

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

REGULAR MEETING

WEDNESDAY, December 6, 2023

3:30 P.M.

**LOCATION: COMMUNITY REDEVELOPMENT AGENCY- 2nd FLR CONFERENCE ROOM
914 SISTRUNK BOULEVARD, FORT LAUDERDALE, FL 33311**

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|-------|---|---|
| I. | The Pledge of Allegiance | Ray Thrower Chair |
| II. | Call to Order & Determination of Quorum | |
| III. | Introduction of Board Members | Ray Thrower Chair |
| IV. | Approval of Regular Meeting Minutes November 1, 2023 | Ray Thrower Chair |
| V. | Informative Presentation 1001 NE 13 Street and 1400 Progresso Drive DRC Case #S23050 | Hunter Dawkins Principal Rivers Property Group and Joshua Horning Associate Kimley-Horn |
| VI. | Programs and Project Updates 1) Commercial Incentive Program 2) Façade and Landscape Program 3) NE 4 th Avenue Improvement Project 4) Rezoning Project 5) Road Closure Lights Installation Project | Cija Omengabar CRA Planner |
| VII. | Communication to City Commission | Ray Thrower Chair |
| VIII. | Old/New Business <ul style="list-style-type: none">• October 6, 2023 Lake Ridge and Poinsettia Heights Letter• October 23, 2023 Central City Alliance Letter• October 9, 2023 Communication to City Commission Status• January 3rd Reschedule and Agenda Recommendations• Miscellaneous | Board Members |
| IX. | Adjournment | Ray Thrower Chair |

THE NEXT CCRAB REGULAR MEETING WILL BE HELD ON WEDNESDAY – January 3, 2023

Ordinance No. C-13-08 purpose and duties of the board: (a) to review the Plan for the Central City CRA and recommend any changes to the plan; (b) to 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 CRA; (c) to receive input from members of the public interested in redevelopment of the Central City 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 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. Approval of Regular Meeting Minutes
November 1, 2023**



CITY OF FORT LAUDERDALE

DRAFT

**RESCHEDULED REGULAR MEETING MINUTES
CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD
WEDNESDAY, NOVEMBER 1, 2023 – 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 | |
|---------------------------------|-----------------------|---|---------------|
| | | Present | Absent |
| Ray Thrower, Chair | P | 3 | 0 |
| Edward Catalano | P | 3 | 0 |
| Linda Fleischman | P | 3 | 0 |
| Justin Greenbaum [arrived 3:35] | P | 3 | 0 |
| Jason Hoffman | A | 1 | 2 |
| Christina Robinson, Vice Chair | P | 3 | 0 |
| Carlton Smith | P | 2 | 0 |
| Nikola Stan | P | 3 | 0 |

Staff:

Clarence Woods, CRA Manager
Cija Omengebar, CRA Planner/Liaison
Anthony Fajardo, Assistant City Manager
Tania Bailey-Watson, CRA Senior Administrative Assistant
Vanessa Martin, CRA Business Manager
Carla Blair, Prototype Inc. Recording Secretary

Others:

Troy Liggett, President, Middle River Terrace Neighborhood Association
Randall Klett
Guy Kempe, H.O.M.E.S. 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 3:31 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: October 9, 2023

Chair Thrower requested a change to the staff in attendance.

Motion by Mr. Catalano, seconded by Ms. Fleischman to approve the minutes of the October 9, 2023 meeting as amended. In a voice vote, motion passed unanimously.

V. Discussion of Façade and Landscape Program

Mr. Woods said three homes had applied. He noted the extensive advertising they had done and said the best advertisement was a yard sign in the yard of a completed property. He recalled they had discussed concentrating the investment in a specific neighborhood to provide a visible change there. He anticipated the project would catch on in the area and requested patience, but if it did not, then they could consider alternative locations. The current area was NW 4th Avenue between 13th Street and 11th Street.

Mr. Stan felt it would be more fair to open the program to a wide area. Mr. Woods reiterated that they had selected an area that could benefit most from the improvement and where it would have the most visual impact. Ms. Omengebar and Ms. Robinson explained to Mr. Stan how they had selected the focus area to start the program. Mr. Woods stated they were taking a “strategic approach” instead of a “shotgun approach.”

