



CITY OF FORT LAUDERDALE

APPROVED MINUTES  
REGULAR MEETING MINUTES  
CITY OF FORT LAUDERDALE  
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD  
WEDNESDAY, JUNE 5, 2024 – 6:00 PM  
DEVELOPMENT SERVICES DEPARTMENT LOBBY  
700 NW 19 AVENUE, FORT LAUDERDALE, FL 33311

Board Members	Present/Absent	Cumulative Attendance September 2023-August 2024	
		Present	Absent
Troy Liggett, Chair	P	5	0
Carlton Smith, Vice Chair	A	8	1
Edward Catalano	P	10	0
Linda Fleischman	A	9	1
Justin Greenbaum	A	9	1
Christina Robinson	P	8	2
Nikola Stan	P	10	0
Bobby Tinoco	P	3	0
Antoinette Wright	P	2	0

**Staff:**

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

**Others:**

Perry Fine  
Kimber White  
Blaize Nagech  
Alan Beck  
Olga Zamora, South Middle River  
Randall Klett, MRTNA  
J. Opperlee, 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 6:04 p.m. Roll was called, and it was noted that a quorum was present.

### III. Approval of Meeting Minutes

**Motion** by Mr. Catalano, seconded by Mr. Stan to approve the minutes of the May 1, 2024 regular meeting. In a voice vote, motion passed unanimously.

### IV. Chair and Board Member Reports

Board members introduced themselves.

### V. CC-MU Rezoning Discussion and Recommendation

*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*

Karlanne Devonish, Principal Urban Planner Development Services Department, gave a Power Point presentation, a copy of which is attached to these minutes for the public record.

- **Proposed Permitted Uses- Part 2**

Ms. Devonish clarified the following from the Board's prior discussion

- Distance separation for a business that sells alcohol from Family Daycare Home-no requirement.
- Difference between a convenience kiosk and convenience store: a kiosk is smaller, a maximum of 1,000 square feet; a convenience store is a maximum of 5,000 square feet.
- Difference between a liquor store and a package store: a package store is a larger establishment, like Total Wine and Liquors.
- Apparel, textile and related uses [light industrial] is a business that engages in the preparation and processing of fabric for clothes. Tailoring is considered a service.
- Processing and assembly of previously prepared material: A business assembling parts, scrap yard, recycling facility.
- Social Service Residential Facility [such as a group home] cannot be removed from a residential zoning district. In residential, single family home districts, the maximum number of occupants is four and increases with the zoning. There are five levels and each has its own conditions, including distance from each other [dispersal requirement]. SSRF Level 1 is allowed by right, all others are conditional uses.
- Community Residences are for disabled individuals and include recovery homes. These cannot be removed from residential zones and also have criteria and conditions, including the number of occupants and dispersal requirements.
- Firearms - State statute prevents the City from prohibiting firearm sales.

Mr. Catalano asked about firing ranges and Ms. Devonish said this use could be removed or made a conditional use. Ms. Wright asked about multi-family coach homes that were proposed to be permitted and were formerly permitted in RMM-25. Ms. Devonish said a

coach home was like a town home that could have a second unit on top, and also had a garage.

Chair Liggett asked about Adult Gaming Centers and Ms. Devonish read the code requirements. Mr. Tinoco stated this was like a sex shop with some kind of viewing center.

Chair Liggett asked about Security Systems and Ms. Devonish stated this was retail and service, to sell or service security systems,

#### Public Comments

Randall Klett said there was a T-shirt shop on NE 4<sup>th</sup> Avenue that screen printed T-shirts but did not make them or sell them retail. He said it appeared this was not permitted in that zone but he saw nothing wrong with that use. Ms. Devonish stated this would be considered a service and Mr. Battle said it was light manufacturing. Mr. Battle recalled the Board discussing whether they wanted to allow it by right or as a conditional use. Staff had no objection to the use. Ms. Wright noted the T-shirts were not being manufactured; they were being altered. She did not wish to limit this type of use.

Chair Liggett stated they were creating three zoning districts based on height: 55 feet, 80 feet and 105 feet and they were determining how to treat uses for each. Some uses would be by right and some would be conditional.

Family Daycare Home – Ms. Devonish stated this was someone caring for up to six kids in their home, which was a permitted use in the residential districts now. Chair Liggett stated the City recommended Child Daycare facilities be a conditional use and there be no permitted use for corporate or Family Day Care Home in any of the three new zones. Mr. Stan recalled that the Board had indicated that with increasing density, they may want to allow these uses. Mr. Tinoco recalled discussion about allowing corporate daycare near places of employment. Ms. Wright thought this would be a secondary use, so the special designation would not be needed. She stated these were allowed in the RMM-25 and RD-15 by right. They were only questioning if they wanted to allow childcare in a condo. She noted this could always be updated in the future. Board members did not want to add the childcare uses where they were not currently permitted.

