



CITY OF FORT LAUDERDALE

APPROVED MINUTES
REGULAR MEETING MINUTES
CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD
WEDNESDAY, MAY 1, 2024 – 6:00 PM
HOLIDAY PARK SOCIAL CENTER
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	4	0
Carlton Smith, Vice Chair	P	8	0
Edward Catalano	P	9	0
Linda Fleischman	P	9	0
Justin Greenbaum	P	9	0
Christina Robinson	A	7	2
Nikola Stan	P	9	0
Bobby Tinoco	P	2	0
Antoinette Wright	P	1	0

Staff:

- Cija Omengabar, CRA Planner/Liaison
- Clarence Woods, CRA Manager
- Alfred Battle, Deputy Director, Development Services
- Lorraine Tappen, Principle Urban Planner
- Karlanne Devonish, Principal Planner II
- Tania Bailey-Watson, CRA Senior Administrative Assistant

Others:

- Lorraine Saunders, SMRCA
- Christina Cuervo, Middle River
- Olga Zamora, South Middle River
- Ray Thrower, South Middle River
- Jason Crush Esq., Crush Law
- Randall Klett, MRTNA
- Derrick Caglianone, NE 13 St property Owner
- Marie McGinley, South Middle River
- Moshey Yohesuah, resident
- Thomas Manos, NE 13 St property Owner
- William P. Robbins, Resident
- Jamie Sturgis
- Mark Alvarez, Corradino Group Project Director
- 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 6:18 p.m. Roll was called, and it was noted that a quorum was present.

III. Approval of Meeting Minutes

Chair Liggett made changes to the minutes.

Motion by Mr. Smith, seconded by Ms. Wright to approve the minutes of the April 3, 2024 regular meeting as amended. In a voice vote, motion passed unanimously.

IV. Chair and Board Member Reports

Board members introduced themselves.

Chair Liggett thanked Mr. Woods and Ms. Omengebar for all the good work they did for the CRA.

Chair Liggett reported the Middle River Terrace and South Middle River had held a clean-up along the 13th Street and NE 11th Street dead ends this weekend. He thanked the Central City Alliance and the City, who had supported these projects.

V. CC-MU Rezoning Discussion and Recommendation

Karlanne Devonish Principal Urban Planner Development Services Department

- **Proposed Permitted Uses:**
- **Parking Requirements**
- **Setback and Step Back Provisions**

For reference:

Central City-Corridor Mixed Use (CC-CMU) – Sunrise Boulevard

Central City -General Mixed Use (CC-GMU) – NE 4th Avenue

Central City-Neighborhood Mix Use (CC-NMU) – NE 13th Street

Chair Liggett recalled the Board had approved the rezoning proposal with an amendment and the City would revisit a few issues.

Ms. Devonish provided the presentation and distributed a copy of the proposed uses. Sunrise would have the most intense uses and taller permitted heights. She stated NE 4th Avenue would be a middle ground, with eight stories allowed. On NE 13th Street, the height would be 55 feet for lower scale and less intense uses. She identified the NE 13th Street section as from NE 4th Avenue to the FEC railroad tracks and then south along NE 11th Street.

Under Automotive Sales and Rentals, Mr. Greenbaum thought that new car sales should be permitted but not used. Ms. Devonish explained that in the existing zoning districts of B1, new automotive sales of vehicles are permitted and in B2 and B3, new and used

automated sales of vehicles are permitted. Mr. Greenbaum wanted to exclude used car sales from Sunrise Blvd. Ms. Wright agreed. Chair Liggett asked why they would prohibit automotive parts stores on NE 13th Street and Mr. Greenbaum said they did not want a service station. Ms. Devonish agreed to remove service station but to add automotive parts for NE 13th Street. Mr. Battle noted there were existing service stations there now so those uses would be grandfathered in.

Chair Liggett said he thought all properties on NE 4th Avenue. would be in the 80-foot "General" category. Mr. Battle noted that a property could front both NE 13th Street and NE 4th Avenue and straddle two zoning districts. Ms. Wright suggested drawing the line to be just south of the two service stations. She said they did not want more gas stations.

