



CITY OF FORT LAUDERDALE
COMMUNITY REDEVELOPMENT AGENCY

Memorandum

Memorandum No: 25-001

TO: Honorable Chair and Board of Commissioners

FROM: Rickelle Williams, Executive Director *RW*

DATE: May 22, 2025

**SUBJECT: Central City Redevelopment Area Rezoning Project Progress Report
No. 4**

The purpose of this memorandum is to provide an update of the Central City Rezoning Project: Phase II mixed-use zoning district project and Phase III Land Use Plan Amendment.

Brief History

During the November 4, 2014, joint meeting between City Commission and the Central City Redevelopment Advisory Board (CCRAB), the CCRAB expressed a strong desire to initiate zoning changes within the Central City Redevelopment Area. The intent of exploring zoning changes was to expand opportunities for new development and redevelopment within the area with an emphasis on commercial corridors. The advisory board felt this would have the most immediate impact and the potential to increase Tax Increment Financing (TIF), which is essential to supporting broader community reinvestment.

In 2018, the Central City rezoning project formally launched with a series of public charettes aimed at educating the community of mixed-use zoning concepts, gathering input, and developing proposed zoning boundaries and regulations. Over the course of the project, the work was managed by two different consulting firms. However, due to a combination of evolving community feedback, internal coordination challenges, extended review timelines, and the need for additional meetings to address community-driven revisions, the project extended beyond its original scope and timeline. To address these ongoing challenges and maintain momentum, the project was restructured into three phases:

• Phase I – Rezoning of the Northwest Quadrant from RDs-15 to RM-15	Completed
• Phase II – Mixed-use Zoning District Project	Underway
• Phase III – Land Use Plan Amendment	Underway

The phased approach provides a structured framework for achieving long-term redevelopment goals while remaining responsive to stakeholder input and navigating complex regulatory considerations. City staff assumed direct responsibility for managing the project in the first quarter of 2024, with work continuing toward full implementation.

Phase II Overview

The mixed-use zoning district has been shaped through more than seven (7) years of engagement with residents, property owners, businesses, and the CCRAB. Throughout this process, a variety of options were explored, and perspectives often differed, reflecting the complexity of community priorities. While not all participants agreed on a single path forward, the ongoing collaboration led to a proposal that thoughtfully balances multiple interests and aligns with the goals of the Central City Redevelopment Area Plan. Attachments 1 and 2 document the public engagement process and the evolution of the proposed mixed-use zoning district map.

On February 5, 2025, the CCRAB received a summary of its prior recommendations and reviewed parking options presented by staff. The advisory board unanimously supported the proposed parking regulations and voted 8-2 in favor of advancing the mixed-use district proposal through the approval process. Approved minutes from the January 13 and February 5, 2025 CCRAB meetings are included as Attachments 3 and 4. The following table summarizes the proposed zoning districts:

Area	Proposed Zoning Districts
Sunrise Boulevard	Central City Corridor Mixed-Use (CC-MU)
NE 4 th Avenue	Central City General Mixed-Use (CC-GMU)
NE 13 Street and FEC Railway	Central Neighborhood Mixed-Use (CC-NMU)

Next Steps

The proposed mixed-use zoning district code ordinance amendment is being drafted and will require review by the City Attorney’s Office. Once drafted, the proposed amendment will be reviewed by the Planning and Zoning Board (PZB). The City Commission will review the PZB’s recommendation when making a decision to adopt the amendment.

In anticipation of the PZB meeting, staff will lead an outreach effort to inform the community and stakeholders of the amendment and upcoming meetings with PZB and the City Commission. Outreach will include notifying residents who signed up for email notification, mail notices required by the Unified Land Development Regulations (ULDR) prior to the public participation meeting and posting PZB meeting notice signs in the affected area. Additionally, City Commission public hearings will be advertised through required newspaper notice and agenda publication. These upcoming meetings will offer

valuable opportunities for continued public engagement, ensuring that all voices are heard as the proposal moves forward.

Planning for the Future

Phase III of the Central City Rezoning Project will require a Future Land Use Plan amendment to help guide future development. This phase includes engaging a qualified firm to provide consulting services to prepare applications for a Future Land Use Plan Amendment and a Future Land Use Map Amendment. The original solicitation for consulting services was published as a Request for Qualifications (RFQ) on January 28, 2025. However, it was later withdrawn on February 26, 2025, after it was determined that the qualifications required in the RFQ exceeded what is needed and potentially limiting otherwise qualified firms from responding. The project scope is now being re-evaluated collaboratively by the Procurement Services Division, the Urban Design and Planning Division, and the Community Redevelopment Agency. Efforts are underway to finalize the revised solicitation, and we anticipate it will be issued before the end of May.

If you have any questions, please contact Clarence Woods, CRA Manager, Community Redevelopment Agency, at cwoods@fortlauderdale.gov or (954) 828-4519.