Bowling Alleys - Ms. Wright said these were allowed in CC-CMU and the Board had not added the use elsewhere. Ms. Devonish said someone had mentioned allowing them on NE 13<sup>th</sup> Street or NE 4<sup>th</sup> Avenue. Mr. Tinoco and Mr. Stan objected to using space for a bowling alley and Ms. Wright thought there were better uses for the community. Ms. Devonish said the Board had added Small Indoor Motion Picture Theaters to NE 13<sup>th</sup> Street and NE 4<sup>th</sup> Avenue. Perry Fine suggested setting maximum widths for retail street frontages to encourage street activation. Mr. Battle suggested allowing developers to figure this out. Ms. Devonish stated the goal was to set the environment. Kimber White said NE 13<sup>th</sup> Street was a walkable community and allowing large development like a bowling alley or movie theatre would break it up too much.

**Motion** made by Ms. Robinson, seconded by Chair Liggett, to add Bowling Alleys on NE 4<sup>th</sup> Avenue and NE 13<sup>th</sup> Street. In a voice vote, **motion failed 1-5** with only Ms. Robinson voting yes.

**Motion** made by Ms. Wright, seconded by Mr. Stan to remove Large Movie Theaters from NE 4<sup>th</sup> Avenue and NE 13<sup>th</sup> Street but continue to allow them on Sunrise Boulevard. In a voice vote, motion Passed 5-1 with Mr. Catalano opposed.

Ms. Devonish said Package Stores were the larger stores like Total Wine and Liquor.

**Motion** made by Ms. Wright, seconded by Mr. Catalano to add Package Stores in CC-CMU. In a voice vote, motion passed 6-0.

Apparel, Canvas, Textiles and Related Uses – Ms. Wright suggested making this a conditional use. Ms. Devonish recalled the Board had suggested allowing processing within 60 feet of the FEC railroad tracks.

**Motion** made by Chair Liggett, seconded by Mr. Catalano, to allow Apparel across all three categories and “Processing\*” as described near the Railroad Tracks. In a voice vote, motion passed 6-0.

Addiction Treatment Centers – Chair Liggett said he had noted the Board removed these from all three zones.

Ms. Wright asked about Food Distribution Centers and Ms. Devonish stated this was a social service facility use. It was allowed in B-2 and conditional is all other zones.

**Motion** made by Ms. Wright, seconded by Ms. Robinson, to strike Food Distribution Centers from all three districts. In a voice vote, motion passed 6-0.

Social Services Facilities – Ms. Devonish stated this was usually a conditional use and included Food Distribution Centers. Ms. Robinson wanted to keep this on Sunrise Boulevard only. Ms. Devonish noted there were dispersal requirements for Social Service Facilities. Ms. Wright stated the facility in her neighborhood brought in lots of foot traffic. She suggested there were other venues that could provide these services, such as churches. Ms. Devonish stated a Food Distribution Center must be 500 feet from another Food Distribution Center. She explained that a conditional use meant it must be approved by Planning and Zoning, which could attach conditions.

Mr. White thought the Social Service Facility definition was very broad and he wanted to keep this area work/live/play. He felt allowing these facilities would dissuade people from moving to the area. Olga Zamora agreed with Mr. White. She hoped this area would become a mixed-use, live/work/play development and would be diverse on many ways.

**Motion** made by Ms. Wright, seconded by Mr. Catalano to remove Social Service Facilities and Social Services General from all three zones. In a voice vote, motion passed 6-0.

Ms. Robinson commented on the positive organizations that provided services for a variety of people, from school kids to disabled people.

Board members did not wish to add Hospitals to NE 4<sup>th</sup> Avenue; they would only be allowed on Sunrise Boulevard.

Community Residences – Ms. Devonish said if these met distance separation and occupancy limits they were allowed by right, but if they did not meet those requirements they were a conditional use. These were currently only allowed in Residential zoning districts.

Board members did not want to add Pawn Shops to any of the three zoning areas.

Ms. Devonish said check cashing stores were allowed on Sunrise Boulevard only. Mr. Stan wished to remove them from Sunrise as well.

**Motion** made by Ms. Wright, seconded by Mr. Stan, to strike Check Cashing Stores from Sunrise Boulevard. In a voice vote, motion passed 4-2 with Mr. Tinoco and Chair Liggett opposed.