Ms. Robinson noted the lead time for applications and thought she and Ms. Omengebar could start distributing door hangers on another street. Ms. Omengebar noted the limited funding for the project.

Chair Thrower stated the Board had voted to implement the project on NW 4th Avenue and NW 5th Avenue and the City resolution did not specify a location. Ms. Omengebar said originally limiting the program to 30 properties was based on the amount of funding.

Mr. Smith wanted to allow anyone to apply and Mr. Woods noted that any property in the Central City CRA was already welcome to apply. They would still employ the process they decided on for marketing the program to get the most impact. Mr. Stan wished to make it clearer that anyone could apply and Ms. Omengebar noted that if anyone could apply, it would defeat the purpose of the pilot program. The Board had voted regarding the specific streets to begin with.

Motion by Ms. Robinson, seconded by Mr. Catalano to expand the current program to NW 3rd Avenue, to keep NW 5th Avenue and 4th Avenue as it is and that the initiatives for the original program be expanded to NW 3rd Avenue. In a roll call vote, motion passed 5-2 with Mr. Smith and Mr. Stan opposed.

Motion by Ms. Robinson, seconded by Mr. Smith, that in the Board’s communication to the Central City neighborhood, they let everyone know that anyone could apply for the Façade and Landscaping program. In a voice vote, motion passed unanimously.

Ms. Omengabar explained the approval process for the applications and specified that they did not go before the Board or the City Commission for approval.

VI. Discussion of Potential Work Programs: Anticipated Fund balance \$2,296,431

Mr. Woods said the Board had expressed a desire for a streetscape program and for creating design standards and guidelines. He said after December, when the budget cleanup was accomplished, they would have \$900,000 available. They had earmarked \$1.3 million for capital improvements and \$850,000 would be available for incentives.

Mr. Woods said a Streetscape Improvement project would include street milling and resurfacing, street furniture, lighting, and crosswalks. He said someone from Public Works was checking to see if the City had a streetscape consultant already on the list of approved consultants.

Chair Thrower recalled the NE 13th Avenue project, which Ms. Omengabar said cost \$1.5 million and was funded by a grant.

Mr. Woods stated Public Works had put funds in their work program for improvements to NE 12th Street. He was unsure why NE 12th Street had been blocked off.

Ms. Fleischman asked if streetscape would include road closures and Mr. Woods said they could put everything up for discussion and determine what would/could be done.

Troy Liggett, President, Middle River Terrace Neighborhood Association, said the Central City CRA would generate \$1.1 million this year and had \$2.3 million in leftover revenue from prior years. He said the Board was responsible to make recommendations for how that money was spent, so the Board should consider how much they wanted to allocate to capital projects, the incentive programs and new programs. He thought Mr. Woods had already decided how the funds would be distributed. Mr. Woods said this was not true; Mr. Liggett's figures did not account for all the CRA expenditures and projects to which they had already committed. Chair Thrower explained how they had outstanding commitments from prior years that needed funding.

Mr. Liggett asked who determined that \$1.3 million would be used for capital projects. Mr. Fajardo confirmed that funds had already been allocated for projects. Mr. Woods said Agenda Item V listed the five programs and projects the Board had committed to. They were adding the capital improvement Streetscape Project.

Randall Klett noted that for the last 10 years, the CRA had been working in a particular direction and "just because there's a couple of new people on the Board doesn't mean that we have to stop and throw away those ten years of work...and do something altogether different and totally re-aim the ship." He noted that new people were important because they brought new ideas but they had to respect the work that had been done already and recognize they might not understand the history.

Mr. Catalano stated the homeowners' associations wanted to ensure that their ideas were incorporated into the projects to make sure everybody was properly recognized in how the money was spent.

Mr. Woods said the goal of the CRA was to eliminate slums and blight and invest in real estate development to increase property taxes so they could reinvest in the CRA. All these programs were meant to set the stage for real, physical development. He stated the rezoning would add value to the area and bring more tax revenue that would allow them to incentivize development. Mr. Woods said they concentrated on the low-hanging fruit that would help beautify the neighborhood and create value on their way to getting to the bigger things, like the rezoning.