Attachments:

1. Public Engagement History
2. Proposed Mixed-Use District Map Evolution
3. January 13, 2025 CCRAB Approved Minutes
4. February 5, 2025 CCRAB Approved Minutes

c: D'Wayne M. Spence, Interim City Attorney
David R. Soloman, City Clerk
Patrick Reilly, City Auditor
City Manager's Office
Department Directors

CENTRAL CITY REZONING PROJECT PUBLIC ENGAGEMENT HISTORY				
DATE	MEETING TYPE	DESCRIPTION	TOTAL	
MELLGREN PLANNING GROUP - INTEGRATING INPUT INTO A PROPOSAL				
1	Friday, April 13, 2018	Community Engagement	Orientation with Community Leadership - Stakeholders Meeting	9
2	Thursday, May 31, 2018	Community Engagement	Workshop 1 - Identify Issues & Preferences	123
3	May to June 22, 2028	Community Engagement	ONLINE SURVEY: Neighbor (120), Realtor, Developer, Banker (29), Business Owner (18)	167
4	Monday, June 18, 2018	Community Engagement	POP-UP SESSION: Commissioner Pre-agenda Meeting	8
5	Tuesday, June 26, 2018	Community Engagement	Round Table Meeting - Developers, Bankers and Realtors	24
6	Wednesday, July 11, 2018	Community Engagement	Community Workshop 2 - Testing, Exploring Opportunities	84
7	Wednesday, September 26, 2018	CCRAB Special	Proposed Mixed Use Zoning Presentation	81
8	Wednesday, November 7, 2018	CCRAB Regular	Proposed Mixed Use Zoning Presentation II	56
9	Wednesday, February 6, 2019	CCRAB Regular	Proposed Mixed Use Zoning Presentation III	32
10	Tuesday, June 25, 2019	CCRAB Special	Proposed Permitted Uses Presentation and Discussion	27
CORRADINO GROUP - REVISITING AND PROGRESSING PROPOSAL FORWARD				
11	Wednesday, February 3, 2021	CCRAB Regular	Rezoning Project Refresher - Current Status and Next Steps	29
12	Wednesday, March 3, 2021	CCRAB Regular	Rezoning Project Update	21
13	Tuesday, April 6, 2021	City Conference	Discussion on NWQ per CCRAB request and direction to seek cost estimates for LUPA.	5
14	Wednesday, April 7, 2021	CCRAB Regular	Rezoning Project - Staff Update on Communication to City Commission and directive to get cost estimate for NWQ and LUPA.	22
15	Friday, April 16, 2021	CCRAB Special	Rezoning Project - Path Forward & Addressing Gap Issues	52
16	Wednesday, August 3, 2022	CCRAB Regular	Rezoning Project Refresher - Status Update	17
17	Wednesday, August 24, 2022	CCRAB Special	Final Rezoning Code Proposal (RM-15, TE, CC-MXD)	33
19	Thursday, September 15, 2022	CCRAB Regular	Rezoning Project-Staff Update to the Board on MRTNA PPT and NWQ, RM-15 proposal.	11
20	Wednesday, September 28, 2022	Community Engagement	August 24th Rezoning Presentation to MRTNA - canceled due to storm	0
21	Monday, October 10, 2022	CCRAB Special	Rezoning Project Update - NW Quadrant Proposal and Recommendation	20
22	Tuesday, October 11, 2022	Community Engagement	Public Participation Meeting - NW Quadrant Proposal RDs-15 to RM-15	14
23	Wednesday, October 26, 2022	Community Engagement	August 24th Rezoning Status Update at MRTNA - rescheduled from September 28	9
24	Monday, November 14, 2022	Community Engagement	August 24th Rezoning Status Update at SMRCA	22
25	Wednesday, November 16, 2022	Planning Zoning Board	Proposed Rezoning of the Northwest Quadrant UDPZ22017	30
26	Wednesday, November 30, 2022	Community Engagement	Commissioner Meeting with MRTNA President	10
27	Tuesday, January 17, 2023	Community Engagement	Neighborhood Meeting for Central City Rezoning of NWQ	18
28	Wednesday, January 18, 2023	Planning & Zoning Board	Proposed Rezoning of the Northwest Quadrant UDPZ22017	30
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31	Wednesday, March 1, 2023	Community Engagement	Public Participation Meeting - NW Quadrant Proposal	29
32	Wednesday, March 8, 2023	Community Engagement	NWQ proposal Presentation South Middle River Civic Association	3
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35	Tuesday, June 6, 2023	City Commission Regular	City Commission 2nd Reading of Northwest Quadrant Proposal	5
36	Wednesday, September 6, 2023	CCRAB Regular	Central City Rezoning Phase II Status Update Presentation	23
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TOTAL PARTICIPANTS				1462

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2025 FINAL PROPOSED MIXED-USE DISTRICTS (CC-CMU, CC-GMU, CC-NMU)

- **February 5, 2025 CCRAB Rezoning Discussion** – Recapping January decisions, select parking options, and next steps.

