

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

RESCHEDULED REGULAR MEETING

MONDAY, October 9, 2023

3:30 P.M.

**LOCATION: CRA OFFICE - 2nd FLR CONFERENCE ROOM
914 SISTRUNK BOULEVARD, FORT LAUDERDALE, FL 33311**

I.	The Pledge of Allegiance	Ray Thrower Chair
II.	Call to Order & Determination of Quorum	Ray Thrower Chair
III.	Introduction of Board Members	Ray Thrower Chair
IV.	Motion to Approve Regular Meeting Minutes September 6, 2023	CCRAB Chair
V.	Informational Presentation	Troy Liggett President Middle River Terrace Neighborhood Association
VI.	Program and Project Status Updates 1) Commercial Incentives Program 2) Façade and Landscape Program 3) NE 4 th Avenue Streetscape Improvement Project 4) Road Closure Light Installation Project 5) Rezoning Project	Cija Omengebar CRA Planner
VII.	Communication to City Commission	Ray Thrower CCRAB Chair
VIII.	Motion to Nominate and Select Chair and Vice Chair Positions	Cija Omengebar CRA Planner
IX.	Old / New Business • Miscellaneous • November Agenda Recommended Items	Cija Omengebar CRA Planner
X.	Motion to Adjourn	CCRAB Members

THE NEXT CCRAB REGULAR MEETING WILL BE HELD ON WEDNESDAY – November 1, 2023

Purpose: To review the Plan for the Central City CRA and recommend changes; make recommendations regarding the exercise 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 the 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

III. Introduction of Board Members

**IV. Motion to Approve Regular Meeting Minutes
September 6, 2023**



CITY OF FORT LAUDERDALE

DRAFT
REGULAR MEETING MINUTES
CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD
WEDNESDAY, SEPTEMBER 6, 2023 – 3:30 PM
ADMINISTRATIVE FIRE STATION #11,
528 NW 2nd STREET,
FORT LAUDERDALE, FL 33311

Board Members	Present/Absent	Cumulative Attendance September 2023-August 2024	
		Present	Absent
Ray Thrower, Chair	P	1	0
Edward Catalano	P	1	0
Linda Fleischman	P	1	0
Justin Greenbaum	P	1	0
Jason Hoffman	A	0	1
Christina Robinson	P	1	0
Nikola Stan	P	1	0

At this time, there are 7 appointed members to the Board; therefore, 4 constitute a quorum.

Staff:

Clarance Woods, CRA Manager
 Cija Omengebar, CRA Planner/Liaison
 Anthony Fajardo, Assistant City Manager
 Alfred Battle, Deputy Director, Department of Sustainable Development
 Mark Alvarez, consultant, Corradino Group (via Zoom)
 Vanessa Martin, CRA Business Manager
 Laura Reece, Director, Office of Management and Budget
 Tania Bailey-Watson, CRA Senior Administrative Assistant
 Carla Blair, Recording Secretary, Prototype Inc.

Others:

Troy Liggett, president, Middle River Terrace Neighborhood Association
 Lin Morgan, president, South Middle River Civic Association
 Jaime Sturgis
 Rey Vivas
 Javier Concha
 Frank Scott
 Moshe Y
 Carlton Smith

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 3:35 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: August 2, 2023

Motion by Mr. Catalano, seconded by Mr. Stan to approve the minutes of the August 2, 2023 meeting. In a voice vote, motion passed unanimously.

V. Rezoning Phase II Status Update

Mark Alvarez, consultant, Corradino Group, provided a Power Point presentation, a copy of which is attached to these minutes for the public record. Mr. Alvarez explained the Land Use Plan Amendment process. He said the Zoning Code must be consistent with the Comprehensive Plan. Where it was not possible to rezone because of the Comprehensive Plan, they could use Flex Units. Board members, Mr. Alvarez and Mr. Fajardo discussed utilizing Flex Units, Regional Activity Centers (RACs), and the affordable housing requirement. Mr. Fajardo said if they developed a mixed-use land use (which they did not currently have) and allocated Flex Units to that land use, they would only be available in that use area (the CRA).

Mr. Catalano said the proposal included NW 7th Avenue but he did not think that was a mixed-use street. Mr. Alvarez clarified that the mixed-use would only apply from Sunrise Boulevard up to NW 11 Street.

Ms. Fleishman asked how mixed-use would work and Mr. Alvarez stated often there would be vertical mixed use, where the ground floor would be commercial with residential and/or more commercial uses above. Mr. Fajardo said the scale would be similar to Flagler Village. Mr. Battle described how properties could be converted from residential to commercial, such as restaurants or art galleries. Chair Thrower thought the original vision was a "mini Flagler Village."

Motion made by Mr. Catalano, seconded by Ms. Fleishman, to open discussion to the public. In a voice vote, motion passed unanimously.

Javier Concha said he lived on NE 3rd Avenue, between 13th and 11th Streets, and asked where the new boundary would be. He said the mixed-use would force him to move out. He wanted the City to build more single-family homes and parks. He suggested incentives

to owners to improve existing homes. Mr. Alvarez stated both sides of NE 3rd Avenue would be mixed-use between Sunrise and 11th Street, and between 11th Street and 13th Street, only the east side of NE 3rd Avenue would be mixed-use.

Troy Liggett stated the Middle River Terrace Neighborhood Association supported the work of the CRA. He noted the neighborhood had changed in the 10 years since the CRA was set up to do the rezoning. He said 13th Street was 80% redeveloped already and they did not want it to be like Flagler Village. Mr. Liggett claimed Mr. Alvarez was creating a plan based on "somebody else's notes and no neighborhood input." He distributed a map he called "the consensus plan" that the neighborhoods agreed with and described their ideas for rezoning.

Lin Morgan stated the South Middle River Civic Association felt the rezoning between NE 4th Avenue and Powerline Road was needed to improve their blight and crime issues. She said they did not feel included in the conversations though. Development between Sunrise Boulevard and 11th Avenue was a must.

Rey Vivas said there were multiple issues in fostering development. He discussed development he was planning and said there was a shortage of Flex Units. He stated the required parking now did not make sense.

VI. Central City Budget Discussion - Vanessa Martin, CRA Business Manager
Ms. Martin had distributed a budget package to Board members. She stated the adopted fiscal year 2024 budget was a total of \$1,061,800, \$658,00 of which was for incentives.

Laura Reece, Office of Management and Budget Director, described how the CRA was funded and how it had changed over the years, as taxable values grew. She stated at the end of 2022, the CRA's estimated fund balance was approximately \$880,000. They estimated the amount left in the budget at the end of 2023 would be \$1.4 million, so the - estimated available balance would be approximately \$2.2 - \$2.3 million. Mr. Catalano asked if they could increase the size of the CRA and Mr. Fajardo said this was possible, but it was an extensive process and cost money. Mr. Woods said this would also take considerable time.

Ms. Martin stated in November, she would have more accurate numbers to provide the Board.

VII. Communication to City Commission
None

VIII. Motion to Reschedule Oct. 4th Meeting
Alternative Dates:
1) Monday, October 9th
2) Wednesday, October 11th

Motion made by Mr. Catalano, seconded by Mr. Stan, to schedule the Board's next meeting for Monday, October 9. In a voice vote, motion passed unanimously.

IX. Old/New Business

- Miscellaneous
 - Streetlight Installation Project

Ms. Omengebar stated they had \$12,000 in the budget for this but they needed \$28,000. She hoped they would have the additional funds after Ms. Martin cleaned up the budget in November.

- Façade And Landscape Update

Ms. Omengebar reported they still had \$150,000 in the budget for this. They had concentrated on residential properties on Northwest 5th Avenue between NW 11th Street and Sunrise Boulevard. They wanted to see how much interest there was before expanding the program to other streets.

- North 4th Ave. Project flyer

Ms. Omengebar said the project had started the previous day and would take approximately one year to complete. Since there was no road work taking place, she said only the bike lane would be blocked.

- November Special Meeting (contingent on budget clean up)

Ms. Omengebar would schedule a special meeting only if the budget cleanup was not completed in time for their regular meeting.

- Caution Sunshine Law Violation

Ms. Omengebar asked everyone to review the information provided in the backup. She cautioned Board members that they could only discuss items at their public meetings.

- October 9 Agenda Suggestions
 - Ms. Omengebar stated the October meeting would be at the CRA building.
 - Discuss and Prioritize November topics
 - Mr. Stan wished to discuss Mr. Liggett's "consensus plan" the neighborhoods had agreed to for rezoning.

IX. Adjournment

There being no further business, the meeting was adjourned at 5:31 p.m.

The next meeting will be held on October 9, 2023.

