other plans...:
- (m) To close, vacate, plan, or replan streets, roads, sidewalks, ways, or other places and to plan or replan any part of the county or municipality.



# CRA's Cannot Pay for

## Powers 163.370 (3)

- (a) Construction/expansion of administrative buildings for public bodies, police and fire facilities unless apart of a community policing innovation.
- (b) Publicly owned capital improvements if scheduled in city or county plan\* *Install, repair, alter publicly owned capital improvements within 3 years of approval of the plan.*
- (c) General government operating expenses unrelated to the planning & carrying out of a community redevelopment plan
  - Activities and projects not covered in the CC-Plan
  - Projects and programs outside of the CRA area

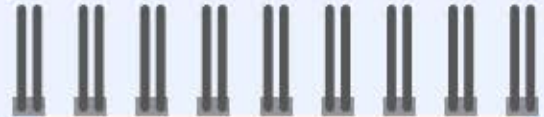




# Allowed Spending

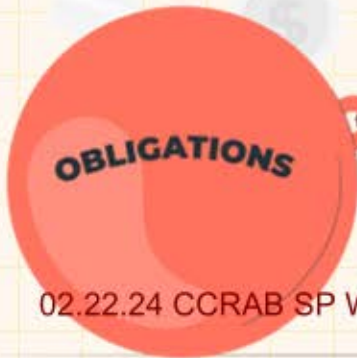
## Redevelopment Trust Fund 163.387 (6)(c)

- ✓ Administrative and overhead expenses
- ✓ **Expenses of redevelopment planning, financial analysis**
- ✓ Expenses or repayment of bonds or other indebtedness
- ✓ Development of Affordable housing
- ✓ Development of community policing innovations
- ✓ Buying or clearing land and relocating occupants
- ✓ Expenses necessary to exercise 163.70 powers [2019 Amendment]



**“If it is not in the Plan do not do it.”**

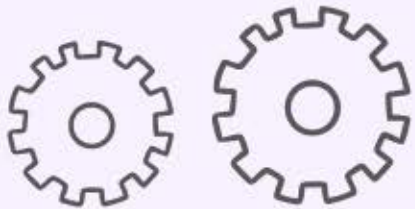
**In this order: Statute>Plan>Area**



02

# In the CC-Plan

Improvement Recommendations



# I. Executive Summary

(CC-Plan, Section I. Executive Summary, subsection (C) Recommendations,pg.1-3)



## ROW and Streetscape Priorities

*The right of way and streetscape project may be funded if funds become available or incorporated into other development projects.*

# Neighborhood Impacts of Redevelopment Efforts

(CC-Plan, Section II. Establishment of CRA, subsection (F). pg.II-10)



## Traffic Circulation

*Road and traffic Improvements should be designed to provide safety and convenient movement of pedestrians and vehicles to, within, and through Central City area.*



## Environmental Quality

*Improvements primarily related to the recommended improvements to the infrastructure (drainage, water, sewer) and the emphasis on code enforcement and housing rehabilitation.*



## Community Facilities

*Continuing improvements to all service systems around community facilities in the area (parks, roads, sidewalk, drainage, and utilities)*

# Five groups of Improvements

(CC-Plan, Section IV. Public Process, Previous Plans, and Prioritization,(A). pg. IV-1)



- 1. **Infrastructure**
- 2. Community Amenities
- 3. Development and Redevelopment Opportunities
- 4. **Design Standards**
- 5. Code Enforcement



Figure 4.1 - Northwest-Proserpio Flaxier Heights CRA Examination Area Concept Plan

# Five groups of Improvements

(CC-Plan, Section IV. Public Process, Previous Plans, and Prioritization, subsection (A).pg. IV-2)

To enhance the circulation and cohesion of the community, these include:

- ❑ *Pedestrian and bicycle pathways*
- ❑ *Enhanced streetscape improvements*
- ❑ *Landscaping*
- ❑ *Lighting*
- ❑ *Underground utilities*
- ❑ *Opening of prior street closures*
- ❑ *Gateway markers*



# 8 Principles to guide redevelopment of the area

(CC-Plan, Section IV. Public Process, Previous Plans, and Prioritization, subsection (B),pg. IV-4)

- 1. Pursuing large scale redevelopment at strategic locations
- 2. Redevelop large underutilized sites
- 3. Alteration to zoning code/ compatible parking requirements
- **4. Creating-area wide design guideline**
- 5. Utilizing vacant lots for infilling housing
- **6. Development of 7<sup>th</sup> Avenue and 9<sup>th</sup> Avenue Connectors**
- **7. Introducing traffic calming measures**
- 8. Target and attract specific industries





## Central City Area Needs

(CC-Plan, Section IV. Public Process, Previous Plans, and Prioritization, subsection (C),pg. IV-5 to 7)



### Sunrise Boulevard

- *Increase attractiveness for private development*
- *Improve image of the area*
- *Attract new and better business to the area.*
- *Remove blighting influences*



### 13 Street and NE 4<sup>th</sup> Avenue

- *Traffic study – lane configuration, bike lanes, on-street parking*
- *Pedestrian amenities- sidewalks, landscaping, street furniture*
- *Safer and more visible pedestrian crossings.*

### Warehouse and light industrial area



- *Strategy for incremental improvement and/or redevelopment of existing building stock*
- *A long-range development plan to address questions of potential growth areas, compatibility, parking, access, and transportation.*



### Residential Neighborhoods

- *Better code enforcement for existing properties.*
- *More flexible zoning for additional redevelopment options.*
- *Concentrations of duplex/triplex housing should be targeted for large-scale development.*
- *Streetscape and right-of-way improvements in certain areas, as well as additional sidewalks and street lighting.*
- *Re-evaluate existing street closure.*

# Redevelopment Strategy

(CC-Plan, Section V.Redevlopment Strategy, subsection (A) Purpose, pg. V-1)

## Infrastructure and Neighborhood Improvements

- ✓ *Capital projects could include assistance with traffic calming and infrastructure improvements.*
- ✓ *Neighborhood improvements could include sidewalks, lighting, landscaping and open spaces.*



# Implementation Plan

(CC-Plan, Section VI. Implementation Plan, subsection (B), pg. VI-6)