January 13, 2025 Meeting

Motion *Motion by Mr. Greenbaum, seconded by Mr. Ross, that the area designated as CC-NMU on the Option B revised map be reclassified as CC-CMU in the area denoted with a purple triangle border South of 13 Street on the proposal distributed by Mr. Liggett. In a roll vote, the motion passed unanimously*



January 13, 2025 Meeting

Motion *Motion by Vice Chair Wright, seconded by Mr. Greenbaum, to update the height requirement for CC-NMU along 13 Street from 55-feet to 80-feet as discussed with the commercial business owners, with a limitation that it can go no higher. In a roll vote, the motion passed 8/2.*

01



CC-CMU

Sunrise Boulevard
 105 Feet by right
 125 feet with affordable housing
 150 feet with Planning and Zoning Board approval

02



CC-GMU

NE 4th Avenue
 80 feet

03



CC-NMU

NE 13th Street
 80 feet in height

- **January 13, 2025 CCRAB Review and Selection of Recommendation Options**

Option A

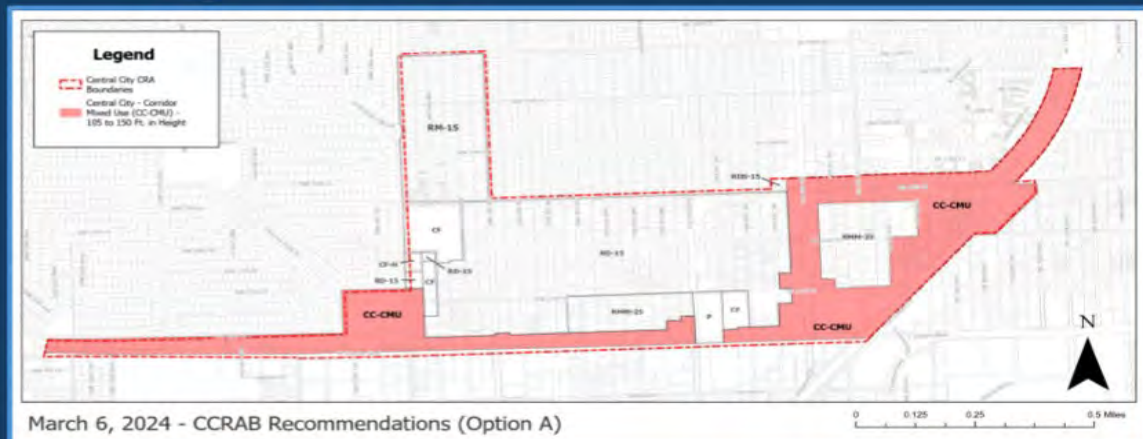
Proposed one zoning district with height range:

105 feet max height by right

125 feet with affordable housing

150 feet – Planning and Zoning Board Approval

Intent: Promote a mix of uses; adopt form-based design standards to help guide the form of buildings; improve connectivity and pedestrian experience.



Pros

- Consistency and uniformity with future built form
- Easier to understand for residents and staff
- Consistent with vision for the area

Cons

- Some opposition from property owners

Option B



Area split into three zoning districts based on height:

- Central City - Corridor Mixed Use (CC- CMU)**
 - Sunrise Boulevard
 - 105 feet by right
 - 125 feet with affordable housing
 - 150 feet with Planning and Zoning Board approval
- Central City - General Mixed Use (CC- GMU)**
 - NE 4th Avenue
 - 80 feet in height
- Central City - Neighborhood Mix Use (CC-NMU)**
 - NE 13th Street
 - 55 feet in height

Pros

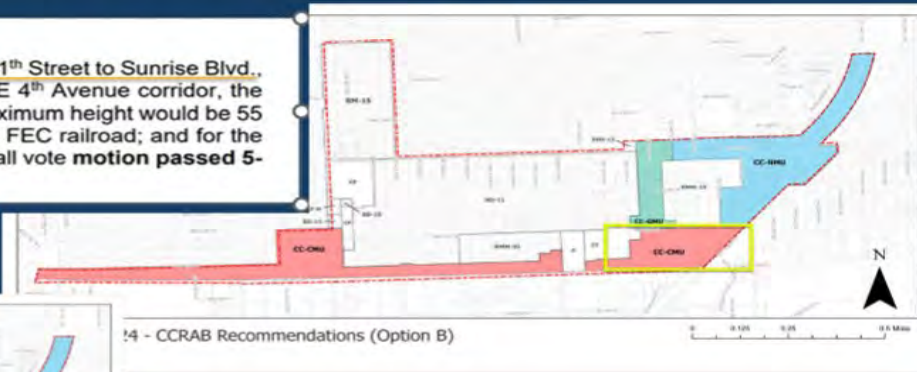
- Consistency and uniformity with future built form
- Easier to understand for residents and staff
- Consistent with vision for the area

