



CITY OF FORT LAUDERDALE

APPROVED  
REGULAR MEETING MINUTES  
CITY OF FORT LAUDERDALE  
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD  
WEDNESDAY, MARCH 6, 2024 – 6:00 PM  
HOLIDAY PARK 1150 G. HAROLD MARTIN DRIVE  
FORT LAUDERDALE, FL 33304

Board Members	Present/Absent	Cumulative Attendance September 2023-August 2024	
		Present	Absent
Troy Liggett, Chair	P	2	0
Carlton Smith, Vice Chair	P	6	0
Edward Catalano	P	7	0
Linda Fleischman	P	7	0
Justin Greenbaum	P	7	0
Christina Robinson	P	6	1
Nikola Stan	P	7	0

**Staff:**

Cija Omengabar, CRA Planner/Liaison  
Clarence Woods, CRA Manager  
Anthony Fajardo, Assistant City Manager  
Alfred Battle, Deputy Director, Development Services Department  
Lorraine Tappen, Principal Urban Planner  
Karlanne Devonish, Principal Planner II

**Others:**

Joseph Corradino, Corradino Group (Planning firm)  
James LaBrie, Poinsettia Heights Civic Assn.  
Ray Thrower, South Middle Risk  
Lorraine Saunders, SMRCA  
Randall Klett  
Tim Smith  
Karen Cruitt, 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**

The meeting was called to order at 6:10 p.m. Roll was called, and it was noted that a quorum was present.

### III. Election of Officers

Mr. Smith nominated Mr. Liggett for Chair, seconded by Mr. Catalano. In a show of hands vote, **motion passed** 5-2 with Ms. Robinson and Mr. Greenbaum opposed.

Mr. Greenbaum nominated Ms. Robinson for Chair, seconded by Ms. Robinson. In a show of hands vote, **motion failed** 2-5 with Mr. Catalano, Ms. Fleischman, Mr. Smith, Mr. Stan and Mr. Liggett opposed.

Mr. Greenbaum nominated Ms. Robinson for Vice Chair, seconded by Ms. Fleischman. In a show of hands vote, **motion failed** 2-5 with Ms. Robinson, Mr. Catalano, Mr. Smith, Mr. Stan and Mr. Liggett opposed.

Mr. Stan nominated Mr. Smith for Vice Chair, seconded by Mr. Catalano. In a show of hands vote, **motion passed** 4-3 with Ms. Robinson, Ms. Fleischman, and Mr. Greenbaum opposed.

Ms. Robinson nominated Mr. Greenbaum for Vice Chair, seconded by Mr. Catalano. In a show of hands vote, **motion failed** 3-4 with Ms. Fleischman, Mr. Smith, Mr. Stan and Mr. Liggett opposed.

### IV. Approval of Meeting Minutes

- Regular Meeting: February 7, 2024

**Motion** by Mr. Catalano, seconded by Mr. Smith to approve the minutes of the February 7, 2024 meeting. In a voice vote, motion passed unanimously.

### V. Central City Rezoning Update

Karlanne Devonish, Principal Planner II and Lorraine Tappen, Principal Urban Planner

Mr. Catalano asked about grandfathering for an existing application and Mr. Fajardo explained that an entitlement was valid for a period of time, which was dictated by City Code and the State.

Mr. Greenbaum asked why the boundary for the CC-MUD on the updated proposal had moved down from Sunrise Boulevard and 11<sup>th</sup> Street compared to the 2023 proposal. Mr. Fajardo said there was a conflict with the underlying land use. They had moved that boundary down so they could rezone the parcels that were consistent with the underlying land use. In Phase III, they would concurrently go through the land use amendment process and rezone.

Mr. Smith asked if the height of a story had been established and Mr. Fajardo stated there was no strict number but it was typically 10 feet.

Chair Liggett asked about the depths of lots on Sunrise Boulevard and NE 4<sup>th</sup> Avenue and Mr. Fajardo said once the land use was amended, property owners could request

deeper rezoning or the Board could recommend rezoning NE 4<sup>th</sup> Avenue. Mr. Fajardo explained to Chair Liggett that mixed use was not required on NE 4<sup>th</sup> Avenue and NE 13<sup>th</sup> Street. He said the goal was to encourage activating the ground floor level, not to dictate uses. Chair Liggett asked about the proposed new setbacks and Mr. Fajardo said for B1, B2 and B3, front setbacks were five feet, and side and rear were zero if up against another commercial property and 15 feet when against a residential property.