## ***ROW and Streetscape Priorities***

- *Capital projects should be designed to correct drainage issues, improve traffic flow, complete traffic calming, add parking, and to improve area aesthetics.*
- *The development of a pedestrian corridor through the district should also be considered.*



## ***Planning and Pursuit of Land Use and Zoning Changes***

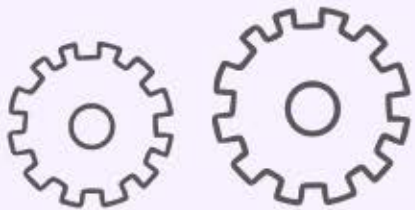
*Improve street appearance and function.*

03

# Existing Data



Needs identified through the Central City Plan, Rezoning Project Workshop, and Transportation and Mobility Master Planning efforts



# Community Engagement & Studies



- **2002** Intense charettes identifying improvement needs
- **2009** Field Study Survey identifying varying program needs and strategies
- **2018** Rezoning Workshops identifying smart growth and complete street principles
- **Ongoing** TAM South Middle River Master Planning

## 2002 Charettes



### Right of Way and Streetscape Priorities

*Projects should be designed to correct drainage issues, improve traffic flow, complete traffic calming, underground utilities, add parking, and to improve area aesthetics.*



### Design Standards

*Design standards that would help guide future of development in a manner that is consistent with the key elements of the plan.*



### Infrastructure and Neighborhood Improvements

*Projects could include assistance with traffic calming and infrastructure improvements, including, pedestrian and bicycle pathways, landscaping, lighting, underground utilities, opening of prior street closures, gateway markers.*



# 2018 Rezoning Workshop

## Smart Growth Principles

- Walkable neighborhoods (73);
- Mix of land uses (34);
- Open space and natural areas (34);
- Distinctive, attractive area, with a strong sense of place (26);
- Use of compact building design (22);
- Range of housing opportunities and choices (22);
- Provide a variety of transportation choices (21);
- Make development decisions predictable, fair, and cost effective (10);
- Encourage stakeholder participation (4); and
- Direct development towards existing communities (3)

## Central City CRA Program Areas

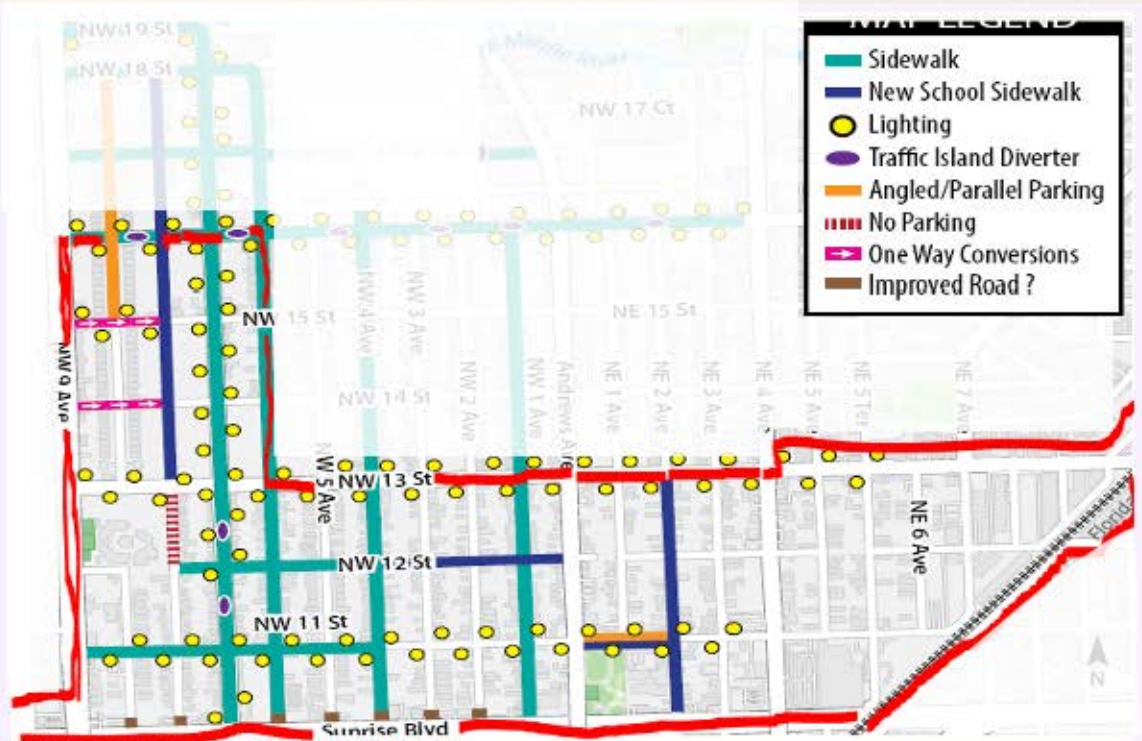
- Sidewalks and bike lanes (61);
- Green spaces and parks (36);
- Public safety (34)
- Infill development and redevelopment activity (25);
- Parking (20);
- Neighborhood business (18);
- Access to public transit (18);
- Neighborhood pride and identity (12);
- Civic, cultural, and social (2); and
- Civic spaces (0)

## Complete Streets Principles

- Sidewalks (56);
- Traffic calming (34);
- Street lighting (30);
- Green streets (27);
- On-street parking (23);
- Street trees (21);
- Transit improvements (19);
- Bicycle improvements (19);
- Pedestrian improvements (4); and
- Building design regulations along roadways (3)