Cons

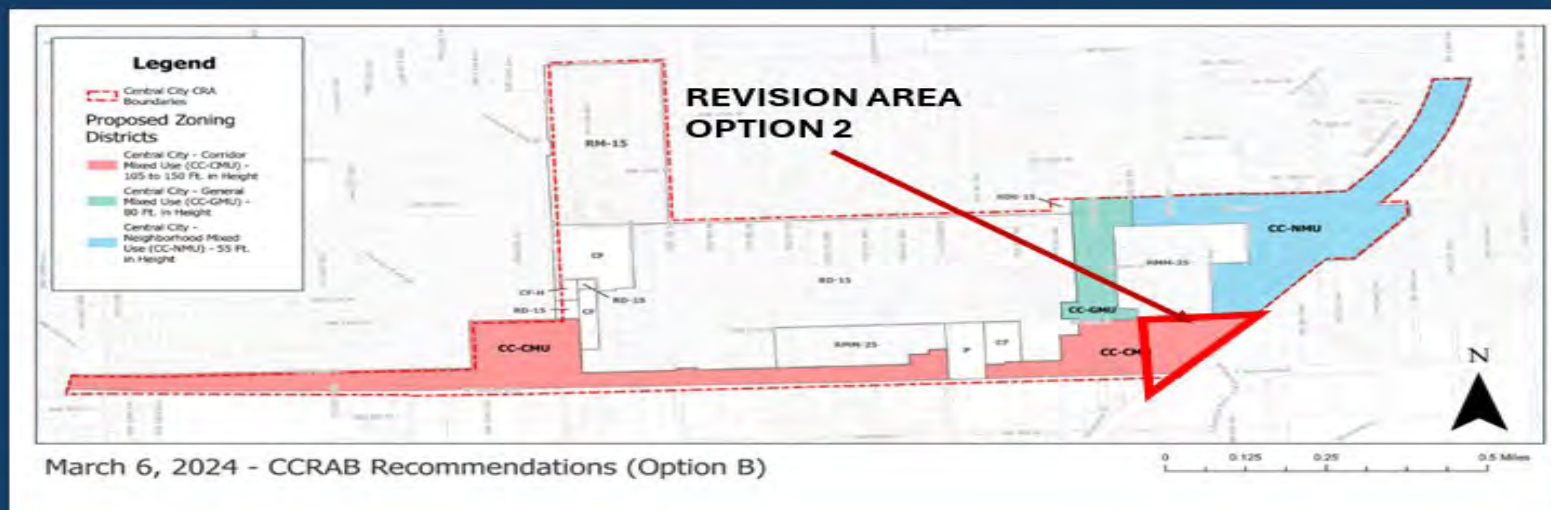
- Variation in building height and overall built form
- Possibly more challenging to develop based on the maximum height.
- Opposed by multiple property owners

Option B Revised Maps

Ms. Devonish restated the motion:
 To move the plan forward as presented for the areas south of 11th Street to Sunrise Blvd., with heights of 105 feet, 125 feet, up to 150 feet; along the NE 4th Avenue corridor, the maximum height would be 80 feet; along NE 13th 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.



Option B Revised Maps



Option D

Central Beach Regional Activity Center

Development applications received and pending review by the City or approved by the City on or before May 17, 2022, may be approved, amended and modified through the use of provisions of the zoning regulations in effect at the time the development application was submitted.

Section. 47-26A.1. - Request for application of prior zoning regulation

If a new project as defined herein, is not permitted based on an amendment to a zoning regulation in effect on or after September 4, 1996 (hereinafter referred to as the "adoption date") approval may be granted for application of the zoning regulation in effect immediately prior to the amendment in order to permit a new project in accordance with the provisions of this section.

Pros

- Provides flexibility/options based on conflicts with existing code requirements such as lot constraints

Cons

- Creates inconsistency in the built form
- Dilutes the vision of the area
- Process is lengthy and requires City Commission approval

• **January 13, 2025 CCRAB – 13 Street Commercial Property Owners Group Presentation**