V. Informational Presentation

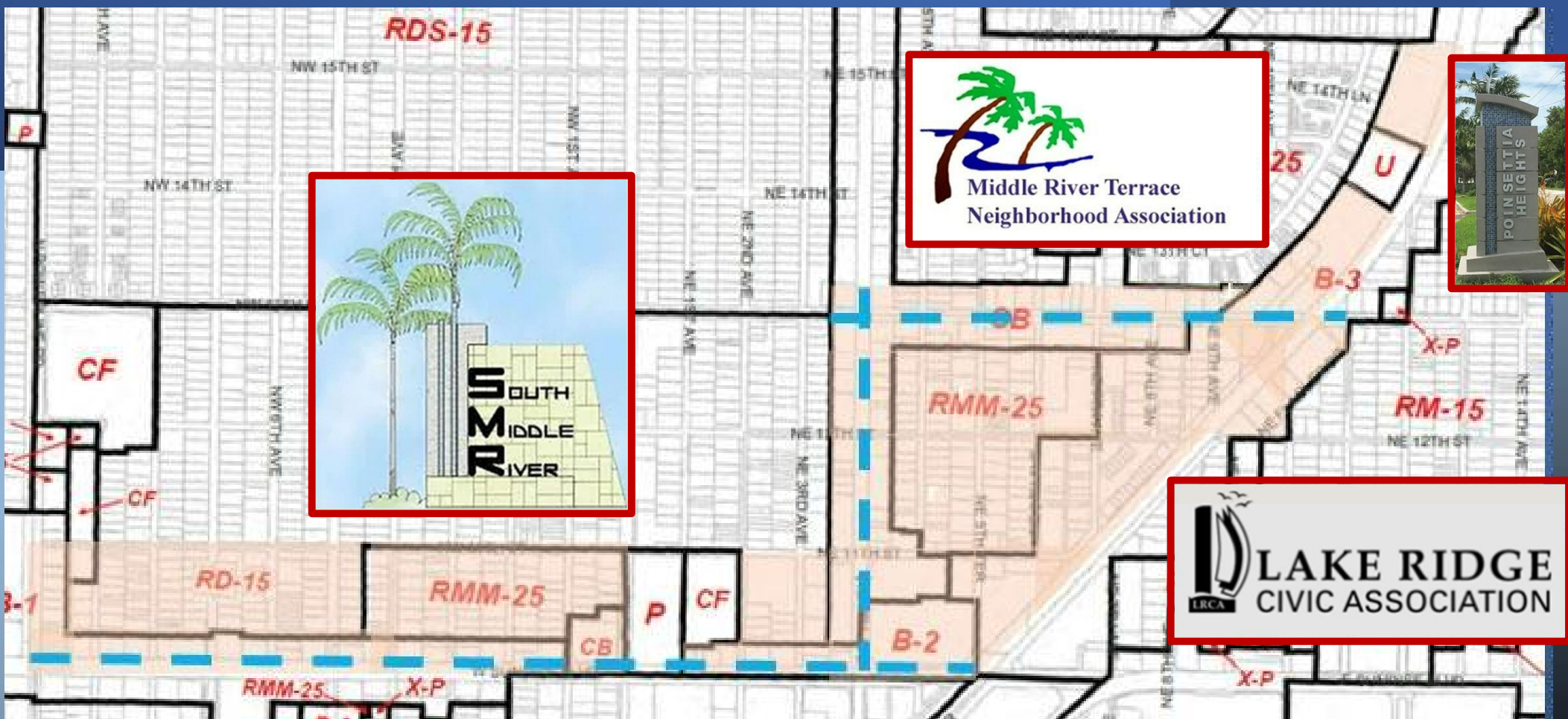
**Troy Liggett
President
Middle River Terrace
Neighborhood Association**

Central City Redevelopment
Advisory Board Meeting
Oct. 9, 2023

Neighborhood Consensus Rezoning Plan

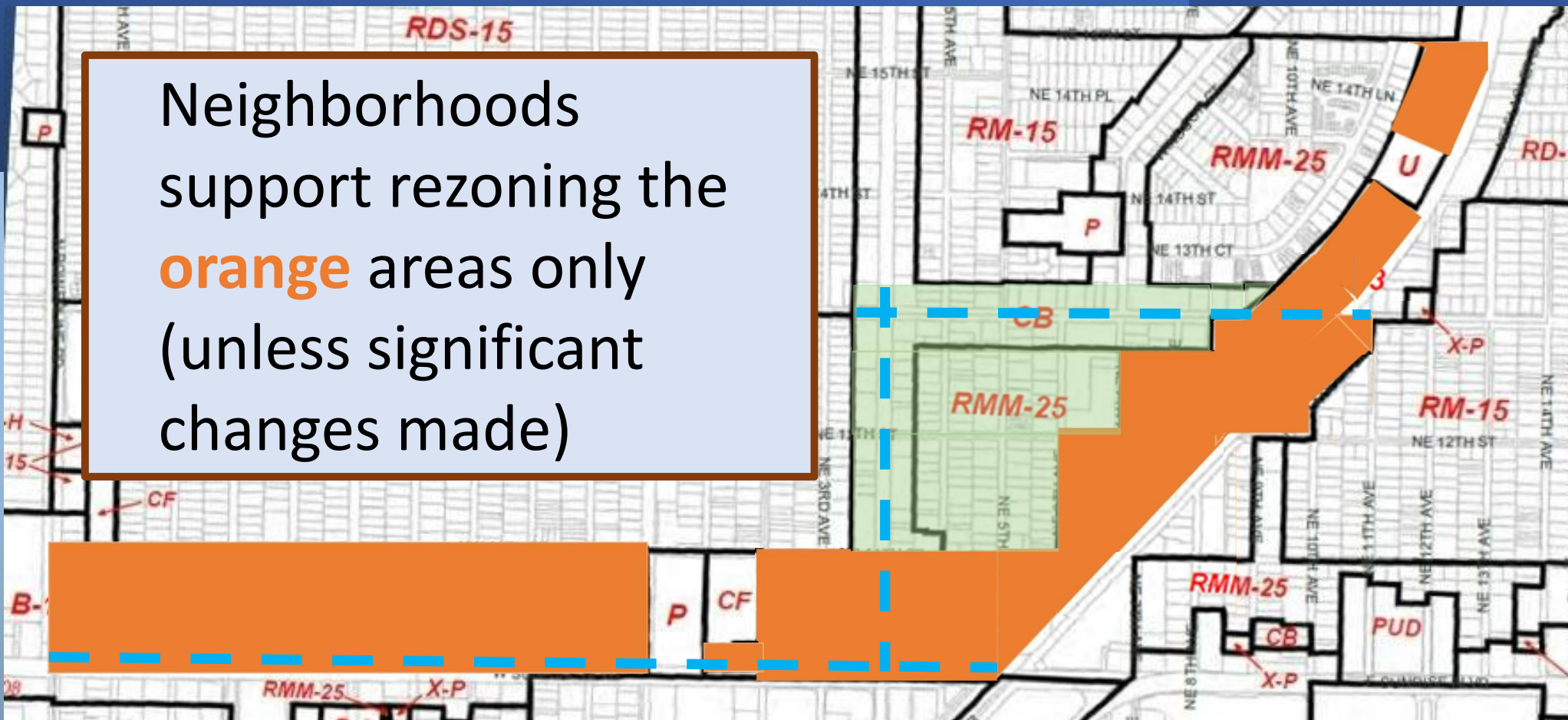
Troy Liggett
President
Middle River Terrace
Neighborhood Association

1



Area suffered from extreme blight when rezoning first proposed sometime around 2010

Neighborhoods support rezoning the **orange** areas only (unless significant changes made)

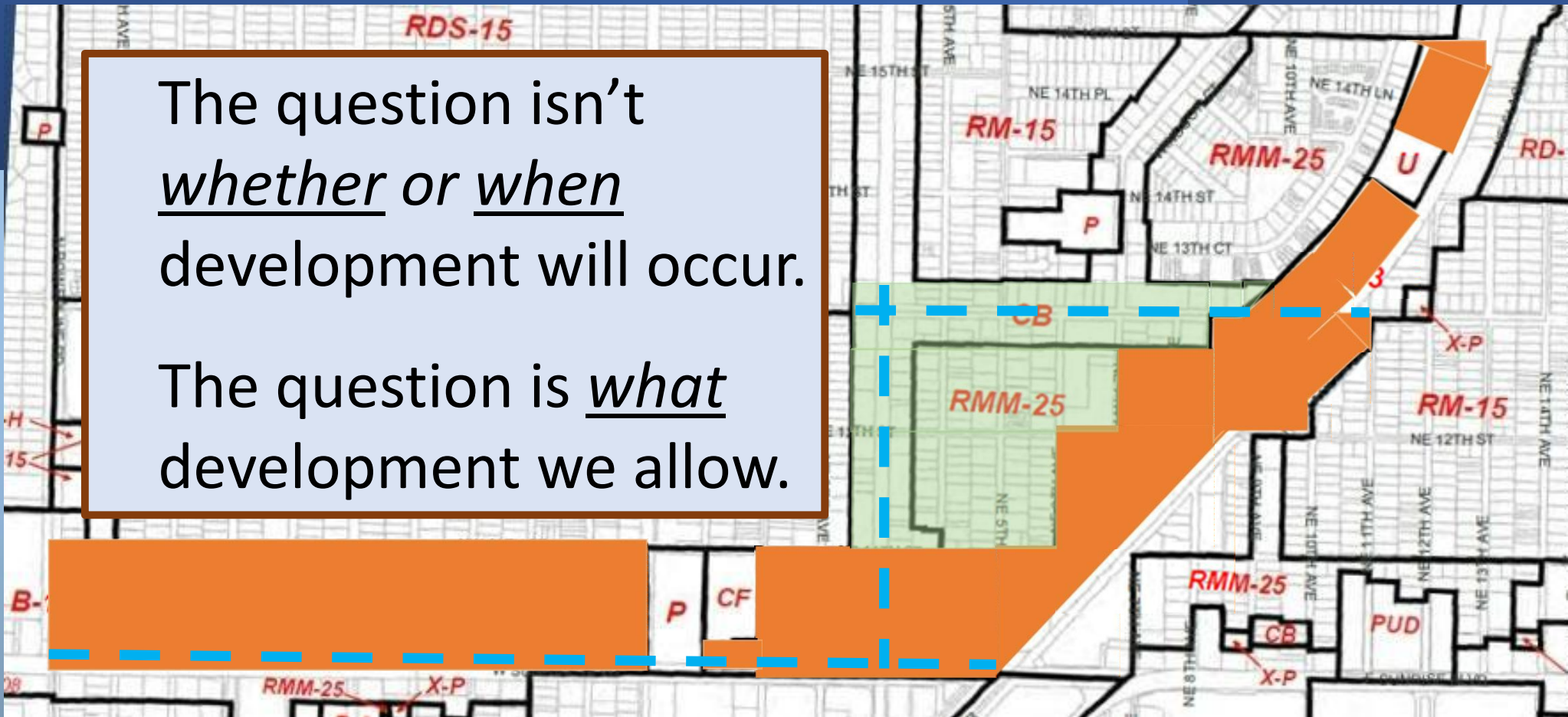


GOAL

Vibrant business corridors that compliment and support our neighborhoods



The question isn't whether or when development will occur.
The question is what development we allow.