# Ongoing Master Planning with SMRCA



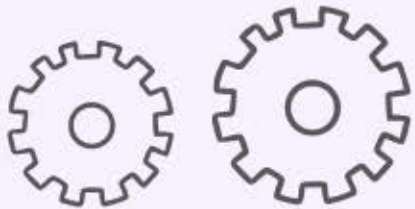




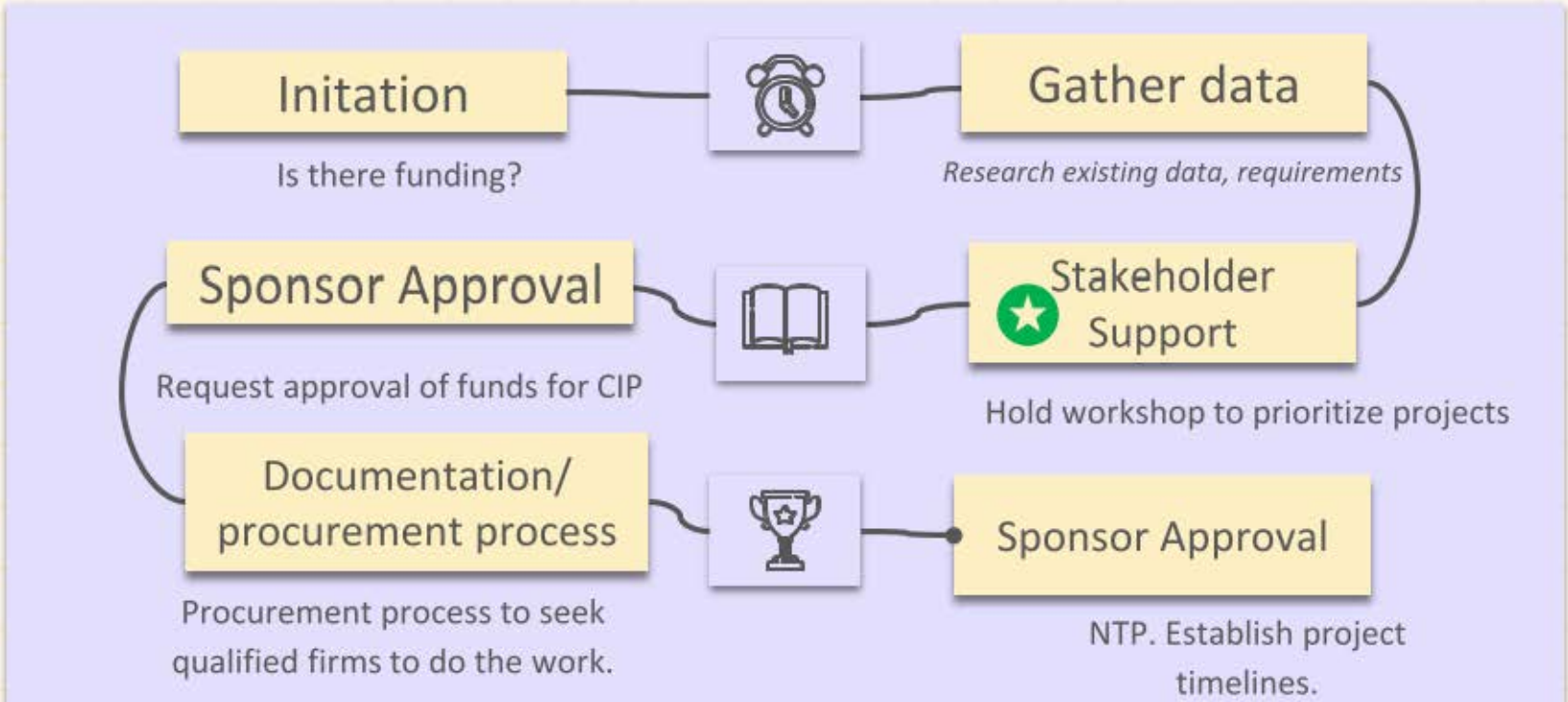
04

# Prioritizing Projects

Funding overview and Group Exercise



# Project Approval Sequence



# Current FY 2024 Budget



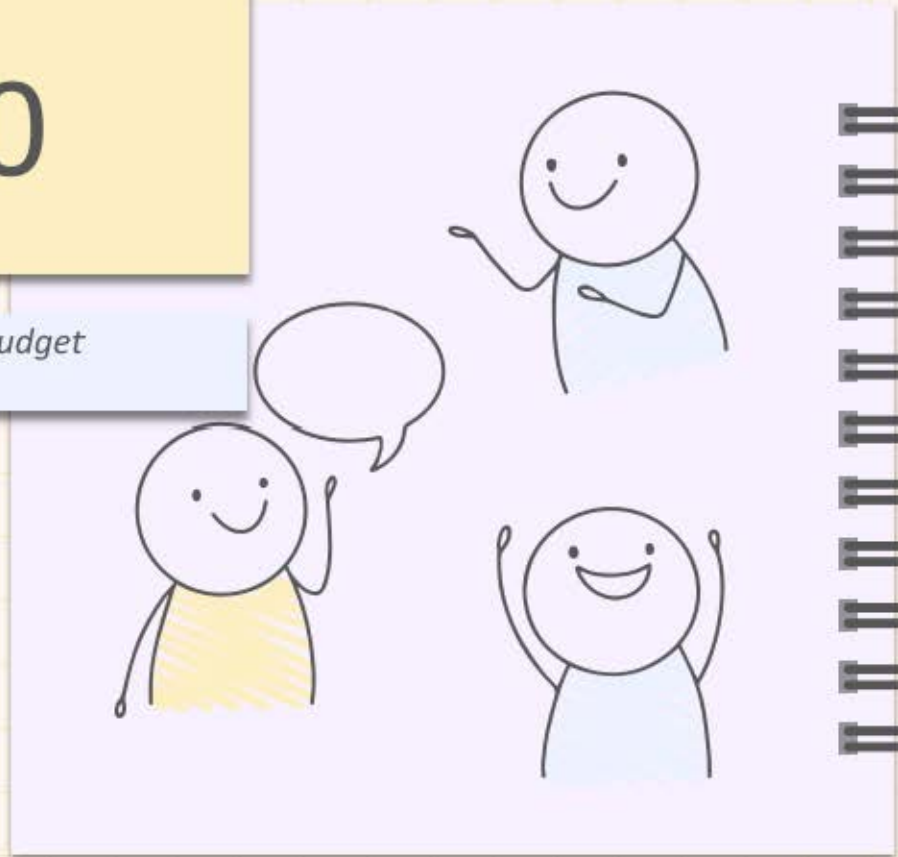
- Operations \$ 497,050
- Incentives \$ 658,109
- Total **\$ 1,155,159**

- *Lighting Project - \$93,359 is included.*



\$2,241,000

*This amount is not part of 2024 approved budget*  
Reference CAM 24-0010



# Fund Balance Reallocation

## ( Staff Recommendation )



### Incentives

\$ 941,000

Staff recommend allocating this amount to incentive programs, there is interest in the business community for the Façade, PBIP and Streetscape programs.