Mr. Fajardo said the CRA incentive programs resulted in large-scale loans for significant projects.

Chair Thrower asked the Board to remember that their focus was on the entire Central City CRA, which comprised five homeowners' associations.

VII. Program and Project Status Updates

1) Commercial Incentives Program

Ms. Omengebar said there were no new applications.

2) Façade and Landscape Program

No update.

3) NE 4th Avenue Streetscape Improvement Project

Ms. Omengebar said they were working on the northbound lane. Once that was complete in November, they would start on the southbound lane.

4) Rezoning Project

Mr. Fajardo said he had spoken with Mr. Liggett about some of the items he brought up during his presentation as well as the public input from the presentation and staff's input afterward. He stated they would meet with the consultant in a week or so with the new input.

5) Road Closure Lights Installation Project

Ms. Omengebar stated they had set aside \$12,000 last year but they needed \$28,000. Once they recovered the funds after the budget cleanup, they would have enough. Ms. Omengebar told Mr. Fajardo that they did not have approval from the City yet for the additional costs for electricity for the lights and Mr. Fajardo stated this should not be a problem. He asked Ms. Omengebar to send him a memo and he would take care of it.

VIII. Communication to City Commission

Ms. Omengebar informed the Board that their last communication, regarding a possible zoning-in-progress, would go to the City Commission on November 7.

IX. Old/New Business

- Miscellaneous

None

- December Agenda Suggestions
 1. 1500 Progresso Drive presentation

- Public Comments

Mr. Klett said Mr. Woods was very eloquent when he spoke about the long-term goal of redevelopment but the other piece of the CRA plan was employment for people living in the area.

Mr. Stan thought the Board needed to be more focused on answering questions and wanted the agenda to concentrate on more impactful items. Once they accomplished the rezoning, he wanted to hold a workshop.

Mr. Smith asked about additional meetings and/or a workshop. Mr. Klett stated the Board had met on Saturdays years ago.

X. Adjournment

There being no further business, the meeting was adjourned at 5:25 p.m.

The next meeting will be held on December 6, 2023.

**V. Informative Presentation
1001 NE 13 Street and 1400 Progresso Drive
DRC Case #S23050**

**Hunter Dawkins
Principal
Rivers Property
Group**

and

**Joshua Horning
Associate
Kimley-Horn**

4 Rivers Self Storage

December 6th : CRA Board Meeting
1001 NE 13th Street and 1400 Progresso Drive
DRC Case #S23050

Kimley»Horn



4 RIVERS
— PROPERTY GROUP —



Introduction – The Team

- Who we are
 - Hunter Dawkins, Principal, 4 Rivers Property Group
 - Josh Horning, Associate, Kimley-Horn
- Where we work
- What we do