Necessary Changes for NE 13TH Street Corridor

- ✓ *Significantly limit assemblage*
- ✓ *Height – 55' MAX*
- ✓ *Require setback/stepbacks around existing single-family and low-density multi-family homes*
- ✓ *NO automobile sales or service, warehousing, storage, or artisanal industry allowed*
- ✓ *Allow stand-alone uses on thoroughfares*
- ✓ *No stand-alone business uses on side streets*
- ✓ *Require ample parking*

7

Mixed Use is
Already Allowed
in Most Areas

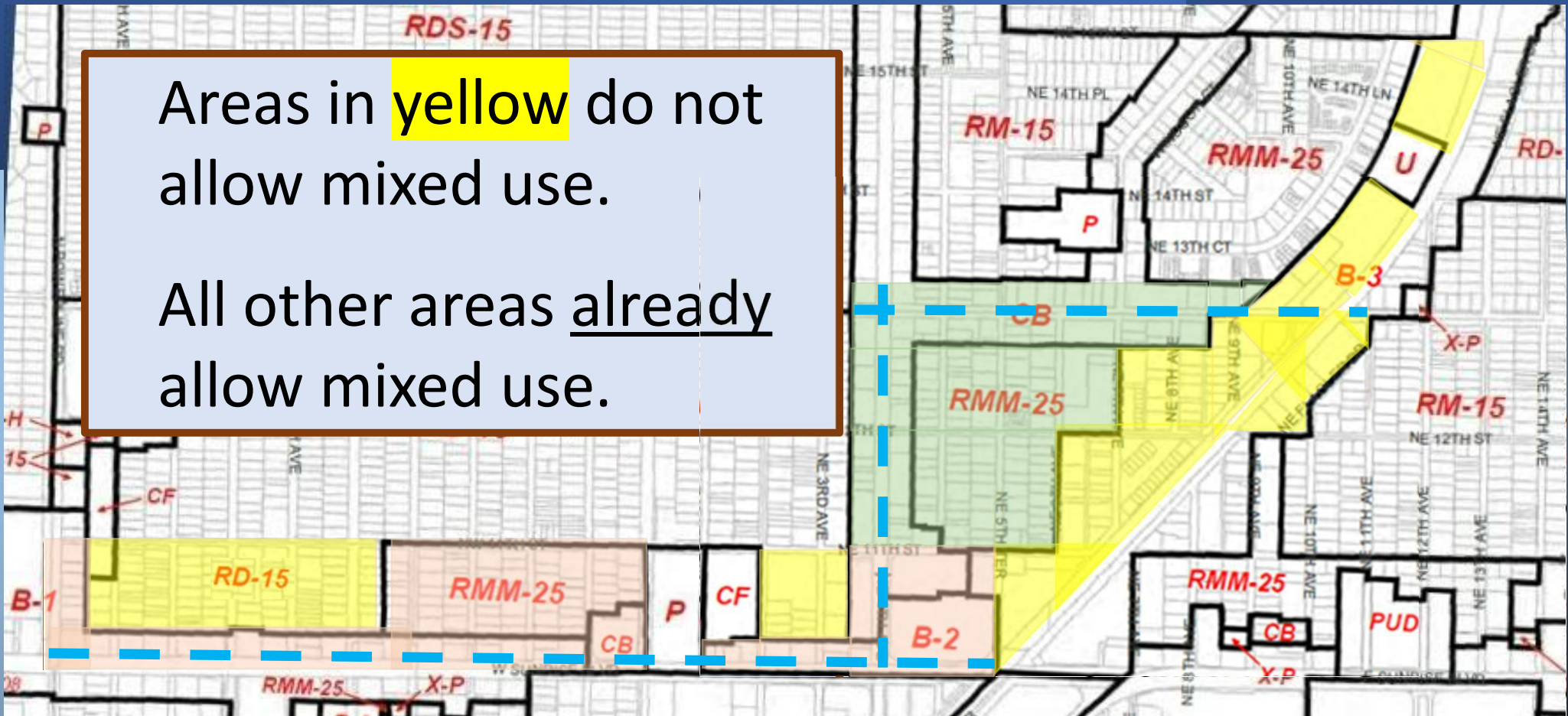


Areas in **yellow** do not allow mixed use.

All other areas already allow mixed use.

Areas in **yellow** do not allow mixed use.

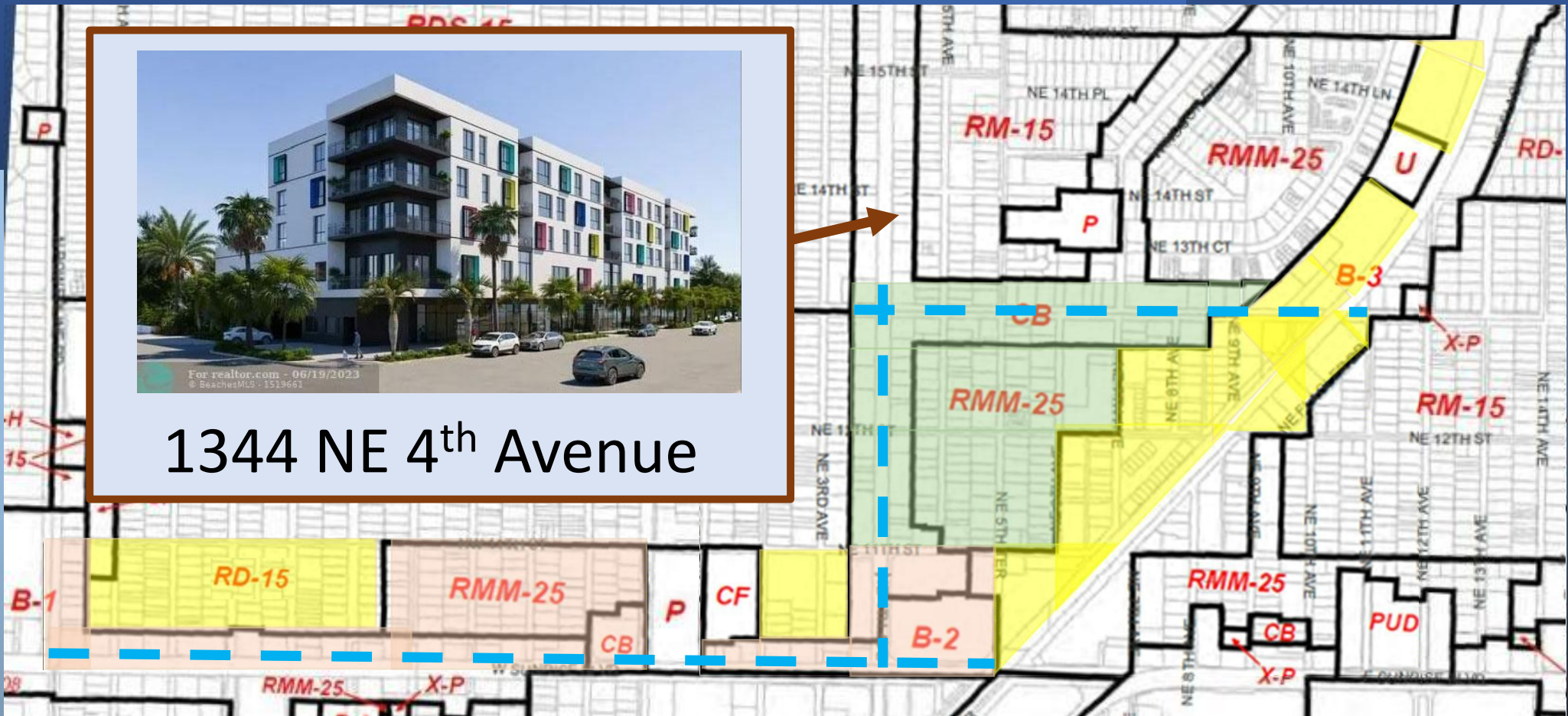
All other areas already allow mixed use.