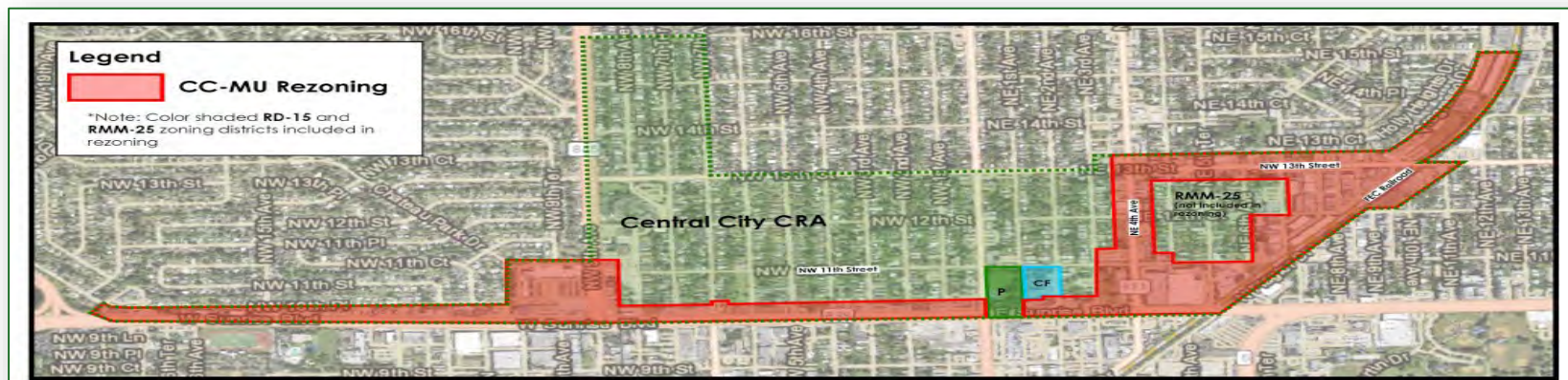


2024 REVISED PROPOSAL – CENTRAL CITY MIXED-USE (CC-MU) DISTRICT

- **December 4, 2024 CCRAB Informative: Discussion of Recommendation Options**
- **August 1, 2024 Phase II Meeting Series – Lauderdale Manors HOA**
- **June 25, 2024 Phase II Meeting Series – South Middle River Civic Association**
- **June 20, 2024 Phase II Meeting Series – Lake Ridge Civic Association**
- **June 19, 2024 Phase II Meeting Series – Pointsettia Heights Civic Association**
- **June 5, 2024 CCRAB CC-MU Proposed Permitted Uses Presentation Part II**
- **May 22, 2024 Phase II Meeting Series – Middle River Terrace Neighborhood**
- **May 13, 2024 Phase II Meeting Series – Central City Alliance**
- **May 1, 2024 CCRAB CC-MU Proposed Permitted Uses Presentation**
- **March 6, 2024 CCRAB Rezoning Proposal Update**

A phase II rezoning update presentation was made to the Central City Redevelopment Advisory Board (CCRAB). The presentation included a modified zoning proposal from the 2023 CC- MU proposal, of which the following zoning districts were removed from consideration:

1. RMM-25 – south of NE 13th Street
2. RMM-25 – south of NW 11th Street
3. RD-15 – south of NW 11th Street



• **ZONING DISTRICTS EXCLUDED FROM THE REVISED PROPOSAL**



Motion: To move the plan forward as presented for the areas south of 11th Street to Sunrise Blvd., with heights of 105 feet, 125 feet, up to 150 feet; along the NE 4th Avenue corridor, the maximum height would be 80 feet; along NE 13th 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.

2023 CC-MUD PROPOSED REZONING

- On October 9, 2023 CCRAB - MRTNA Informative Presentation



- September 6, 2023 CCRAB Rezoning Phase II Status Update

REZONING PROJECT BRIEF HISTORY

January 2021 – Today
 REZONING & COMPLEXITY

PHASE 1 Northwest Quadrant:
 (RDs-15 to RM-15) completed

PHASE 2 Central City MUD
 revised to implement via Geller Amendment and context of Live Local

- Finalize revisions internally
- Stakeholder engagement
- PZB Presentation
- City Commission adoption as ordinance – consistent with existing Comprehensive Plan and leveraging Geller Amendment and Live Local Law

PHASE 3 Comprehensive Plan Land Use Plan Amendment (LUPA)

- LUPA has been budgeted by CRA and City for FY 2023/2024
- LUPA will include extensive public engagement, analysis, and review by local, County and State agencies
- LUPA will necessitate further revisions to zoning code.

0.18.2023 LUPA Presentation
 Page 13 of 28

2022 CC-MXD & CC-MUD PROPOSED REZONING MAP

- October 10, 2022 CCRAB Residential Single Family/Medium Density District (RDs-15) to Residential Multifamily Low Rise/medium Density District (RM-15) Discussion and Recommendation.

Motion made by Mr. Greenbaum, seconded by Mr. Catalano to approve the changes to the Northwest quadrant, based on proposal. In a voice vote, motion passed unanimously. (7-0)



Going Forward: Amend City Comprehensive Plan

- City of Fort Lauderdale Future Land Use Plan does not well support CC-MUD redevelopment objective
- Medium High Density Residential designated area in the CC-MUD supports only about 700 dwelling units
- for now, part of CC-MUD can use residential flex units – but competes for allocation on a city-wide scale
- concept is to propose Local Activity Center for all of CC-MUD and park and school in between (total 160 acres)
- may also include Northwest Quadrant to increase residential density (not part of mixed-use LAC)

● **August 24, 2022 CCRAB Presentation of the Final Zoning Code Proposal**

- **Motion** made by Mr. Greenbaum, seconded by Mr. Hoffman, to recommend approval of the plan as presented, as shown on the Central City Mixed Use” alternative map and to pursue the Future Land Use Amendment as soon as existing contract was up with this consultant. In a roll call vote, motion passed 6-0.