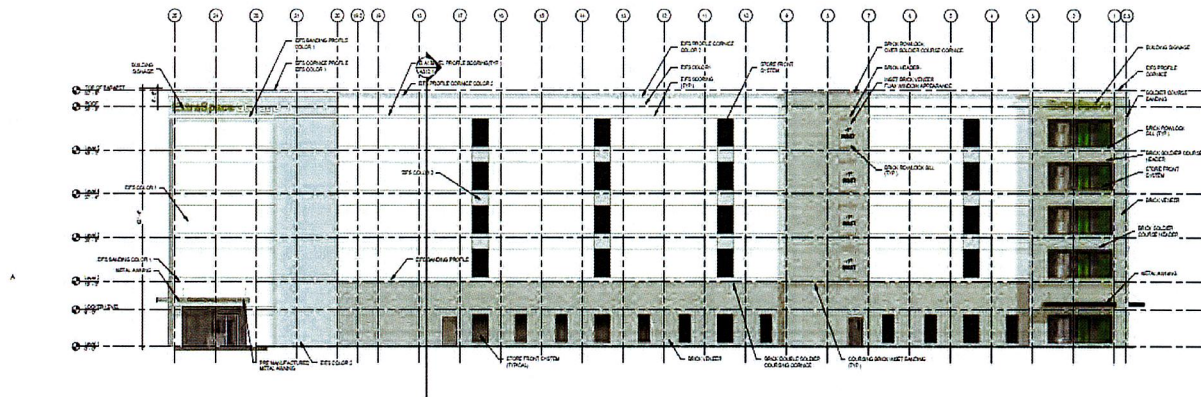
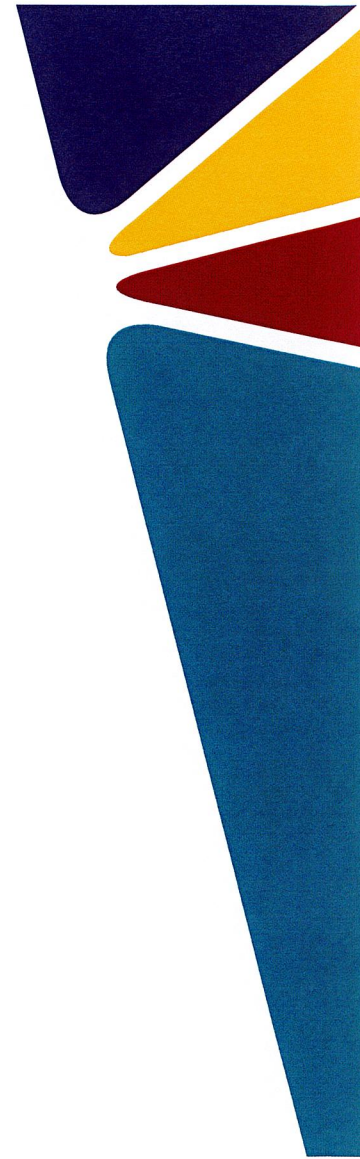
Introduction: The Development