## **VI. Public Comments**

James LaBrie, Vice President of Poinciana Heights Civic Association, said he had been shocked to learn that the height limit for this intersection was 150 feet, or approximately 15 stories. He believed this would create a canyon on NE 13<sup>th</sup> Street. Mr. Greenbaum pointed out that 150 feet was currently permitted but the renderings of shorter buildings were what was being proposed. Mr. Fajardo said the new zoning would allow 105 feet by right, up to 125 feet with Planning and Zoning Board approval and up to 150 with incentives.

Ray Thrower, former CCRAB Chair, suggested adding a footnote regarding the RD-15 and RMM-25 districts included in the rezoning to indicate this would be in phase III. Mr. Thrower asked about the requirements being used in other areas in the City and Mr. Fajardo said they had noted several of these had been accepted by developers and were successful elsewhere in the City. Mr. Thrower asked about CC-MUD and Ms. Devonish said this zoning did not allow restaurants by right and had higher parking requirements. Mr. Thrower asked if a new nightclub would be allowed and Mr. Fajardo said staff could bring a more complete list of permitted uses and they could discuss nightclubs. Mr. Thrower asked the difference between affordable housing and workforce housing and Mr. Fajardo said Broward County considered them the same thing but workforce housing applied to 160% of the median family income. Mr. Battle said affordable housing applied to between 30-60% of the median family income up to 80%. Anything over 80% was usually defined as workforce.

Randall Klett was concerned about lot depths and asked if a developer could build a 100-foot-tall building on a lot that was 125 feet deep. Mr. Fajardo thought this would be too shallow. Mr. Klett thought the rezoning on NE 4<sup>th</sup> Ave. and NE 13<sup>th</sup> Street without the underlying land use changes did not provide much incentive. Mr. Fajardo thought it did if they made the process simpler and noted that individual property owners could initiate a land use change on their own. Phase III of the rezoning would include the Comprehensive Land Use Amendment. He stated the timeline depended on funding and would take approximately one year.

Tim Smith said most people wanted redevelopment but did not want this area to be like Flagler Village. He noted that the RMM-25 was the worst part of the neighborhood. He agreed they needed to provide incentives for redevelopment, including new affordable housing for people who currently lived in the existing multifamily buildings. Around the outskirts, they should build taller buildings with restaurants. He also felt that affordable

housing should be built City-wide, not concentrated in one area. Mr. Smith did not feel Phase II was accomplishing that goal.

Lorraine Saunders asked why they had not done the land use first and Mr. Fajardo explained that the scope of work with the consultant had changed and they had been focused on rezoning.

## **VII. Advisory Board Discussions**

Chair Liggett thought the Board had consensus for this to happen soon. He asked Mr. Fajardo how close to final concept the Board needed to be for Mr. Fajardo to begin writing the ordinance. Mr. Fajardo said the core material was there and he thought they could produce an ordinance by May. After a Board recommendation, this would be discussed with the City Commission, followed by the Planning and Zoning Board and two public hearings before the City Commission. If all went well, he thought they could have an ordinance adopted by the second or third quarter of 2024.

Mr. Greenbaum thought the Live Local Act would override any restrictions they tried to put on building height and Mr. Fajardo explained how the Live Local Act affected heights and said they were unsure if it applied to a Regional Activity Center [RAC], which had no height limitation. He said there was a pending amendment to the Live Local Act that would lower heights. Mr. Greenbaum thought the entire area would become affordable/workforce housing because of the price of land, the incentives, and the proximity to Downtown. Mr. Fajardo said this would only apply to areas in the RAC that currently allowed Mixed Use. He agreed to create a summary to distribute. Mr. Greenbaum stated the Live Local Act was effectively negating the Board's work debating building heights.

Ms. Fleischman said she liked what she was hearing and wanted to move forward. She felt they needed the impetus of the City's plan to encourage new businesses on NE 13<sup>th</sup> Street.

Mr. Stan asked if they could rezone the RMM-25 to exempt areas from the Live Local Act and Mr. Fajardo thought they could downzone it but that would be a significant change from what was permitted today. He thought this would cause problems. Mr. Stan felt the design restrictions would make a difference. He favored moving forward.