● **August 3, 2022 CCRAB Central City Rezoning Update**

Last Proposed Zoning Map

- Proposed Zoning Text Modifications
- 3 Proposed new Zoning Districts
- Central City Zoning Map

Current Proposed Zoning Map

Increasing Density: Core

Fort Lauderdale Comprehensive Plan Future Land Use Map Amendment (LUPA)

Core:

- Transit Oriented Development
- All mixed-use
- Residential density to support commercial and TOD

Proposed Working Zoning Map

Core:

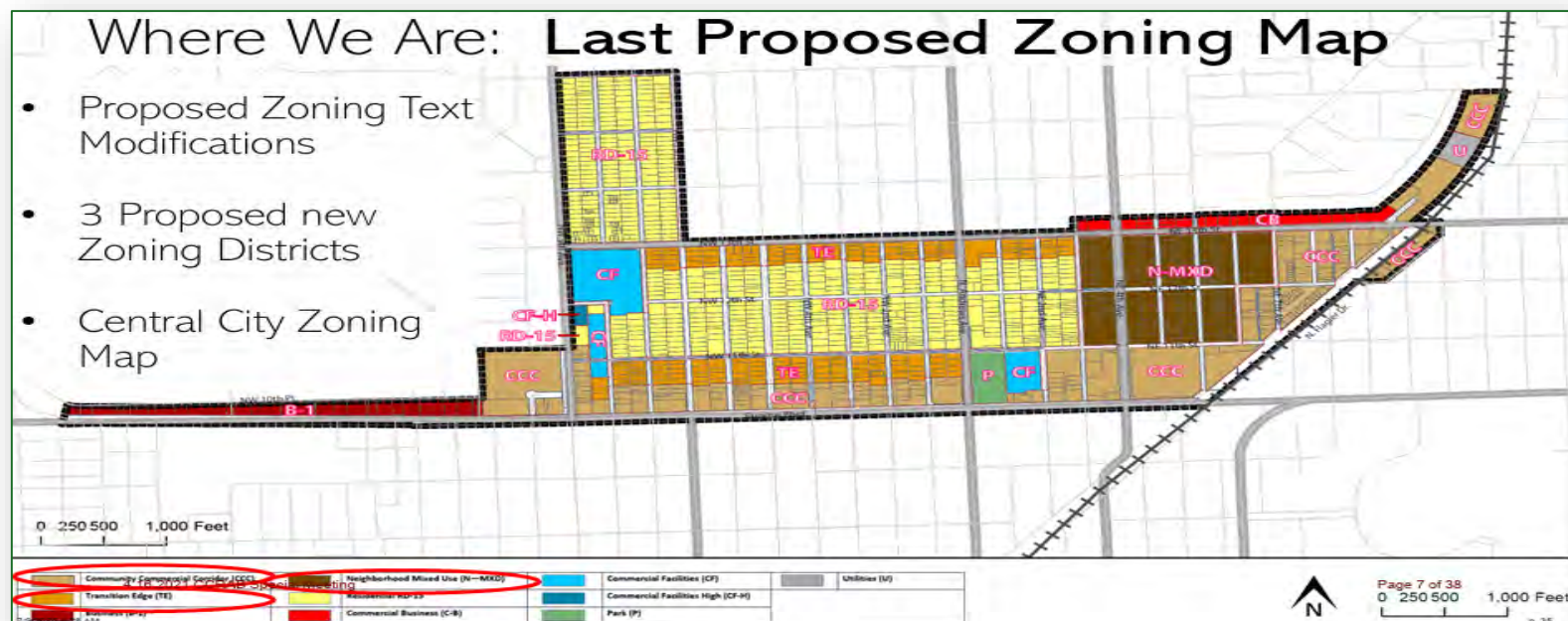
- Commercial separate from Residential
- Not enough density, especially if core is to support potential rail transit oriented development (TOD)