Randall Klett said he could not find 47-18.3, which was referred to repeatedly. Ms. Devonish explained this was in the City's ULDR. Mr. Klett thought that should be included in the packet. Mr. Battle stated this could be found in the Fort Lauderdale Muni Code or the City's Development Services page via a link.

Olga Zamora, CRA resident, was grateful for the work the City and CRA staff did. She supported removing used car sales from Sunrise Blvd. They should be attracting retail mixed density, workforce and affordable housing.

Under Boats, Watercraft and Marinas, Mr. Klett asked about the asterisk by Sailmaking along the NE 13th Street corridor and Ms. Devonish explained the restrictions, which is being permitted only when contiguous to or separated by no more than a 60-foot public right-of-way from a railroad right-of-way. Sailmaking would be proposed in the proposed 55-foot height zoning district [CC-NMU).

Under Child Daycare Facilities, Chair Liggett asked why employer-sponsored facilities would not be allowed and Ms. Devonish stated it is currently allowed as an accessory use. Mr. Battle said if a facility were not on the same site as the employer, it would be a standalone use. Chair Liggett asked if they cared that people could no longer have day care in homes. Ms. Devonish stated existing uses would be grandfathered in. A conditional use would require Planning and Zoning Board approval and it would need to meet the criteria for being compatible with the neighborhood. Ms. Wright favored adding a conditional use for Family Daycare Home. Ms. Devonish said there were already specific regulations in the code regarding the number of children and pickup/drop-off. She was unsure if a bar would need a special exception to be within a certain distance of a Family Daycare Home facility. Chair Liggett suggested putting a star next to items that needed further research.

Under Commercial Recreation, Indoor Firearms Range was currently a conditional use that must go through the DRC and then the Planning and Zoning Board and required a public participation meeting. Chair Liggett would like to add Bowling Alleys and Ms. Devonish explained they had removed it because of the typical building size and parking requirements. Chair Liggett was aware of a facility that wanted to open pickleball courts in a warehouse space in the neighborhood area along the railroad track. Mr. Green

thought recreational sports should be a permitted use. Mr. Tinoco did not agree because these took up so much space and typically were not used 24/7. He thought the space would be better used by small businesses.

Chair Liggett asked why indoor theatres with fewer than 5 screens would not be allowed along Sunrise Boulevard and NE 4th Avenue. Ms. Devonish said this could be called Indoor Motion Pictures and permitted throughout for both.

Mr. Klett recalled that 20 years ago, they had discussed removing the conditional uses. He said the DRC review and neighborhood meetings added uncertainty and expense to each project. The goal of the rezoning was to remove the uncertainty and let a developer know that a project would be approved if they followed the rules. He strongly encouraged that “conditional use” be stricken as much as possible and only used where it absolutely had to be.

Under Food & Beverage, Ms. Wright questioned why microbrewery/distillery was not included and Ms. Devonish said this would be considered a new use to the code. Mr. Greenbaum and Chair Liggett said these should be included. Chair Liggett asked why they would not allow catering operations throughout and Board members agreed it should be allowed. He asked about convenience stores and Mr. Battle explained that convenience stores could bring down an area due to the outside activity and crime. Mr. Tinoco agree with eliminating them, noting there was often a lot of trash on the property.

Christina Cuervo, property owner in Middle River Terrace, was concerned because her property would remain RMM-25 but it was one property away from the CC-CMU rezoning. She was concerned about what would be adjacent to her property. She wanted to know what new uses would be allowed. Chair Liggett said the Board had received the basics of this proposal in March and they were considering these details now. Regarding the “doughnut” he said the rezoning could not be done there until the land use amendment was adopted.

Mr. Klett thought they needed to think about 10 years in the future, He noted that in an urban environment, a convenience store was a valuable thing. He said there were already several bars and lounges in the area and they should continue to be permitted, not conditional. Mr. Smith, Mr. Stan, and Chair Liggett agreed. The Board also wanted to permit a Convenience Kiosk.

Ms. Devonish explained the difference between a package and liquor store. Ms. Wright suggested tabling this and the Board agreed.