### Capital Improvement Project

\$1,300,000

Staff recommend allocating this amount to Capital Improvement Project. This is a starting amount.

- *Design and construction of TBD project(s)*
- *Area-wide Development Design Standards (\$200,000)*

**Reference: CAM 24-0010**

# Reallocation Group Exercise



Incentives \$941,000

- Residential**
  - Façade & Landscape
- Commercial**
  - \*Business Improvement
  - \*Façade Program
  - Development Incentive
  - Streetscape Enhancement

CIP \$1,300,000

- Development Design Standards \$200,000
- Design & Construction of TBD project(s)

Operations \$0

None

# Prioritizing Project Types



Roadway Lighting



Traffic Calming  
Improvements



Underground  
utilities



Pedestrian  
Pathways/Sidewalk



Landscaping



Gateway Markers

# Group Prioritization Exercise Instructions

## Explanation

Member will start with \$4.00,  
Each green dot represents \$1.00

Review the project list of categories and identify  
categories you would like to spend your money on.

*\*You can use all for one category or divide your funds between  
the groups*







05

# Old and New Business

- Budget Clarification
- Redevelopment Plan Amendment
- Miscellaneous

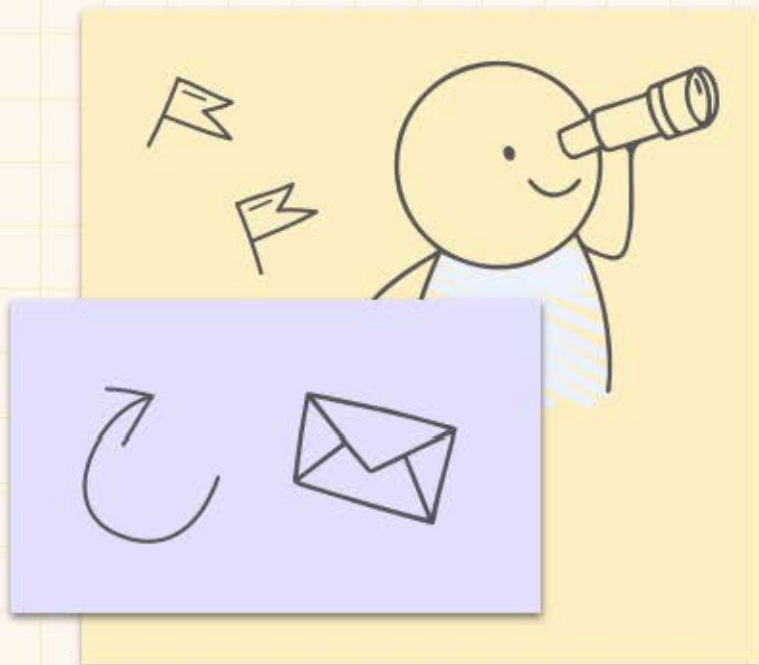


# Resources

## Links:

- [FL Statues 163.70 Powers; Counties and municipalities; community agencies.](#)
- [FL Statues 163.387 Redevelopment Trust Fund](#)
- [Central City Redevelopment Plan](#)
- June 2018 Rezoning Progress Report
- T&M SMR Master Plan Map
- FRA Conference 2023 Legal 2.0 Presentation





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# Thanks

Do you have any questions?

youremail@freepik.com

+91 620 421 838

yourwebsite.com

Please keep this slide for attribution



**From:** [Cija Omengebar](#)  
**To:** [Cija Omengebar](#)  
**Subject:** FW: CRA Prioritizing Capital Improvement Project Types Survey  
**Date:** Tuesday, March 12, 2024 3:45:18 PM  
**Attachments:** [CENTRAL CITY REDEVELOPMENT AREA BOUNDARY.pdf](#)  
**Importance:** High

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Good afternoon neighborhood Leaders,

This survey closes at noon tomorrow. Please help me inform our neighbors that there is still time to complete the survey if they have not done so.

[ftlcity.info/crasurvey](http://ftlcity.info/crasurvey)

Thank you.

Regards,



**CIJA OMENGEBAR, FRA-RP**  
City of Fort Lauderdale  
Community Redevelopment Agency  
914 Sistrunk Boulevard, Suite 200  
Fort Lauderdale, FL 33311  
P 954-828-4776  
E [comengebar@fortlauderdale.gov](mailto:comengebar@fortlauderdale.gov)

---

**From:** Cija Omengebar  
**Sent:** Wednesday, February 28, 2024 12:59 PM  
**To:** Cija Omengebar <[COMengebar@fortlauderdale.gov](mailto:COMengebar@fortlauderdale.gov)>  
**Subject:** CRA Prioritizing Capital Improvement Project Types Survey  
**Importance:** High

Good afternoon Neighborhood Leaders,

The Central City Redevelopment Advisory Board (CCRAB) held a special workshop on February 22, 2024 to discuss plans for funding amount totaling \$1.3 million dedicated for capital improvement projects. Part of that discussion included prioritizing project types such as: landscaping, roadway lighting, gateway markers, traffic calming improvements, pedestrian pathways and sidewalks, as well as underground utilities.

The CRA also wants to hear from you. We are conducting a survey to identify and prioritize potential capital improvement projects in the Central City Redevelopment Area. The goal of this survey is to gather feedback about the types of improvements you would like to see accomplished first.

**Please share the survey link with your organization membership. The survey will close on Wednesday - March 13, 2024.**

[ftlcity.info/crasurvey](http://ftlcity.info/crasurvey)

The Central City Redevelopment Area boundary map is attached for reference. Potential projects to be considered must be within this boundary area.

Let me know if you have any questions.

Regards,



**CIJA OMENGEBAR, FRA-RP**  
City of Fort Lauderdale  
Community Redevelopment Agency  
914 Sistrunk Boulevard, Suite 200  
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CITY OF  
**FORT LAUDERDALE**

## Help us improve the future of Fort Lauderdale!

The Community Redevelopment Agency (CRA) is conducting a survey to identify and prioritize potential capital improvement projects in the Central City Redevelopment Area. The goal of this survey is to gather feedback about the types of improvements you would like to see accomplished first.