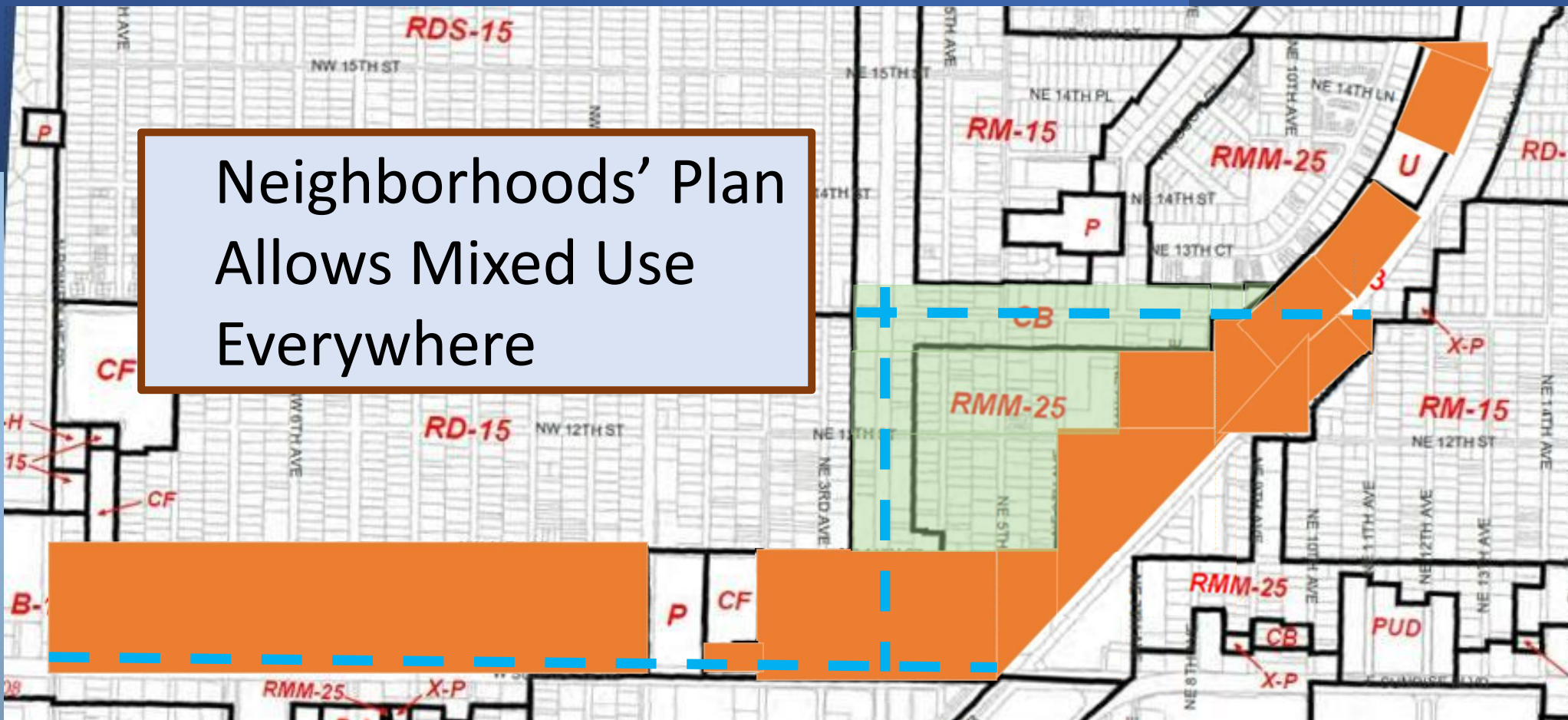




1344 NE 4th Avenue

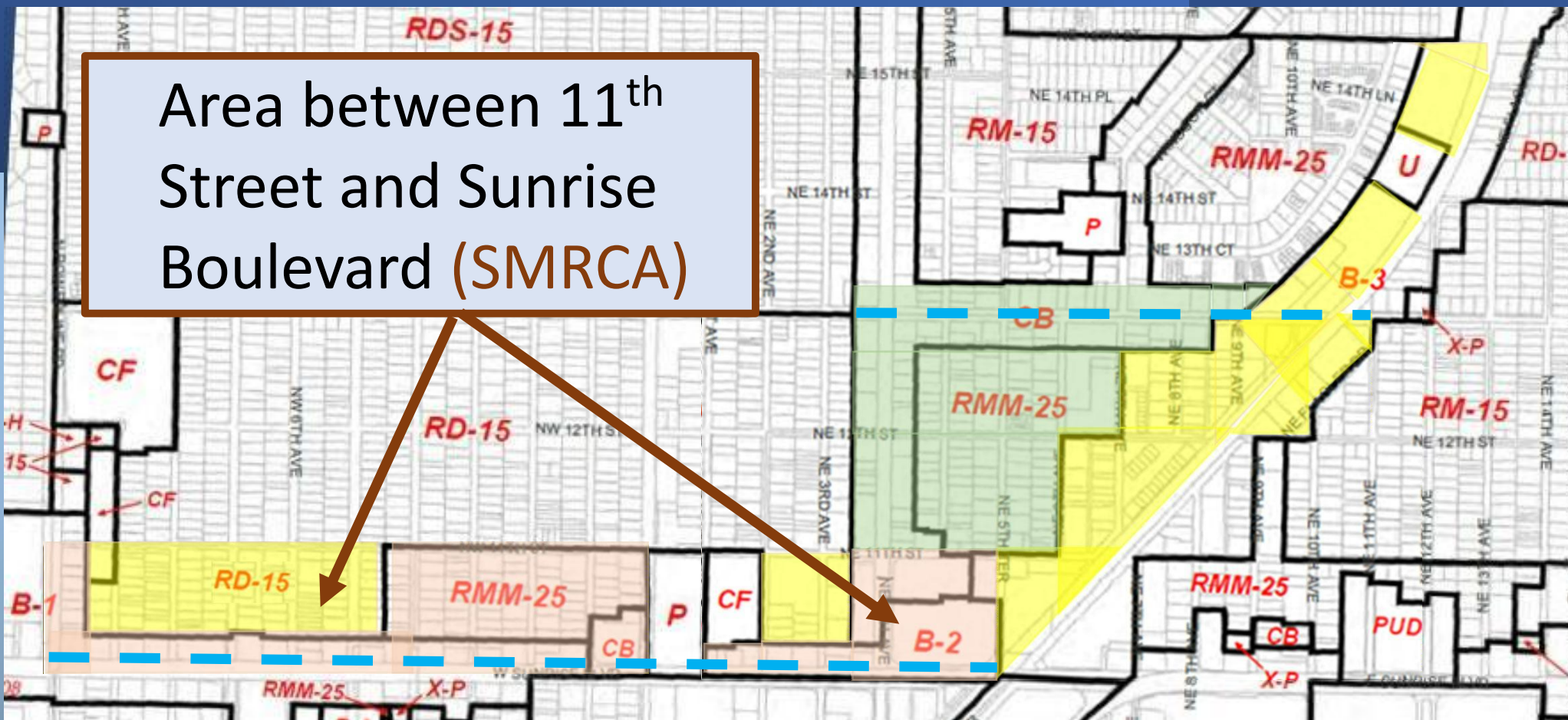


Neighborhoods' Plan
Allows Mixed Use
Everywhere

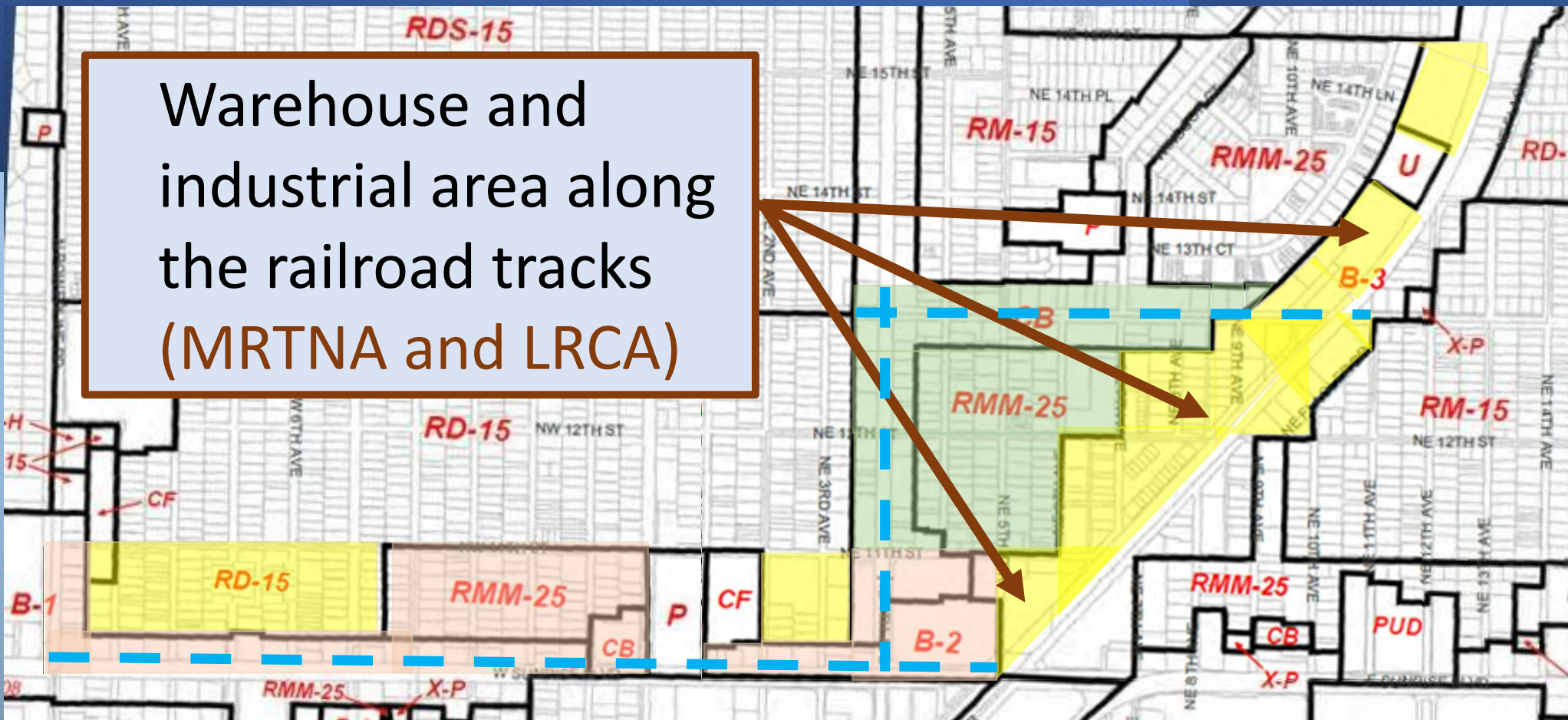




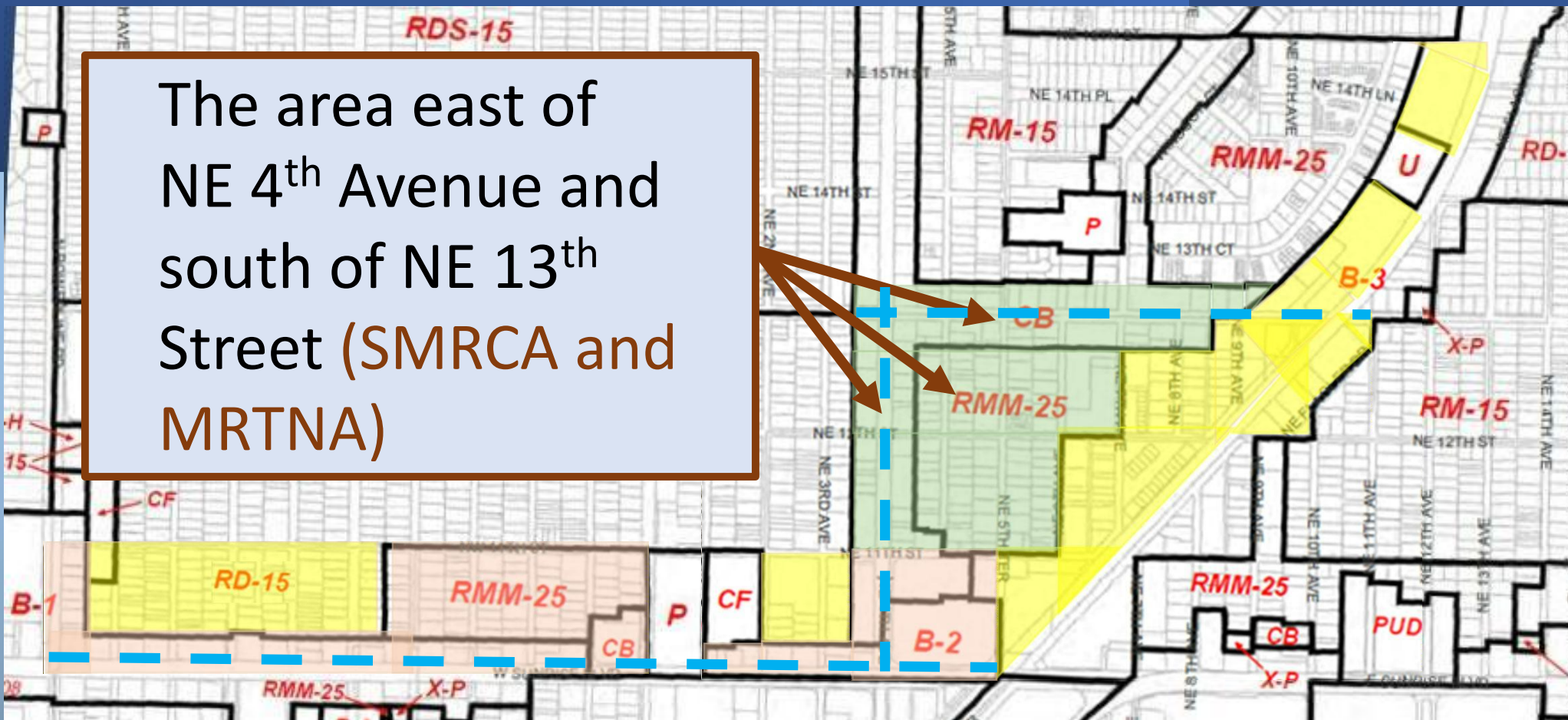
Area between 11th
Street and Sunrise
Boulevard (SMRCA)