Ms. Robinson asked if the depth on NE 13<sup>th</sup> Street in front of the RMM-25 was sufficient for high-density, tall buildings and Mr. Greenbaum agreed this had been hampering development. Ms. Robinson said they should not be that concerned about the height, since the depth there would not support it. She stated Chair Liggett had indicated that this Board was not the same group of people as those who had started the rezoning process and that their ideas were not the same. Chair Liggett said he had read documents regarding what had happened in 2018 and 2019 and said when they polled people at workshops, 80% had indicated they wanted buildings to be five stories or less. Other than that, he thought the people working on it now were on the same page. Ms. Robinson said they no longer needed to discuss the past not aligning with today.

Mr. Smith asked people in attendance what the original vision had been, including the maximum height. Tim Smith thought the north side of NE 13<sup>th</sup> Street would not be changed. South of 13<sup>th</sup> Street, they envisioned three-story buildings with retail/residential. Toward 11<sup>th</sup> Street, buildings would be four to five stories and on Sunrise, buildings might be 12 stories. He thought staff was smart enough to make this work, even with new State laws.

Mr. Smith asked about hearing the City Commission's thoughts prior to making a recommendation and Mr. Fajardo said this would be best handled at a joint workshop with the City Commission.

Ms. Robinson wished they could see the renderings the consultant had done, which included art studio/living space and Green roofs. She thought if they saw what NE 13<sup>th</sup> Street could look like, they may not be so concerned about height.

Mr. Catalano said he had been working on this since 2016 and recalled people being taken aback by the building heights on Sunrise and in some neighborhoods. He said now, people were more concerned with making the neighborhood walkable and bikeable. He wanted the land use amendment soon because he thought Sunrise Boulevard would not be developed until then. He favored the current proposal and moving quickly with the Land Use Amendment.

Chair Liggett asked if they could start the Land Use Amendment immediately, since the CRA had set aside \$180,000 for it. Mr. Battle said they needed consensus on what they wanted the zoning to be. The recommendation should also include a Land Use Amendment application. Chair Liggett asked if they could have the recommended heights south of 11<sup>th</sup> Street and limiting height to 80 feet up the 4<sup>th</sup> Avenue corridor, and do what the Central City Alliance had unanimously recommended for across NE 13<sup>th</sup> Street, matching the heights in the RMM-25 at 55 feet. Mr. Fajardo said this was possible but it would require creating two other zoning districts. Ms. Robinson wanted to see the addresses of the Central City Alliance members who made that recommendation. She noted that only three members of the CCRAB actually lived in the CRA. She said many people who owned property in that neighborhood were Haitian and were not familiar with this type of process.

Mr. Catalano discussed how well attended workshops and meetings about this had been in the past and noted that the longer this went on, the fewer people participated.

Chair Liggett passed the gavel to Mr. Smith in order to make a motion.

**Motion** by Mr. Liggett, seconded by Mr. Stan:

To move the plan forward as presented, with the heights as proposed for all property south of 11<sup>th</sup> Street; on all property facing NE 4<sup>th</sup> Avenue the maximum height is 80 feet and for the remaining property north of NE 11<sup>th</sup> Street, the maximum height is 55 feet.

Mr. Greenbaum requested to amend the motion to include that the CRA Board would allocate the funds required to begin the Land Use Amendment process. Mr. Catalano seconded the amendment and neither Mr. Liggett nor Mr. Stan objected.

Mr. Fajardo said once the zoning ordinance changed, properties were subject to the new ordinance. A property owner could request previous zoning, but this was rare.

Ms. Devonish restated the motion:

To move the plan forward as presented for the areas south of 11<sup>th</sup> Street to Sunrise Blvd., with heights of 105 feet, 125 feet, up to 150 feet; along the NE 4<sup>th</sup> Avenue corridor, the maximum height would be 80 feet; along NE 13<sup>th</sup> Street the maximum height would be 55 feet and also the areas along the east side, such as along the FEC railroad; and for the CRA to allocate funds for the Land Use Amendment. In a roll call vote **motion passed 5-2** with Ms. Robinson and Mr. Smith opposed.

Mr. Fajardo said there would be three different zoning districts to accommodate these changes and he thought this could be done by June. Staff would also perform additional outreach.

#### **VIII. Communication to City Commission**

None

#### **IX. Old/New Business**

- April Agenda Recommendations
  - a. Redevelopment Plan Discussion

Chair Liggett said there were issues with the 4<sup>th</sup> Ave. streetscape project and asked for a report including a timeline.

Chair Liggett wanted to begin discussion of capital projects at the next meeting. Ms. Omengebar said the survey would close next week and she would work with Transportation and Mobility to prepare something for the Board.

#### **X. Adjournment**

There being no further business, the meeting was adjourned at 8:37 p.m.

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