This survey will take approximately 3 minutes to complete. Please submit the survey only once. If it is taken multiple times as evident by your IP web address, we will only use the last survey entry only.

**Next**





# CITY OF FORT LAUDERDALE

## Central City Redevelopment Area Survey

Below are six types of projects the CRA is considering. Please rank the project type in order, with 1 being the most important and 6 the least important. \*

[How to rank using the keyboard](#) >

- 1st** :: Roadway lighting
- 2nd** :: Landscaping
- 3rd** :: Pedestrian pathways and sidewalks
- 4th** :: Traffic calming improvements
- 5th** :: Gateway markers
- 6th** :: Underground utilities (drainage, water, sewer)

Select an answer that best describes you: \*

- I live in Central City Area
- I work in Central City Area
- I live and work in Central City Area
- I operate a business in Central City Area
- I live, work, operate a business, and own property in Central City Area
- I do not live, work or own in the area but frequent the area often



Previous

Next





## Central City Redevelopment Area Survey

Are you the only person in your household completing this survey? \*

Yes

No



Previous

Next



## Help us improve the future of Fort Lauderdale!

Please select how many other individuals in your household will complete this survey. \*

- 1
- 2
- Other (please specify)



Previous

Next



## Help us improve the future of Fort Lauderdale!

In which neighborhood in or near Central City Area do you live? \*

- Lauderdale Manors
- South Middle River
- Middle River Terrace
- Poinsettia Heights
- Lake Ridge
- I do not live in any of these neighborhoods but frequent the area.

Is there any additional feedback related to this topic that you'd like to include?

Fort Lauderdale, FL | March 13th, 2024

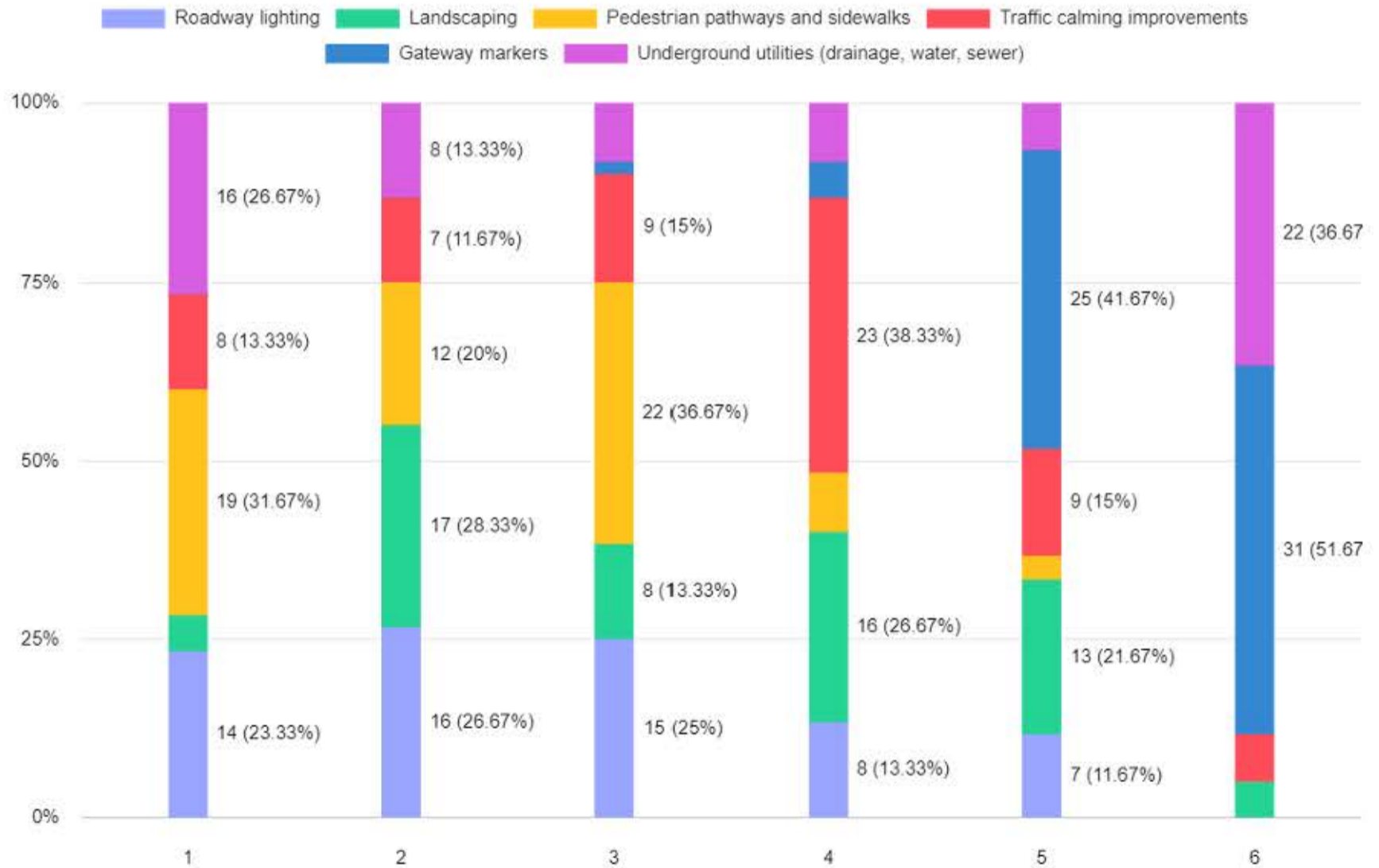
Central City Redevelopment Area Capital Improvement Project Survey: Prioritizing Project Types

Total submissions: **75**

Date range: Feb 27, 2024-

Total responses: **588**

Below are six types of projects the CRA is considering. Please rank the project type in order, with 1 being the most important and 6 the least important.



Select an answer that best describes you:



- I live in Central City Area - 28 (47.46%)
- I work in Central City Area - 2 (3.39%)
- I live and work in Central City Area - 5 (8.47%)
- I operate a business in Central City Area - 5 (8.47%)
- I live, work, operate a business, and own property in Central City Area - 5 (8.47%)
- I do not live, work or own in the area but frequent the area often - 15 (25.42%)

Are you the only person in your household completing this survey?