Warehouse and industrial area along the railroad tracks (MRTNA and LRCA)



The area east of
NE 4th Avenue and
south of NE 13th
Street (SMRCA and
MRTNA)



Preserve
character of
NE 13th Street
“Main Street”



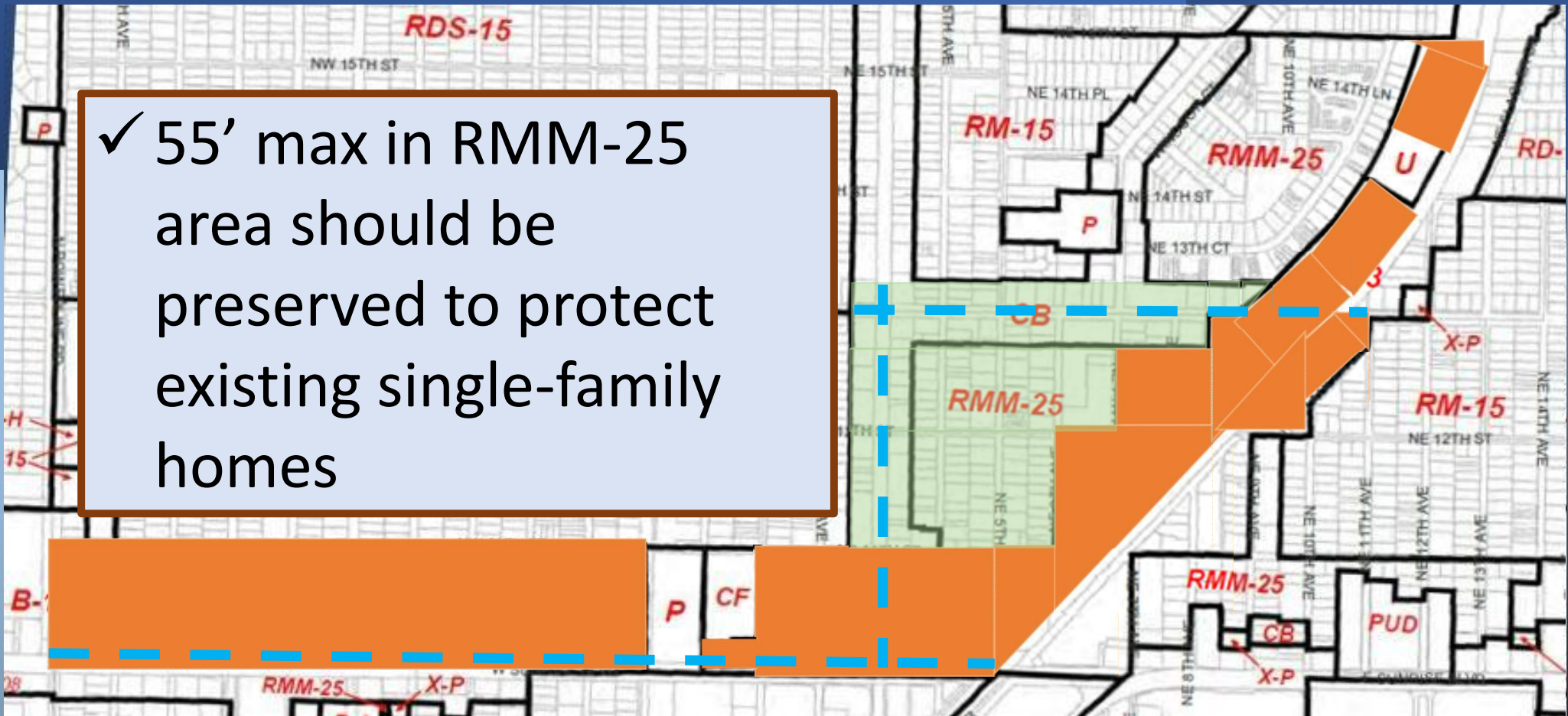
NO to
assemblage
on 13th Street



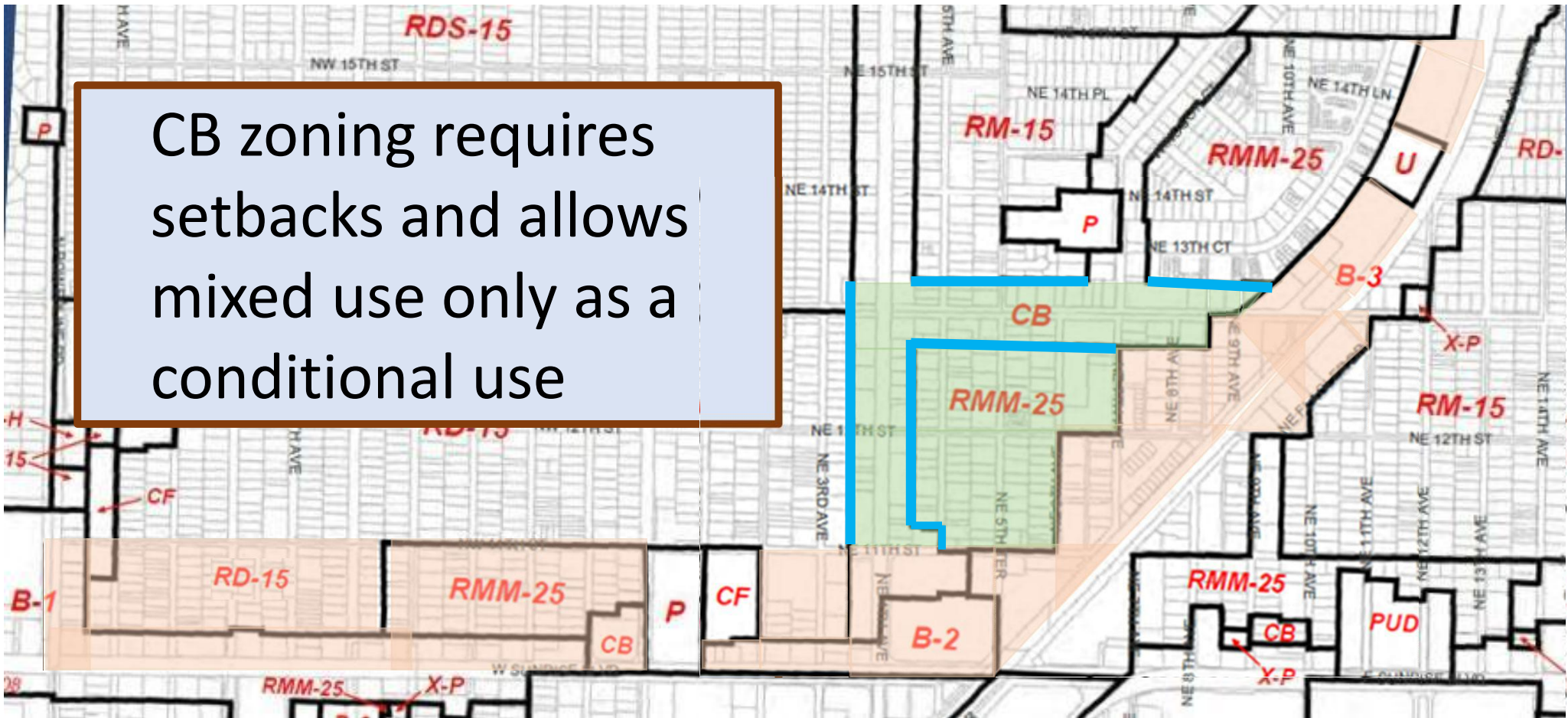
What about heights?