Land Use Plan Map

08.03.2022 CCRAB Regular Meeting Central City CRA Boundary (blue line) Page 69 of 65

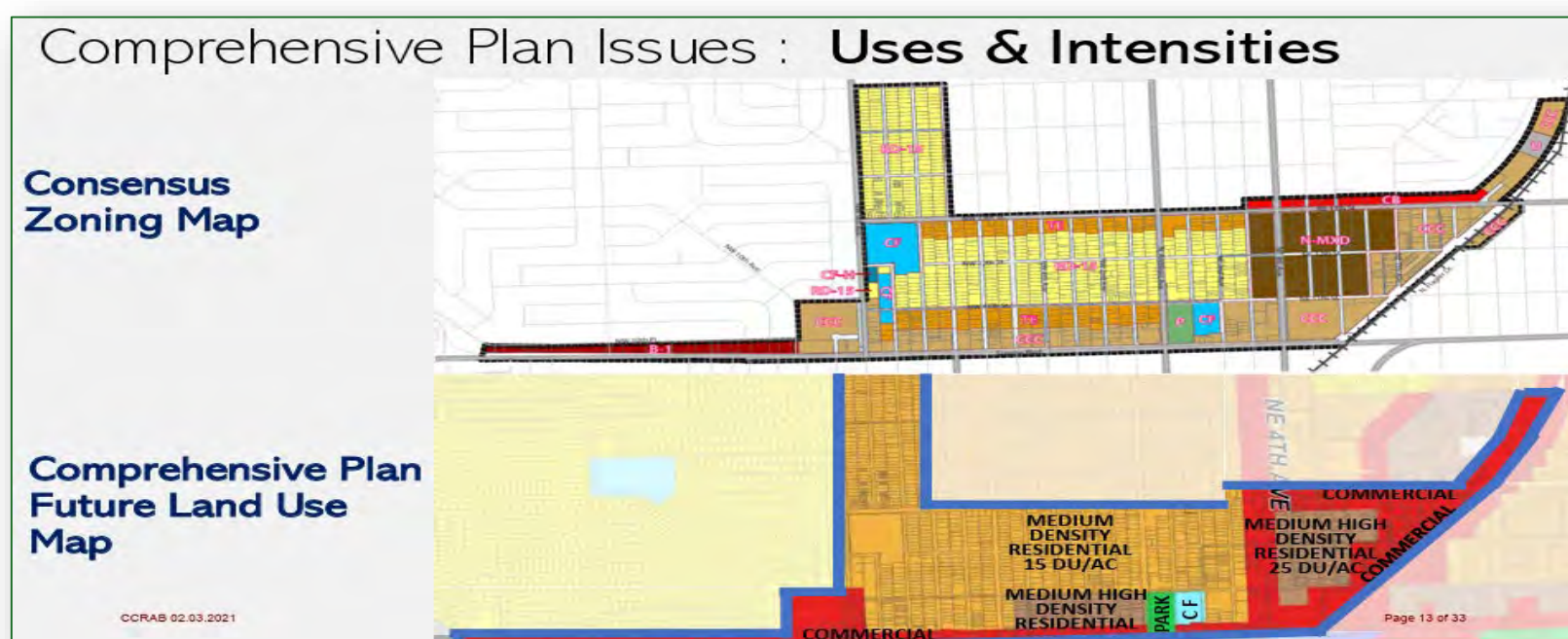
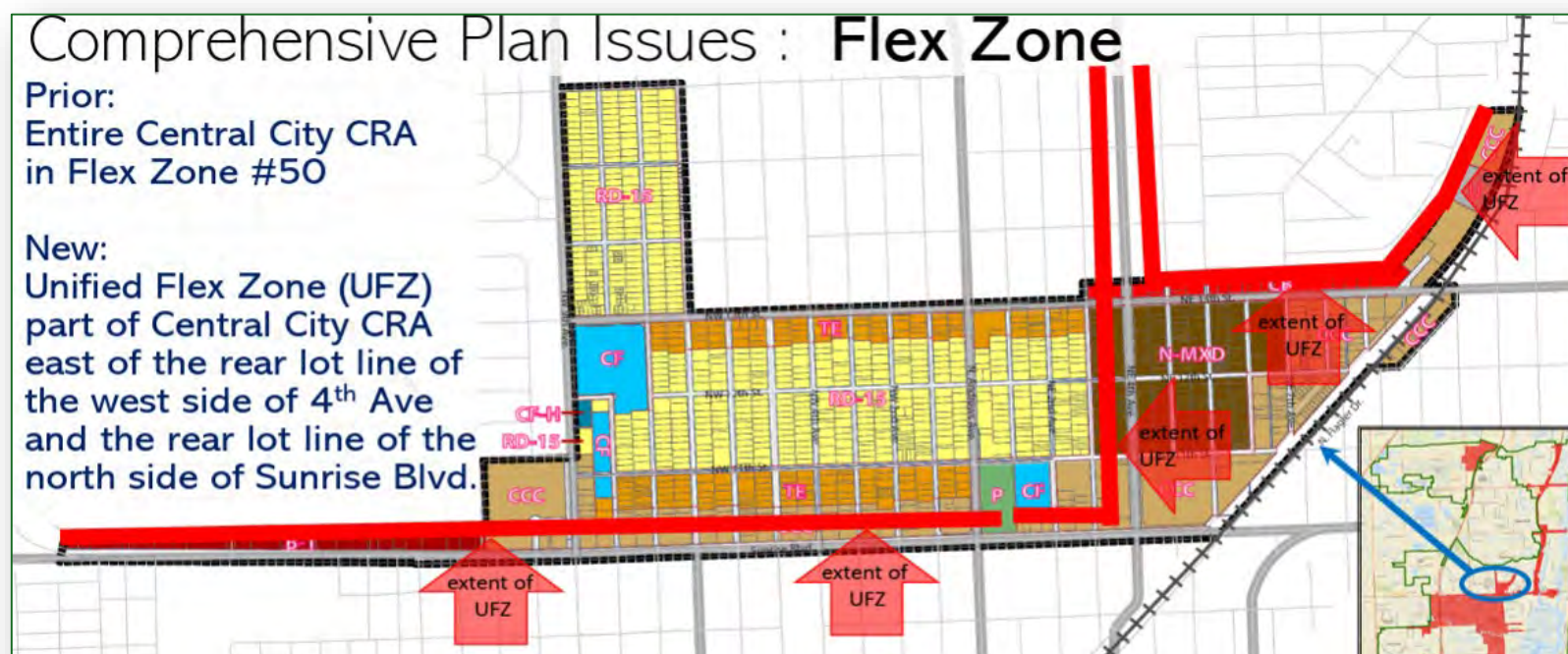
2021 REFRESHER AND DISCUSSIONS