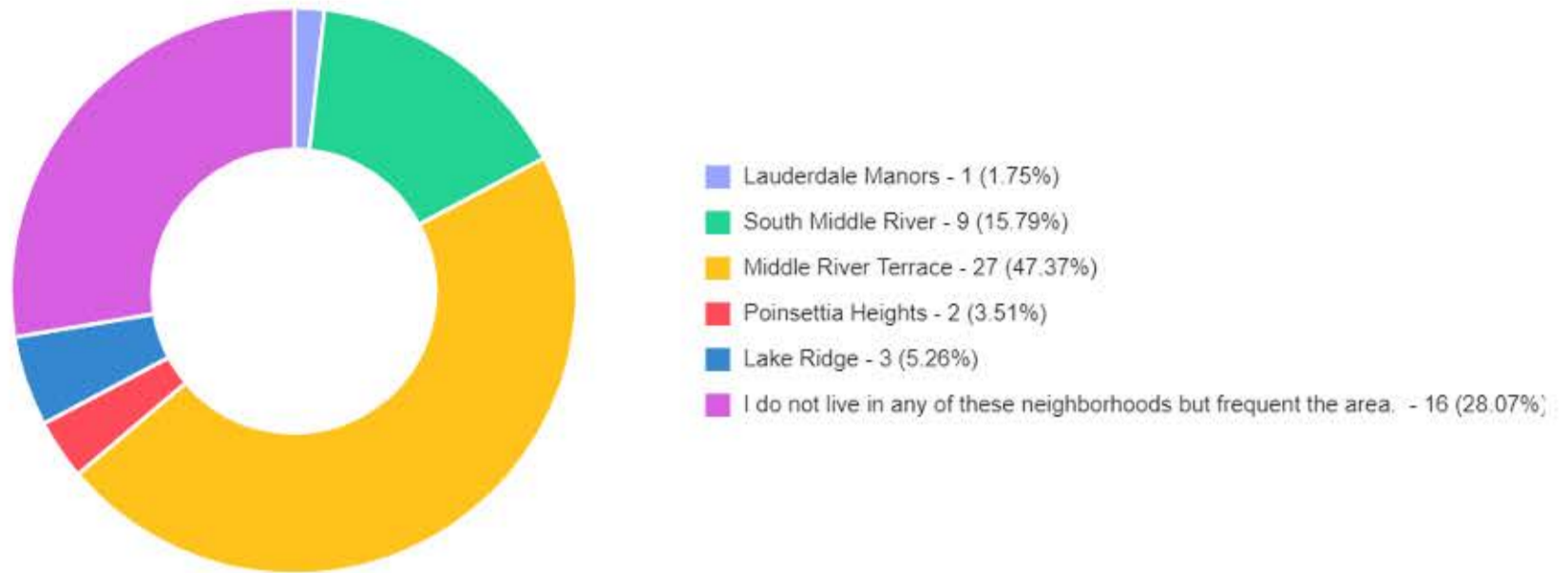
- Yes - 44 (74.58%)
- No - 16 (27.12%)

Please select how many other individuals in your household will complete this survey.



- 1 - 8 (47.06%)
- 2 - 8 (47.06%)
- Other (please specify) - 1 (5.88%)

In which neighborhood in or near Central City Area do you live?



### Central City CIP Types of improvements Survey

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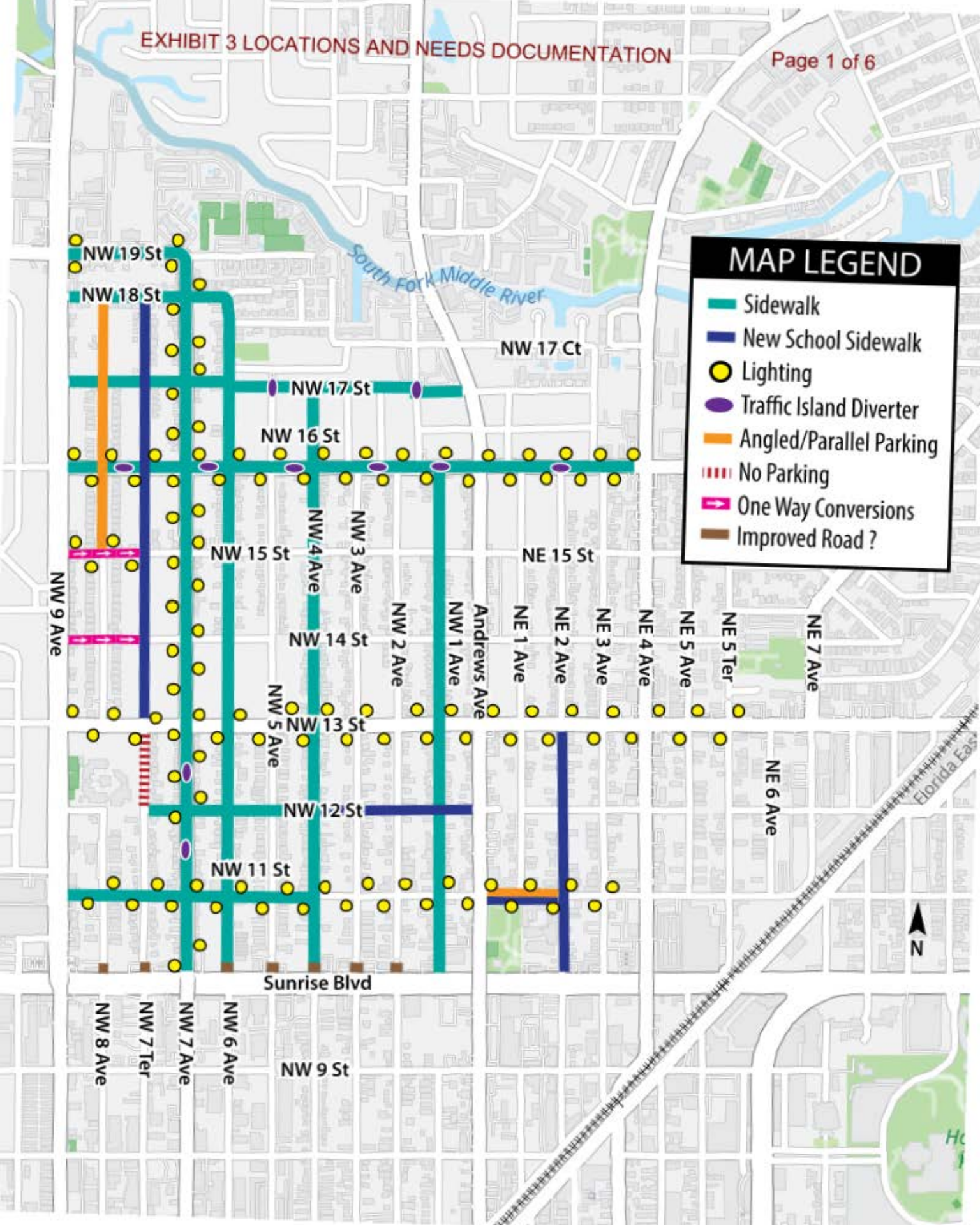
#### Is there any additional Feedback related to this topic you'd like to include?