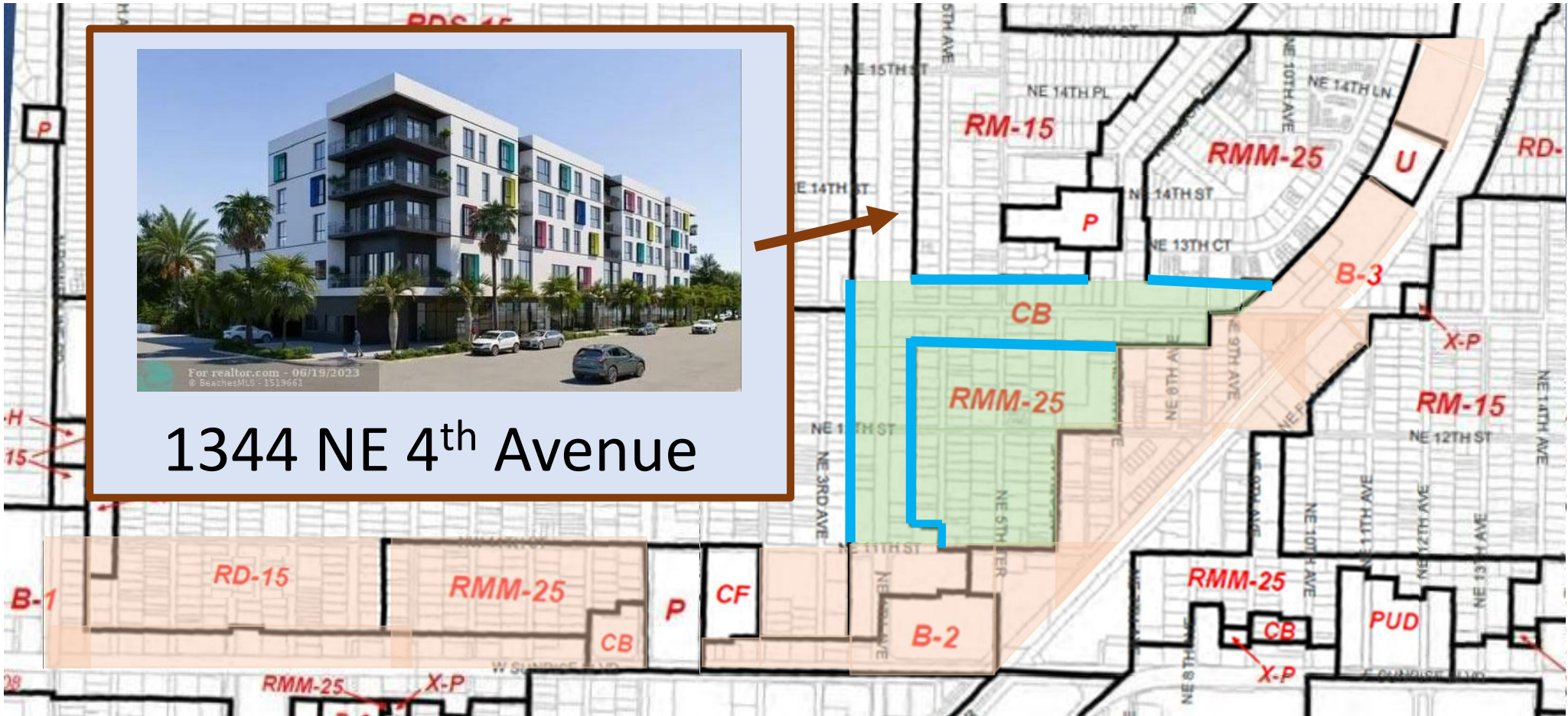


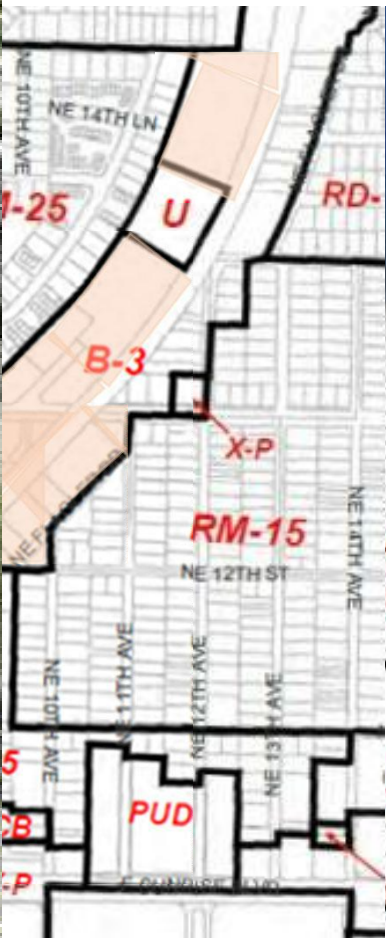
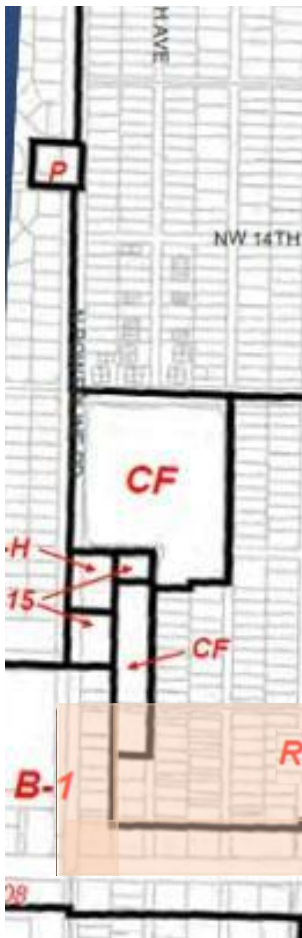
✓ 55' max in RMM-25 area should be preserved to protect existing single-family homes