Under Light Industrial, Mr. Klett asked about Apparel, Textile, Canvas and related uses being confined to the railroad track area. He noted there was already a bathing suit manufacturer on NE 13th Street, and Mr. Klett’s business, a tailoring shop. He thought some of the restrictions should be more carefully thought through. Ms. Wright thought this would include a large manufacturing facility with large trucks and loading docks. They agreed to put this on the list for additional clarification.

Under Public Purpose uses, Ms. Wright did not want to see any more Addiction Treatment Centers. Board members agreed and did not want this as a conditional use either. Mr. Tinoco was torn about the Addiction Treatment Centers because some were high quality. Mr. Klett wondered if the State required them to allow an Addiction Treatment Center. Ms. Devonish agreed to check with the City Attorney. Chair Liggett wished to review all social service categories.

Ms. Devonish said she had left off Hospital because of the space limitations in the area. Board members agreed hospitals should be allowed on Sunrise Boulevard. Ms. Wright requested definitions of social service and social service residential uses.

Under Residential, Chair Liggett asked if community residences were group homes and Ms. Devonish said they would review this under social services.

Under Retail, Chair Liggett, Ms. Wright and Mr. Catalano wished to make Firearms Store a conditional use. Mr. Tinoco questioned the logic of making firearms stores conditional compared to other sales. Chair Liggett said it was an issue of accessibility. He would like to see hardware stores along NE 13th Street.

Chair Liggett asked about mobile vendors and Ms. Devonish said food trucks were only allowed in certain zoning districts now, including B1 and B3, with the property owner's permission. Chair Liggett would like to add these to NE 13th Street. Ms. Zamora requested removing pawn shops from Sunrise Boulevard. and Board members agreed.

Mr. Klett said pawn shops were like liquor stores; there were some he wanted in his neighborhood and some were a detriment to the whole block. He asked if City staff could create guidelines for liquor stores and pawn shops to get the types they wanted. Mr. Battle said once it was a permitted use, they could not regulate brand or quality. Any regulations would apply to all liquor stores and pawn shops throughout the City. Board members agreed to remove pawn shops for now.

Mr. Tinoco asked about security systems and Board members agreed to allow them on Sunrise Blvd.

Ms. Devonish clarified that medical cannabis dispensing facilities is proposed under retail, not medical. Mr. Smith asked if they could become regular retail facilities if recreational marijuana became legal and Ms. Devonish was not sure. As of now, it was only permitted as a conditional use in B1, B2, and B3 zoning districts, and only one facility per district.

Under Services, Mr. Stan wanted to prohibit check cashing stores for the same reasons they would prohibit pawn shops. Ms. Wright said she would struggle with limiting access to people who needed a check cashing store, but questioned if it should be in a GMU. Ms. Devonish stated it was proposed for CMU and GMU but she could remove it from GMU and it would be allowed only on Sunrise Boulevard. Ms. Wright opposed allowing helistops and noted the noise they already endured from the Broward County Sheriff's helicopters. Chair Liggett said when someone wanted a helipad, they could revisit it. Mr.

Woods noted that hospitals also used helicopters. They could keep it a conditional use as it already was. Mr. Smith suggested adding it to the “review” list.

Mr. Klett asked about banking and restaurant drive-throughs. Mr. Smith recalled they wanted to make the area more walkable. Ms. Wright suggested prohibiting them only on NE 13th Street. Ray Thrower, resident, noted how important drive-throughs were to banks and thought they would work on 13th Street. Ms. Wright could envision a small drive-through. Chair Liggett agreed and asked that this be put on the “review” list.

Board members discussed psychics and decided to allow them in all three proposed zoning districts .

Under Storage facilities, Chair Liggett stated he would not like to see this as a conditional use on NE 13th Street. He said they were not allowed now except where they already existed. They could remain as a conditional use on Sunrise Boulevard and NE 4th Avenue. Mr. Klett pointed out that storage facilities did not build foot traffic in mixed used areas. Keeping them along the railroad tracks made sense. Ms. Devonish said they could designate them with a “ *P” to indicate they must be within 60 feet of the railroad tracks, within the CC-NMU zoning district. Board members agreed to that.