- Most vital is the flood water control improvements in the water drainage and sewage network. More sidewalks for pedestrian safety. Another 3 way stop sign on Dixie Highway and 17th Court.
- As an Officer of Central City Alliance very involved with and concerned with the CRA.
- French drains on Ne 12 terr MUST be connected to storm drains. Constant flooding.
- The lane removals and roadway capacity reductions on 13th Street, NE 4th Ave and other nearby roadways and traffic circle on 13th Street have been disastrous, creating tremendous roadway congestion, an increase in accidents, and unsafe conditions for pedestrians. With the significant amount of development occurring in Fort Lauderdale and increases in population we should be moving in the opposite direction and increasing the capacity of our infrastructure and roadways.
- I live in Central Beach Area.
- Yes. Stop destroying the live canopies I'm sure all board members like live canopies around their living area.
- please stop thinking reducing traffic lanes reduces traffic!!!! A1A north of sunrise used to be 2 lanes each side and someone thought if we would reduce lanes we would have less vehicle traffic. Las olas same thing. now you have 2 lanes going into 1 westbound over the tunnel. Are you crazy!!!! Did a 5 year old or a granny who doesnt drive come up with this??? We have so many new condos and cars and visiors we cannot reduce more available driving area.
- Keep bike lanes free of broken glass,sand and garbage
- I live at the corner of Broward and US1 which I consider the Central City area.
- Leave las olas alone !!!
- There is already a sidewalk plan in place for Fort Lauderdale. It has been around since the sixties. That plan is for sidewalks to be on every street. If Fort Lauderdale is to be treated like a city then it needs to have things that real cities have like sidewalks. The excuses and complaints for years that the commissions have used to not have sidewalks is old and getting on people's nerves. Some people only get around by using a sidewalk or the street. Why keep putting the sidewalk users at risk??? I am disabled and sometimes I use the sidewalks and I use the streets when there isn't a sidewalk. I've been complaining about the lack of sidewalks in Fort Lauderdale for 30 years. It seems the only real way to get a sidewalk In Fort Lauderdale where one isn't is by filing an ADA Title II complaint. But why??? Just think if there had been a standard of above a certain dollar amount of improvements a sidewalk is to be installed on a property along the street{s} most streets would already have a sidewalk - some food for thought.

- Need to include Las Olas Isles which includes approx 1200 living units. MOST of us LIVE more than 75% time LIVING here and use the Central City for our basic support . Alternately our basic transportation routes through the Central City for entry /exit , especially during Emergency conditions. ( Hurricane/ Bad weather/Boat Show etc.
- improve bike lanes with raised / divided lanes and complete sidewalks on major streets and also on NE 18th street
- Las Olas and US 1
- Traffic is terrible and these blocked streets were closed years ago for reasons that do not exist anymore. They need to be opened back up!
- Sidewalk lighting on 4th Avenue from 13th Street to in front of the High School.
- Please replace the hideous piece of 'art' in the middle of the round about in Middle River Terrace.
- though I own in MRT and Lake Ridge
- No bldgs over 2 stories
- Past traffic calming efforts, especially on Dixie Highway and NE 16th Street east of NE 4th St while very welcome, have now pushed aggressive drivers and their reckless behavior into the side streets. I live on NE 16th Ct, where drivers now choose to speed off the traffic circle from Dixie Highway. Drivers now take the corner at NE 16th CT and NE 5th Terrace at exceptionally high rates of speed - which jeopardizes the safety of students at Fort Lauderdale High School.
- The NE 5th Terrace between NE 11th street and NE 13 street flooded during heavy rainfall
- If Fort Lauderdale truly wants to become the large, metropolitan city it is growing into, then sidewalks should be a priority all over the city (i.e., outside every business, home, etc.). Sidewalks are a public safety issue and your aim to improve safety on public streets should include sidewalks as a priority!
- Policing is required for the changes city is making to single lane streets now. For instance, Flying L Drive (SE 4th) where it goes to one lane now, is a real hazard as drivers are speeding north across Sunrise to get ahead of everyone to get into the now single lane (right in front of Home Depot). Thank you.
- I would like to see our playground on Dixie Highway expanded to include a pickel ball court; a band shell; equipment for autistic children and possibly a farmer's market to make it inclusive for all the neighborhood.



- Thank You for considering out ideas and inputs on improving our beautiful city. As we look to the future, we should prepare and upgrade all city utilities to support a growing city with greater density. I also fully support upgrades to current sidewalks, bike paths and walking paths for a sustainable future in Fort Lauderdale.
- Specifics: 1. the bicycle paths should be extended east of the railroad tracks on NE 13th Street, and traffic calmed there. It's very difficult to turn left from NE 11th Ave onto NE 13th Street 2. the beacon at 13th and Dixie needs major work, let's repair it before it degrades further 3. traffic humps should be bike friendly - the ones on NE 11th street west of Publix are awful
- This area has been blighted for years and years. It needs attention desperately.
- Sidewalks. Sidewalks. Sidewalks. These are incredibly necessary. I've seen children and the elderly with wallets walking in the middle of the road. This is incredibly unsafe for them and drivers. Property taxes in the area have increased, yet basic infrastructure, like sidewalks, is non-existent. It's even more needed at night because pedestrians walk unlit streets because there are no sidewalks. This needs to be a priority. Please make sure that with the city's Sidewalk Master Plan that the South Middle River neighborhood is not forgotten or ignored. A median on Andrews, from Sunrise to 13th street, planted with native shade trees would help with landscaping and calm the speeding that occurs. You could add a nice gateway marker at the entrance as well. There's an opportunity for beautification and safety on this stretch of road.
- No.