CB zoning requires setbacks and allows mixed use only as a conditional use





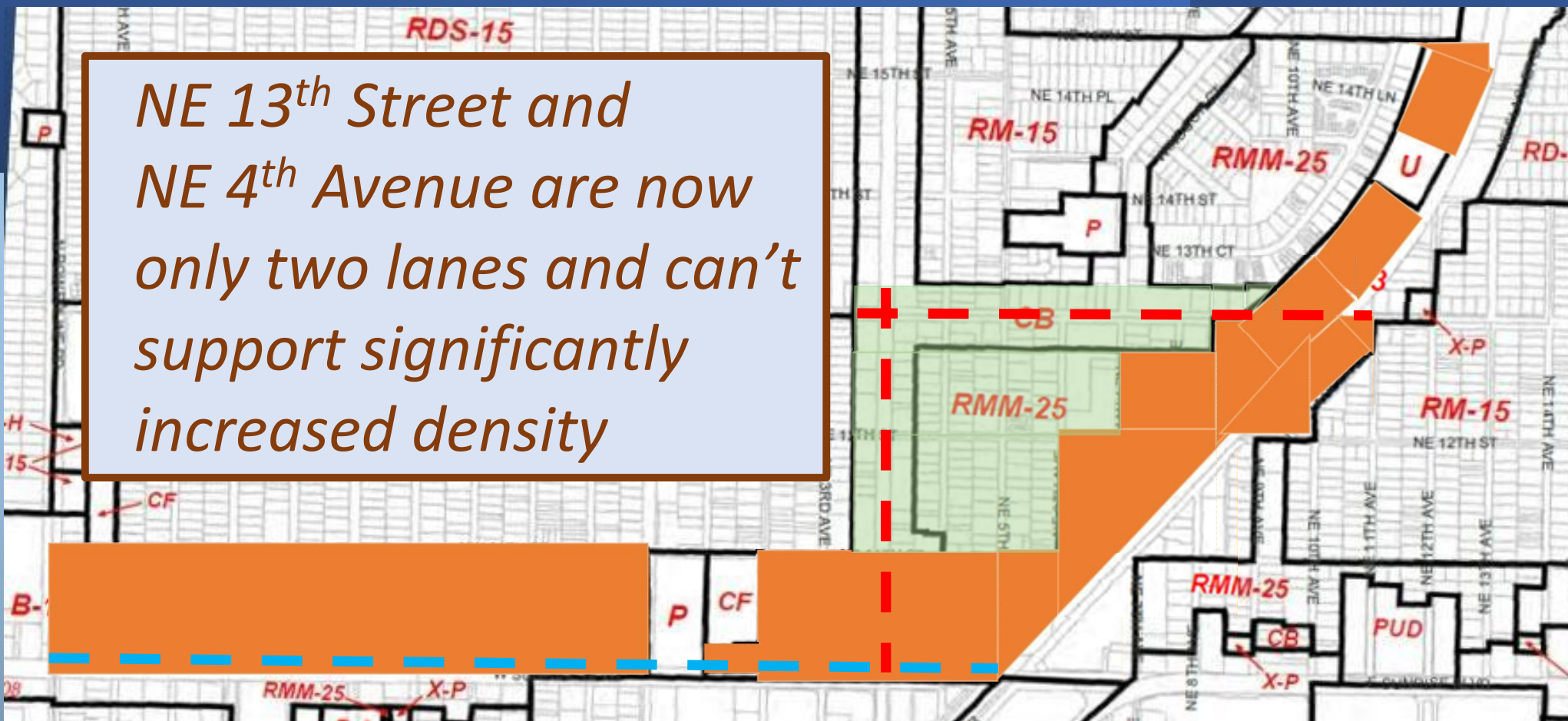


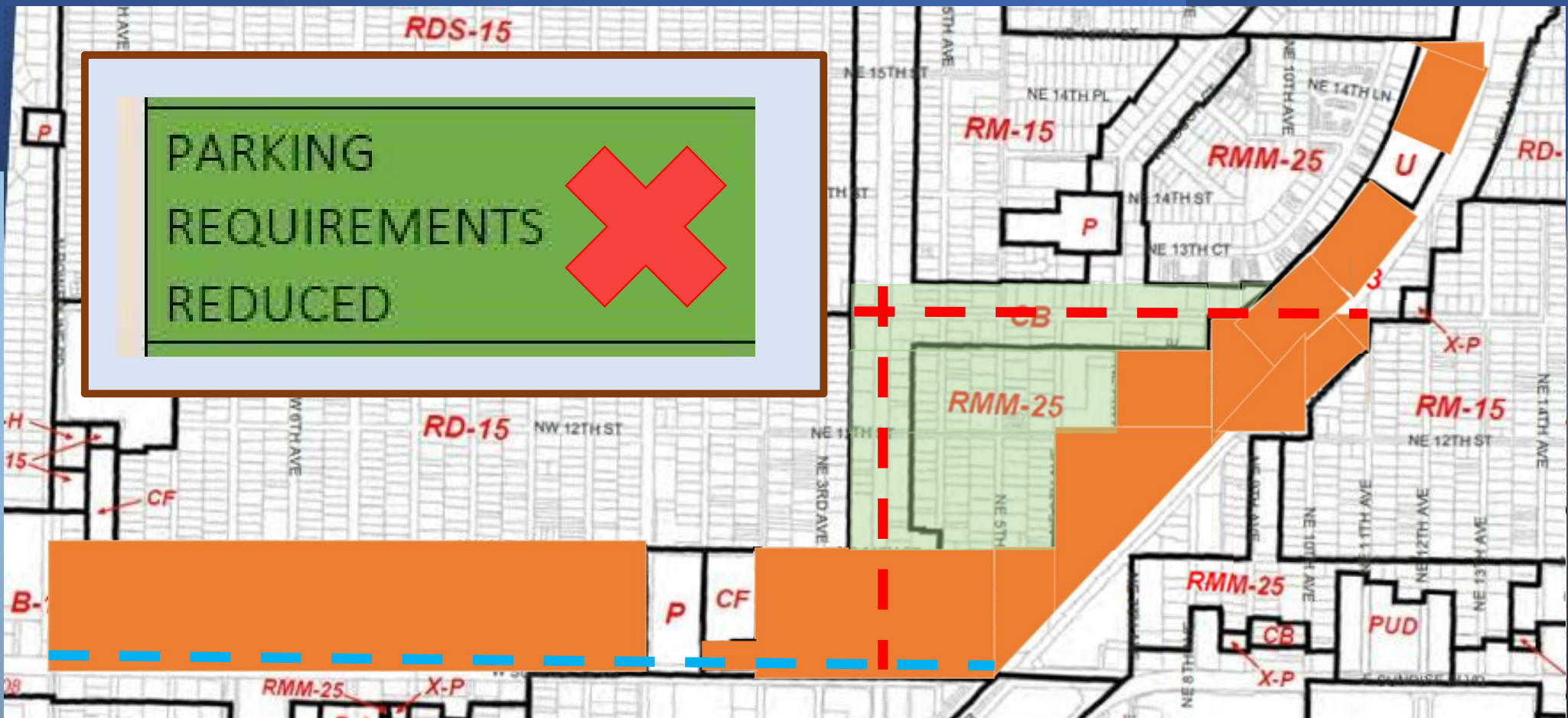
✓ Any rezoning plan should require setbacks and/or stepbacks for properties adjacent to residential zones

Traffic and Parking Issues



*NE 13th Street and
NE 4th Avenue are now
only two lanes and can't
support significantly
increased density*





New
“Mixed Use”
Types Not
Compatible to
13th Street



- | | |
|--|--|
| 1. General Retail and Personal Services (<50,000 sq. ft.) |  Warehousing and Storage (conditional only) |
| 2. Neighborhood Proprietor Commercial (<10,000 sq. ft.) |  Artisanal Light Industry (conditional) |
| 3. Food and Beverage Establishments | 12. Residential Uses |
| 4. Entertainment Uses | 13. Live Work Units |
| 5. Professional Offices and Medical Offices | 14. Lodging |
| 6. Civic Uses | 15. Public Purpose Facilities (parks, etc.) |
| 7. Colleges and Universities | 16. Childcare Facilities |
| 8. Places of Assembly | 17. Nursing Home Facilities |
|  Automotive Sales and Services | |



1

- are mixed-use and include:

- Sunrise Boulevard
- NE 7th Avenue
- NE 4th Avenue
- Andrews Avenue
- NW 7th Avenue (Avenue of the Arts)
- NW 9th Avenue (Powerline Road)

- Sunrise Boulevard
- NE 7th Avenue
- NE 4th Avenue
- Andrews Avenue
- NW 7th Avenue (Avenue of the Arts)
- NW 9th Avenue(Powerline Road)

Necessary Changes for NE 13TH Street Corridor

- ✓ *Significantly limit assemblage*
- ✓ *Height – 55' MAX*
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- ✓ *NO automobile sales or service, warehousing, storage, or artisanal industry allowed*
- ✓ *Allow stand-alone uses on thoroughfares*
- ✓ *No stand-alone business uses on side streets*
- ✓ *Require ample parking*

34

Neighborhood Consensus
Plan is a better approach

*Rezone areas along Sunrise
Boulevard and the railroad
tracks – and encourage mixed
use development on NE 13th
Street by other means*

Central City Redevelopment
Advisory Board Meeting
Oct. 9, 2023

A decorative graphic on the left side of the slide. It features a series of yellow dashed lines forming a partial arc, and a solid blue circle at the bottom right of the arc.

Thank you!

Troy Liggett
President
Middle River Terrace Neighborhood Association
tdliggett@gmail.com
317-697-4303

Community Feedback Emails – Rezoning PII

	Name	Type	Support or Oppose Rezoning proposal
1	Devin Grief	Neighboring resident, property/business owner NE 13 Street	Support
2	Randall Klett	Area resident, property/business owner NE 4 th Ave	Support
3	Fank Luccisano	Commercial Property owner NE 13 th street	Support
4	Christian Marcello	Area resident, property owner within NE 13 th Street and NE 4 th Ave	Support
5	Ken Eunice	Lives and works in the area.	Support
6	Marie McKinley	Neighboring resident, Treasurer of Central City Alliance.	Support
7	Wilbert Smith	Area resident.	Oppose
8	Exalene Saint Louis	Resident	Oppose

Public Comment Handout

- Middle River Terrace NE 5th Ave South of 13th Street – *images of paved swales, inadequate parking, and trash.*

1) DEVIN GRIEF

From: [Devin Grief](#)
To: [Cija Omengebar](#)
Subject: [EXTERNAL:CAUTION!]- Re: NE 4th Avenue Improvement between Sunrise Blvd and NE 13th Street
Date: Thursday, September 21, 2023 2:46:36 PM

**[::CAUTION!:] This email originated from *outside* The City of Fort Lauderdale.
Do Not Reply, click links, or open attachments from an unknown or suspicious origin. Confirm the email address is from an expected source before taking action.
Report any suspicious emails to spamadmin@fortlauderdale.gov**

Hi Cija,

I am writing this email in strong support of the rezoning along NE 13th St and NE 4th Ave to a create-mixed use zone. I am writing this email on behalf of myself, my sister and my mother. My sister and I own a business and a building on NE 13th street. My mom is a resident in lake ridge off 13th st and 12th avenue. We all strongly support the rezoning. We believe there is an absolute shortage of available housing and we believe that adding density to 13th st will only benefit the businesses, employees of those businesses, residents and future residents of the studio city area. We know our business would benefit from eased parking restrictions and increased foot/vehicular traffic that rezoning would bring. Especially as we look for ways to activate a large amount of land located behind our store front. Our goal is to eventually create a really nice space for local events that will benefit the community. Unfortunately, i won't be able to attend the meeting as I will be traveling for work on that date but wanted to express our opinion.

thank you!

On Thu, Sep 7, 2023 at 4:00 PM Cija Omengebar <COmengebar@fortlauderdale.gov> wrote:

Good afternoon Business on NE 4th Avenue,

Last week I passed out information flyers informing of the NE 4th Avenue Improvement project between Sunrise Boulevard and NE 13th Street. Attached is a copy of that flyer, and the approved Maintenance of Traffic (MOT) plans for this project, please page 5 and page 6 of MOT plan. You will likely see activity in the Northbound direction in the coming days.

Note, the project will be completed in Three phases, starting this week until September 10, 2024. The three phases will be:

- Phase 1 - Northbound
- Phase 2 - Southbound
- Phase 3 - Night work (decorative pavement crosswalk)

If you have any questions, please reach out to the Lead / Project Manager, MacKendy

Philippi MPhilippi@fortlauderdale.gov or (954) 828-3707.

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

2) RANDALL KLETT

From: [Randall Klett](#)
To: [Cija Omengabar](#)
Subject: [EXTERNAL:CAUTION!]- I support the proposed Mixed Use District in the Central City CRA
Date: Thursday, September 21, 2023 6:55:32 PM

[::CAUTION!:] This email originated from *outside* The City of Fort Lauderdale. Do Not Reply, click links, or open attachments from an unknown or suspicious origin. Confirm the email address is from an expected source before taking action. Report any suspicious emails to spamadmin@fortlauderdale.gov

Cija,

I am a property owner and resident of Middle River Terrace in the area south of 13th street in the new proposed Central City Mixed Use District. I am also a property and business owner in the portion of South Middle River included in the proposed Mixed Use District of South Middle River. I strongly support the Mixed Use District pretty much as proposed. The Middle River Terrace Neighborhood Association Board of Directors does not speak for me.

The MRTNA board is composed almost exclusively of residents in the northern section of the Neighborhood. To think of Middle River Terrace with the current boundaries as one neighborhood is inappropriate. The housing stock in the area south of 13th Street is primarily substandard small multiunit apartment buildings owned by absentee landlords whose primary interest is not maintaining or improving their properties or the neighborhood. There is inadequate parking for the twenty first century. The streets are subject to flooding because so many of the swales have been paved for parking.

Most of the MRT board members live in a part of the neighborhood that is almost exclusively single-family owner-occupied homes. As such they do not live with nor understand the problems in an area of small apartments with inadequate parking. The Central City CRA was created in part to deal with the slum and blight of the southern portion of Middle River Terrace. The only really viable solution to the problem of substandard housing, built for the previous century, with inadequate parking for the modern era is redevelopment. This area will not be redeveloped in the absence of zoning that provides the increased density needed to make redevelopment economically viable. The zoning, as it now stands, provides no incentive to replace the current housing stock with housing and adequate parking that appeals to today's consumer.