### **Public comments**

Ms. Zamora stated she supported the rezoning and wanted to expand it North to NW 11<sup>th</sup> Street. Mr. Catalano said these boundaries had been created based on discussions with community. Chair Liggett stated after they completed the land use amendment, they could consider overlaying other areas. Mr. Battle said they could consider this phase 1 and could add areas in the future. Property could also be rezoned by an owner.

Mr. White stated he had moved here because someone told him this was a growing area but he wanted to make sure the rezoning did not negatively affect residents' quality of life.

- **Parking Requirements**

Ms. Devonish stated they had not ironed out the parking requirements. They would revisit this at the next meeting.

### **Dimensional Requirements**

Ms. Devonish reviewed the existing dimensional requirements [setbacks.] She agreed to find the difference between residential zoning and residential use.

Ms. Wright asked why heights had been reduced and Chair Liggett stated there had been pushback from the neighborhoods regarding height. He stated they would hear from people concerned about this reduction at the next meeting. The impetus for the lower

heights was to allow mixed-use development by right, instead of as a conditional use as it was now.

Ms. Devonish said at the March meeting, staff had recommended 105 feet across the board by right, up to 125 feet with Planning and Zoning Board approval, and up to 150 with additional incentives, such as additional affordable housing. The Board voted to recommend 80 feet for NE 4<sup>th</sup> Avenue and 55 feet NE 13<sup>th</sup> Street.

- **Setback and Step Back Provisions**

Ms. Devonish explained that the zoning code currently allowed 150 feet maximum height for the commercial districts and there was a neighborhood compatibility requirement for a one-for-one step back above a 40-foot height. Chair Liggett stated in the 80-foot area along 4<sup>th</sup> Avenue, under the current zoning, mixed-use was conditional, so over 40 feet, the building would have an angle; in the new plan, the building could go up 55 feet and then step back, and a maximum of 80 feet. Ms. Devonish said this was to incentivize development. Ms. Robinson wondered if the lots were deep enough for this.

Chair Liggett had distributed a handout and Ms. Omengabar suggested this be put on next agenda. Chair Liggett said at the next meeting, he wanted the Board to consider:

- What to do at the Intersection of NE13th Street and NE 4<sup>th</sup> Avenue.
- The triangle and rectangle by the railroad track.
- Concerns in Middle River Terrace: how the heights along NE 13<sup>th</sup> Street would affect the homes just north [which were not in the CRA but adjacent to it.] There were the same concerns on Holly Heights Drive.
- The NE 4<sup>th</sup> Avenue streetscape project did not include sidewalks just north of NE 11<sup>th</sup> Street on the west side of NE 4<sup>th</sup> Avenue. They had also neglected the landscaping in the median there.
- Options for the beacon in the NE 13<sup>th</sup> Street circle.
- The Central City Alliance wanted to move the lane mergers from the west side of the railroad to the east side.

Ms. Robinson noted there were more pressing issues in the neighborhood, such as blight and a lack of lights. Ms. Wright wanted to look at issues “that have been on a list that are potentially not being considered.” Ms. Omengabar agreed the Board would discuss this at a future meeting.

## **VI. Old/New Business**

- Miscellaneous
  - a. CCRAB regular meeting start time discussion

Board members and staff discussed meeting times.

**Motion** made by Ms. Wright, seconded by Mr. Catalano, to move the meetings to 6 PM. In a voice vote, motion passed 4-2 with Mr. Tinoco and Ms. Robinson opposed.

b. NE 4<sup>th</sup> Avenue Complete Street Project

Omengebar said this was almost complete except the lights, for which FPL was responsible. She explained that the reason the sidewalks were not included was because the City had a rule that new development required new sidewalks.

- Reschedule July 3 to either July 11 (Thursday) or July 15 (Monday)

Ms. Omengebar agreed to send an email to members with possible dates for them to consider.

- July Agenda Recommended Items
  - a. 920 NE 13 Street Incentives Application
  - b. Presentation by commercial property owners
  - c. Code compliance regarding 1240 NE 5<sup>th</sup> Avenue

Regarding the Code issues at 1240 NE 5<sup>th</sup> Avenue, Mr. Woods said it would be best to contact Code Enforcement because the CRA had no authority and there was nothing additional it could do. Chair Liggett wanted CRA staff to contact Code Enforcement and Ms. Woods said they would put it on the list of properties they worked with Code Enforcement to mitigate. Ms. Omengebar said the way the CRA helped address Code issues was by creating programs that would encourage compliance. Mr. Tinoco wanted to invite a Code Enforcement Officer to a meeting and Mr. Woods said this would be acceptable. Ms. Robinson objected, stating this was under the purview of neighborhood associations. She did not want to add more issues to the CRA.

**VII. Communication to City Commission**

None

**VIII. Adjournment**

There being no further business, the meeting was adjourned at 8:33 p.m.