### MAP LEGEND

- Sidewalk
- New School Sidewalk
- Lighting
- Traffic Island Diverter
- Angled/Parallel Parking
- No Parking
- One Way Conversions
- Improved Road?

**From:** [Cija Omengebar](#)  
**To:** [Christina Robinson](#)  
**Subject:** RE: [EXTERNAL:CAUTION!]- CRA Capital Projects Neighborhood Feedback - South Middle River  
**Date:** Wednesday, February 28, 2024 1:44:00 PM  
**Attachments:** [image002.png](#)

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Got it thank you.

Regards,



**CIJA OMENGEBAR, FRA-RP**  
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Community Redevelopment Agency  
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P 954-828-4776  
E [comengebar@fortlauderdale.gov](mailto:comengebar@fortlauderdale.gov)

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**From:** Christina Robinson <[christinar876@gmail.com](mailto:christinar876@gmail.com)>  
**Sent:** Wednesday, February 28, 2024 1:42 PM  
**To:** Cija Omengebar <[COMengebar@fortlauderdale.gov](mailto:COMengebar@fortlauderdale.gov)>  
**Cc:** [edcatalano3000@gmail.com](mailto:edcatalano3000@gmail.com)  
**Subject:** [EXTERNAL:CAUTION!]- CRA Capital Projects Neighborhood Feedback - South Middle River

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Good Afternoon Cija

Ed and I surveyed the attendees at the neighborhood meeting yesterday on Feb 27th 2024.

We gave each person 5 votes to place in each of the five categories. There were 25 attendees, Ed and I had already voted so we did not participate.

Below are the Results.

Attached is the raw data from the exercise.

Capital Category	5 Votes per 25 Attendees
Road Lighting	25
Traffic Controlling	33
Underground Utilities	6
Landscaping	16
Pedestrian Pathways	38
Gateway Markers	7
	125

Handwritten survey data from a notebook. The notebook is open to two pages. The left page has a circled '20' at the top left. The right page has a circled '7' and a circled '125' at the bottom right. The categories are: Road Lighting, Traffic Controlling, Underground Utilities, Landscaping, Pedestrian Pathways, and Gateway Markers. The data is as follows:

Name	Road Lighting	Traffic Controlling	Underground Utilities	Landscaping	Pedestrian Pathways	Gateway Markers
Will	2					
Ceri		3				
Frank	2					
Kurt		2				
Roy		3				
Shant		3				
Conn			2			
Wings						
Andrew	2					
Nicola	2					
Carly						
Marie	2	2				
Donna Lee		2				
Bobby						
Elke	5					
Matt	2		1			
Olga						
Spiff						
Blaise	1	3				
Scott		5				
Rachel	2	3				
Chris	1	3				
Line	2	2				
William			5			
George	2					
<b>TOTALS</b>	<b>25</b>	<b>33</b>	<b>6</b>	<b>16</b>	<b>38</b>	<b>7</b>

Sincerest Regards,  
 Christina Robinson  
 651-983-3773

*"Hard work, initiative, and persistence are still the non-magic carpets to success."*  
 - Marian Wright Edelman

## January 31, 2024 SMRCSA Feedback from Christina R.(VP) on Needs

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<b>SUGGESTIONS</b>
<b>1) Speedbumps</b>
<b>2) More Garbage Cans</b>
<b>3) Median on NW 13 Street to be refreshed</b>
<b>4) Mailer on Trash Pick-up days and Bulk Trash to residents</b>
<b>5) (L) turn on Andrews &amp; 16<sup>TH</sup> Street – need clarity on turning rules?</b>
Markings are not clear maybe need refreshing
Alluding to a center lane that's being used as a turning lane but its not.
<b>6) West Gas Station Wall needs mural</b>
Mural example on the wall at NE 4 <sup>th</sup> (flying drive) and 13 Street
<b>7) A nicer entrance sign to the neighborhood on each major entrance point</b>
○ Ex: Powerline and 13 <sup>th</sup>
<b>8) More art installation going down NW 13 Street</b>
<b>9) Bus homeless people back out of neighborhood from Hope Church</b>
Christina has a call with City that has to be planned

- 1) Reimagine NE 7th Avenue and NE 11th Street by adding sidewalks, improving stormwater drainage, adding traffic calming, adding ornamental street lights, creating street parking where possible, and "reworking" the dogleg and greenspace by the railroad tracks.



- 2) Add a streetscape for NE 12th Street (after the city paves it) by adding sidewalks, lighting, trees, and other amenities.



- 3) Finish the streetscape on the east end of NE 13th Street by the railroad tracks with the goal of adding more street parking and improving public safety in front of the Archways building. (Adding ornamental street lights, trees, street parking, bike lanes, etc.)



- 4) Hire a consultant to study parking issues on the NE 13th Street corridor and side streets to address whether we need to purchase property to add parking lots or widen/reconfigure streets to allow for more parallel parking.
- 5) Add ornamental streetlights on dark side streets.
- 6) Add trash cans at all intersections.
- 7) Purchase the Archways' surplus building (and parking lot) for redevelopment or use as a community center.
- 8) Sponsor a program to add murals to warehouse walls south of NE 13th Street *and* the wall on NE 11th Street along the north side of the cement company (after removing the bushes)
- 9) Hire a consultant to help the Advisory Board update the CRA's strategic plan (which is overdue) that includes a reasonable density level.
- 10) Create a new business incentive program specifically for art studios and galleries.

# CRA Memo 24-001 CRA Capital Improvement Project Status Update

Final Audit Report

2024-04-15

Created:	2024-04-09
By:	Donna Varisco (dvarisco@fortlauderdale.gov)
Status:	Signed
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## "CRA Memo 24-001 CRA Capital Improvement Project Status Update" History

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-  Document e-signed by Greg Chavarria (GChavarria@fortlauderdale.gov)  
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