Again, I strongly support the Central City Mixed Use District as proposed by the CRA Advisory Board and the consultants they have engaged to produce this plan. The Zoning Proposed addresses and fulfills the original findings that lead to the creation of the Central City CRA. Please pass my thoughts on to the CRA Advisory Board and the Consultants developing the CRA Mixed Use District.

Sincerely,

Randall “Bear” Klett
CEO
The Werks Company

954.401.2439 Mobile
954.652.1366 Office

3) Frank Lucciasno

From: [Frank Luccisano](#)
To: [Cija Omengebar](#)
Cc: [Jaime Sturgis](#); [Leo Graci](#); [Arthur Kilajian](#)
Subject: [EXTERNAL:CAUTION!]- STUDIO CITY RE-ZONING
Date: Thursday, September 28, 2023 4:39:09 PM
Attachments: [We sent you safe versions of your files.msg](#)
[STUDIO CITY RE-ZONING LETTER.pdf](#)

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

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Good afternoon Cija

I hope you are keeping well. I am a property owner on NE 13th Street and I am submitting the attached letter in support of the proposed Studio City re-zoning.

Best regards

Frank Luccisano

Queen Progress Investments Inc.
535, 545 & 603 NE 13TH Street
Fort Lauderdale, FL
33304

September 26, 2023

To: Central City CRA

Re: Support for Neighborhood Mixed Use Zoning

Dear Cija Omengebar,

I am writing as a property owner in the Studio City neighborhood to express my strong support for the proposed zoning change to Neighborhood Mixed Use for our community. I firmly believe that such a change will benefit our neighborhood and the broader city, making our community more vibrant, economically robust, and sustainable.

Here are several reasons why I believe a Neighborhood Mixed Use zoning would be advantageous:

Economic Development: Mixed-use zoning has the potential to attract diverse businesses, leading to job creation and a boost in the local economy. Our community will benefit from increased commerce and opportunities for local entrepreneurs.

Reduced Traffic: With residential and commercial properties in close proximity, residents might opt for walking or cycling to local businesses, thus reducing car dependency and associated traffic congestion.

Enhanced Liveability: A mixed-use neighborhood can be a hub of activity, offering convenient access to amenities such as shops, restaurants, and entertainment venues. This contributes to a higher quality of life and can make our community a more attractive place to live and work.

Diverse Housing Options: Introducing mixed-use zoning can pave the way for a variety of housing types, accommodating different family sizes and income levels. This can make our neighborhood more inclusive and cater to a broader demographic.

Environmental Benefits: A reduction in the need for long commutes, combined with potential for more green building designs, can lead to decreased carbon footprints and more sustainable living.

Community Building: Mixed-use neighborhoods often foster greater interaction amongst residents, promoting a sense of community and encouraging shared spaces and experiences.

I understand that changes in zoning can bring about concerns and questions. However, I firmly believe that, with careful planning and community engagement, transitioning to mixed-use can be a pivotal step forward for our neighborhood.

I urge the Central City CRA to consider the numerous benefits of mixed-use development and approve the proposed zoning change. By doing so, we can set the stage for a thriving, dynamic, and sustainable community.

Thank you for your time and consideration.

Warm regards,

Frank Luccisano
Director
Queen Progress Investments Inc.

4) CHRISTIAN MARCELLO

From: [Christian](#)
To: [Dean Trantalis](#); [Steven Glassman](#); [Cija Omengebar](#); ray.thrower@yahoo.com
Subject: [EXTERNAL:CAUTION!]- Support of the Central City Mixed Use District
Date: Tuesday, October 3, 2023 3:57:10 PM
Importance: High

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Good day to you all,

I am writing as a property owner and resident of Middle River Terrace at 13th Street and 4th Avenue within the newly proposed Central City Mixed Use District. I am in full support for the Mixed Use District and largely in alignment with its proposed framework. As a resident of Middle River Terrace, I am troubled by the direction that the Neighborhood Association Board of Directors has chosen to move and would like to make it clear that they do NOT speak for me.

The MRTNA board is predominantly comprised of residents from the northern sector of our neighborhood. The current classification of Middle River Terrace as a unified neighborhood, given its existing boundaries, appears to be inappropriate. The housing inventory in the area south of 13th Street predominantly consists of substandard, small, multiunit apartment buildings owned largely by absentee landlords whose principal interests do not lie in the maintenance or enhancement of their properties. I constantly see crime and illegal activities occurring in this area, an area that the MRTNA board does not see or experience on a regular basis because unlike me, they do not live directly in this area.

The creation of the Central City Community Redevelopment Agency (CRA) was partly intended to address the issues of slums and blight in the area in which I live, southern Middle River Terrace. The best course of action that can be taken to correct these issues is comprehensive redevelopment. However, without zoning modifications that permit increased density, redevelopment efforts will severely impacted, and the blight and crime in the area will continue.

The proposal presented by the MRTNA board is not appropriate, does not have the time and history to back it, and does it address the concerns of residents who live in the area. I support the Central City Mixed Use District in accordance with the proposal set forth by the CRA Advisory Board and the dedicated consultants that were engaged to craft this plan, because this has been the plan for years, and they understand the needs of the area far better than the MRTNA Board who does not even live in this part of the neighborhood.

I hope you all will support it too.

Christian Marcello

954.881.8134

5) KEN EUNICE

From: [Ken Eunice](#)
To: [Cija Omengebar](#)
Subject: [EXTERNAL:CAUTION!]- Rezoning of Middle River Terrace
Date: Friday, October 6, 2023 10:49:36 AM

**[::CAUTION!:] This email originated from *outside* The City of Fort Lauderdale.
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Report any suspicious emails to spamadmin@fortlauderdale.gov**

Dear Cija Omengebar,

I live in the area of Middle River Terrace that is up for rezoning. I work for a business in South Middle River that is also included in the area to be rezoned to Mixed Use District. I am tired of the constant problems with trash in swales, and swales paved for parking that cause the streets to flood with any heavy rain. The only cure for these problems is redevelopment. I am a former Real Estate agent and I know that redevelopment will only happen if the zoning is updated to make it easy to redevelop and density and building heights are increased so developers can make a profit by redeveloping the area.

Sincerely,
Ken Eunice

6) MARIE MCKINLEY

From: [Marie](#)
To: [Cija Omengebar](#)
Subject: [EXTERNAL:CAUTION!]- Troy's Proposal
Date: Friday, October 6, 2023 4:18:24 PM

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Hi Cija,

I hope you are well. I wanted to send this note to you to let you know that the Proposal that Troy Liggett is making at the CCRAB meeting on Monday, does not represent the position of the Central City Alliance. The CCA has always supported the rezoning of NE 13th St with increased density and no votes have occurred to change that position. My personal position also remains the same.

When do you think the Consultants will make their presentation? I am still in Europe and will be home in early November. If there is anything I can do to help move the rezoning process along, please let me know.

All the best,
Marie McGinley
Treasurer
Central City Alliance, Inc.

7) WILBERT SMALL

From: [TAXES PRESTIGE ACCOUNTING](#)
To: [Cija Omengabar](#)
Subject: [EXTERNAL:CAUTION!]- Rezoning of Middle River Terrace
Date: Saturday, October 7, 2023 10:36:56 PM

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To: Whom it may concern

I have been a home owner in this neighbor since 2011 which i enjoyed living here but i am now concern with some of the proposals by the City of Fort Lauderdale. I strongly object to the rezoning that allows high rise and mixed use buildings that would increase density and the extra traffic that comes with this type of zoning. I do enjoy nature but i would loose that ability to do so due to the construction of high rise buildings.

As for the proposal to extend 12th street is a well needed project. I would also like to see the resurfacing of NE 5th Terrace between NE 11 street and NE 13 street.

Having a park in the neighbor is well overdue along with the the new street lights.

Lastly, i would be more than happy to participate in the \$5,000 grant to home owners Wilbert Small

8) Exalene Saint Louis

From: [Exalene Saint Louis](#)
To: [Cija Omengebar](#)
Cc: stan.nikola@gmail.com
Subject: [EXTERNAL:CAUTION!]- homeowner
Date: Monday, October 9, 2023 10:55:31 PM

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To whom:

My name is exalene stlouis and love living in my neighborhood and do not want high rise buildings in my area. I have been a homeowner in this neighborhood since 2018 which I enjoy living here but I am now concerned with some of the proposals by the city of Fort lauderdale. I strongly object to the rezoning that allows high rise and mixed use buildings that would increase density and the extra traffic that comes with this type of zoning. I do enjoy nature but I would lose that ability to do so due to the construction of high rise buildings.

PUBLIC COMMENT HANDOUT (PG 1 OF 2)

Middle River Terrace NE 5th Ave South of 13th Street

October 9, 2023

	
1200 Block Paved Swales	1200 Block Paved Swales
	
1100 Block Paved Swales	1200 Block Paved Swales
	
1200 Block Inadequate Parking	1100 Block Inadequate Parking

PUBLIC COMMENT HANDOUT (PG 2 OF 2)

Middle River Terrace NE 5th Ave South of 13th Street

October 9, 2023



Trash and Paved Swales

VI. Program and Project Status Updates

**Cija Omengebar
CRA Planner**

- 1) Commercial Incentives Program
- 2) Façade and Landscape Program
- 3) NE 4th Avenue Streetscape Improvement Project
- 4) Road Closure Light Installation Project
- 5) Rezoning Project

VII. Communication to City Commission

**Ray Thrower
Chair**

**VIII. Motion to Nominate and Select
Chair and Vice Chair Positions**

**Cija Omengebar
CRA Planner**

IX. Old/New Business

- Miscellaneous
- November Agenda Recommended Items

**Cija Omengebar
CRA Planner**

X. Motion to Adjourn

CCRAB Members

1206 NW 4TH AVENUE – BEFORE & AFTER PICTURES

BEFORE



AFTER PICTURES