Under Accessory Uses, Chair Liggett asked if they wanted to allow used cars to be sold where new cars were being sold. Mr. Greenbaum noted that most new car dealerships also had used cars. Ms. Devonish said this would be added in the Sunrise Boulevard zoning district only.

Chair Liggett asked Ms. Devonish to put together the “review” items for the next meeting, as well as the dimensional requirements.

Chair Liggett invited people to speak to the rezoning. Ms. Zamora said this had been very helpful and appreciated City staff. She supported the rezoning efforts.

VI. Programs and Project Updates

Cija Omengebar, CRA Planner

Ms. Omengebar had included a list of the existing programs on page 29 of the Board’s backup documents.

1) Land Use Plan Amendment

Ms. Omengebar stated this had not started yet.

2) Streetscape Design Project

Ms. Omengebar was working on this internally.

3) Road Closure Lights Installation Project

Ms. Omengebar reported FPL had submitted permitting to the City and she hoped to have an installation date soon.

4) NE 4th Ave Complete Street Project

Ms. Omengebar stated the project manager would provide them a letter every 2 weeks. They were still aiming for June completion.

5) NE 12th Street Paving Project

No update

6) Commercial Incentive Programs

Ms. Omengebar hoped to bring this for Board review in July.

7) Façade and Landscape Program

Ms. Omengebar informed the Board that there were 10 applications. Four had been completed and paid out and six were in process. The remaining balance is \$100,000.

Chair Liggett asked if the streetscape project would start with NE 4th Avenue and then they would decide to do that everywhere or were they going for something totally new. Ms. Omengebar stated the NE 4th Ave. project had started with a grant application. Then they hired a designer. They still had to bid out the project. For this one, the Board wanted to hire a design consultant for the entire area, which would take a while longer. Chair Liggett asked if they had to wait for this process to be completed and Mr. Woods stated once they hired a designer and had design standards, they could decide where to prioritize as money became available.

Chair Liggett recalled that at the March meeting, the Board had agreed to start the land use amendment now but the notes indicated they would wait until after the rezoning. Ms. Omengebar said they needed to know the rezoning before the land use. Mr. Battle said they needed both. The land use effort was key to allowing for the full vision of the rezoning. They could hire a consultant but they may not be able to do a lot of work until the rezoning was approved. Chair Liggett asked why they could not do the rezoning between Sunrise Blvd, and NE 11th Street. Mr. Battle noted the public process was required. He recalled that several years ago, the zoning effort was much smaller and did not include most of Sunrise but it had evolved into a larger effort.

Ms. Wright asked about the land use plan amendment consultant and Mr. Woods stated they had wanted to expand the scope of the contract with their current consultant but the City Attorney had indicated that could not be done; they needed a separate solicitation. The City attorney had also opined that the current consultant could not bid on the new solicitation. Part of the delay was to allow for this contract to expire on June 1, after which they would start the solicitation process for the land use plan amendment consultant.

Jason Crush, attorney with Crush Law, said they should do the land use plan amendment as soon as possible because many of the incentives they would incorporate into the zoning code could not be realized without the land use plan amendment. He said his firm represented four property owners on 14th Street, 10 properties in total, and they had an issue with the Board's suggestion to limit heights to 55 feet. Right now, all B3 and CB

properties had a 150-foot maximum, and this would be a grave reduction of property rights, and they were meeting with City staff the next day to discuss this.

VII. Old/New Business

- Miscellaneous

None

- June Agenda Recommendations
 - a. Proposed CC-CMU Ordinance Presentation

VIII. Communication to City Commission

None

Other Items and Board discussion

Mr. Woods had spoken to Office of Management and Budget about adding another staff member to the CCRA. He said the Northwest Progresso Flagler Heights CRA could be sunseting next year and they might need to move their staff. This was something they were exploring.

Ms. Wright suggested moving the July 3 meeting and Ms. Omengabar agreed to send prospective dates to Board members.

IX. Adjournment

There being no further business, the meeting was adjourned at 8:25 p.m.

The next meeting will be held on June 5, 2024.