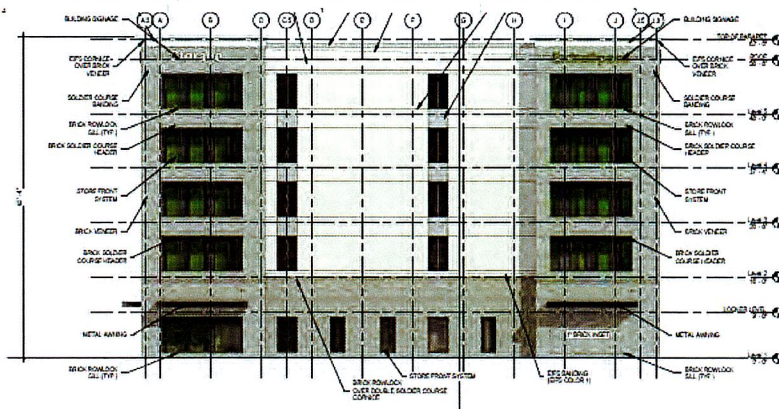
The Development



The Development: Building

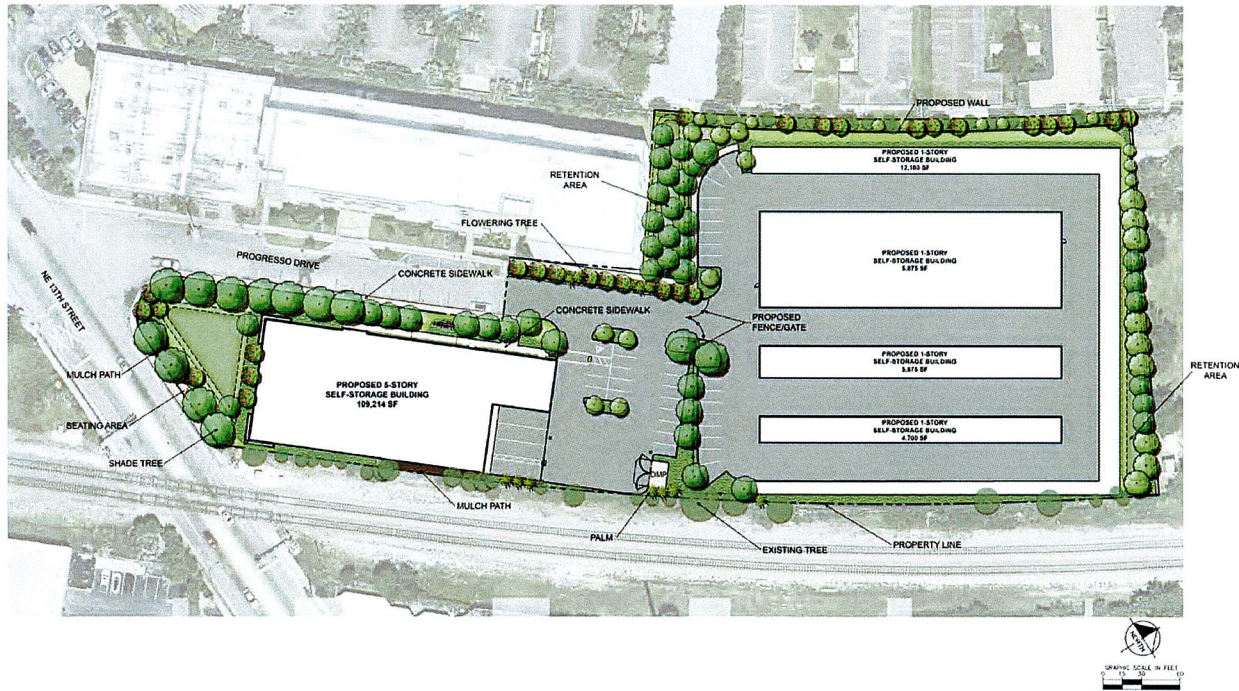


PROGRESSO DRIVE ELEVATION (NORTHWEST)- BLDG-A

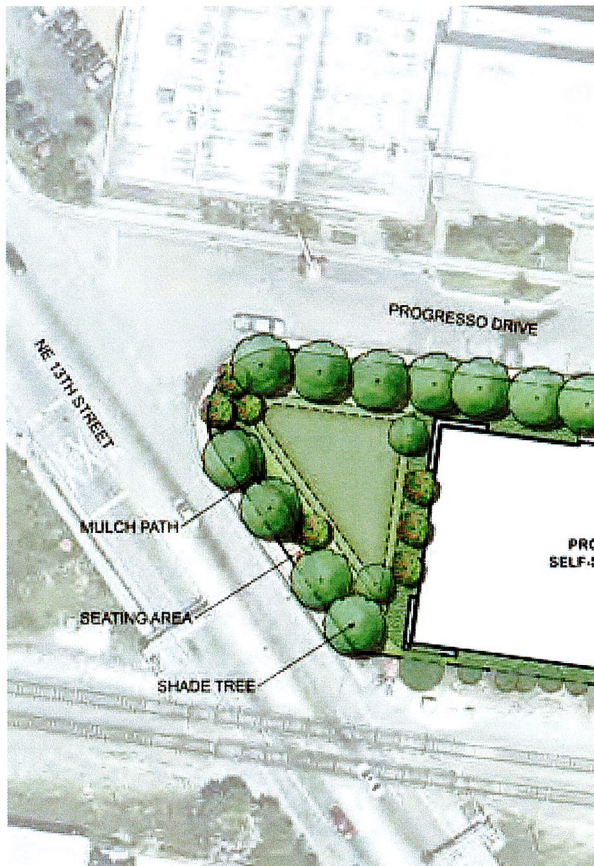


NORTHEAST 13th STREET ELEVATION (SOUTH WEST) BLDG-A

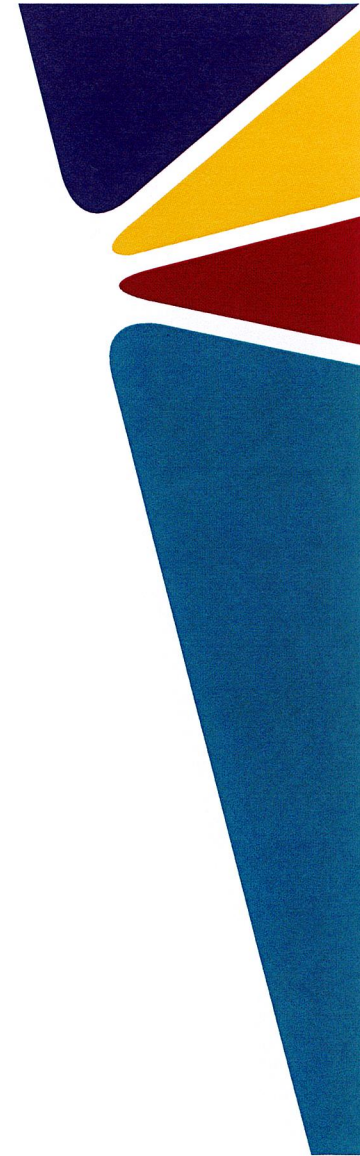
The Development: Site Plan



Site Plan: Frontage Along 13th Street



- Opening access to site along 13th Street
- Additional seating areas and shade trees
- Pedestrian bollard lighting along Progresso
- Other options to explore if the City supports additional commercial use



13th Street: Neighborhood Outreach

- Collaboration with CRA around how the portion of the parcel that fronts 13th Street could be used to enhance the entrance to the corridor
 - Phone Call with Staff (Fall 2022)
 - Virtual Meeting with Staff (August 17, 2023)
 - Email Communication (September 2023)
 - Phone Call with Staff (October 2023)
- Discussion with Middle River Terrace Neighborhood Association
- Conversation with Central City Alliance

Questions?



VI. Programs and Project Updates

**Cija Omengebar
CRA Planner**

- 1) Commercial Incentive Program**
- 2) Façade and Landscape Program**
- 3) NE 4th Avenue Improvement Project**
- 4) Rezoning Project**
- 5) Road Closure Lights Installation Project**

VII. Communication to City Commission

**Ray Thrower
Chair**

VIII. Old/New Business

Board Members

- October 6, 2023 Lake Ridge and Poinsettia Heights Letter
- October 23, 2023 Central City Alliance Letter
- October 9, 2023 Communication to City Commission Status
- January 3rd Reschedule and Agenda Recommendations
- Miscellaneous

October 6, 2023

Received
Nov. 9, 2023
W.R.F.

Chairman Ray Thrower
Central City Redevelopment Advisory Board

Director Clarence Woods
Central City Community Redevelopment Agency

Dear Chairman Thrower and Director Woods:

We write on behalf of our Civic Associations in support of the Neighborhood Consensus Rezoning Plan proposed by the Middle River Terrace Neighborhood Association for the Central City Community Redevelopment Area.

The neighborhoods' proposal supports smart development by endorsing the Central City Redevelopment Advisory Board's rezoning plans for the north side of Sunrise Boulevard and for industrial areas along the Florida East Coast Railway tracks, including one block in Lake Ridge. The neighborhoods' plan targets development where it's needed most while preserving the "main street" character of NE 13th Street and the residential core between NE 11th Street and NE 13th Street.

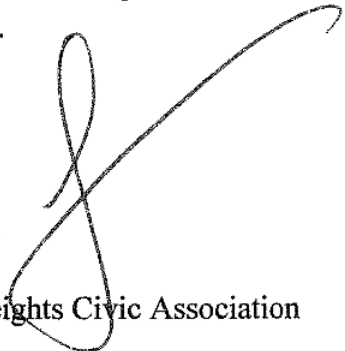
The neighborhoods' plan also strikes a balance by limiting the significant increase in density and height in the CCRAB's rezoning proposal. Our Civic Associations do not support significantly increasing the density along NE 13th Street in Middle River Terrace because it will significantly increase traffic on NE 13th Street through our neighborhoods to the east. NE 13th Street is already overcrowded and cannot support more traffic from a significant increase in density west of the railroad tracks.

For these reasons, the Lake Ridge Civic Association and the Poinsettia Heights Civic Association endorse the Neighborhood Consensus Rezoning Plan.

Respectfully,



Michael Albetta
President
Lake Ridge Civic Association



Alex Collazo
President
Poinsettia Heights Civic Association

cc: Mayor Dean Trantalis
Commissioner John Herbst, District 1
Commissioner Steve Glassman, District 2
City Manager Greg Chavarria
~~Lin Morgan~~, President, SMRCA - Ed Catalano
Troy Liggett, President, MRTNA



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 Curtis
President, Central City Alliance

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

IX. Adjournment

**Ray Thrower
Chair**