- **April 16, 2021 CCRAB – Rezoning Project Presentation: Path Forward, Addressing Gap Issues.**

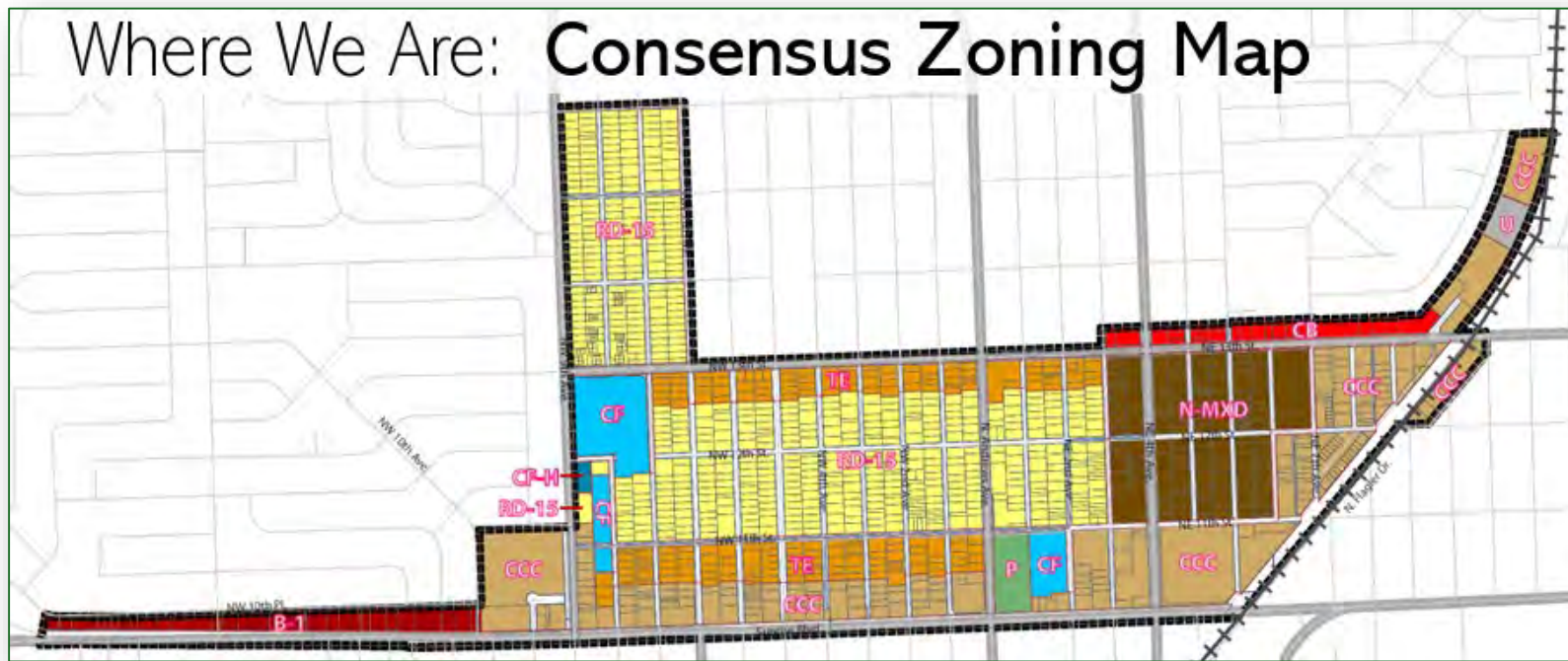


- **March 3, 2021 Rezoning Project Update**

Communication to City Commission: Chair Castillo-Olivera advised that the concern was about the situation on NW 8th Avenue. Nothing has been done to improve the area, which is believed to be blighted and trouble to surrounding communities. The area is nine square blocks that are part of the CRA bordered on the north by NW 16th Street, south by NW 13th Street, east by NW 7th Avenue, and west by Powerline Road or NW 9th Avenue. The area described needs more zoning than RD15 and the Board would like a reconsideration of the zoning to be upgraded so there could be more density and the possibility of attracting commercial development. There was a consensus by the Board to approve language discussed regarding the Communication, which was to revisit the circumstances on the block north of NW 13th Street, east of Powerline Road, south of NW 7th Avenue, west of NW 7th Avenue, and south of NW 16th Street.

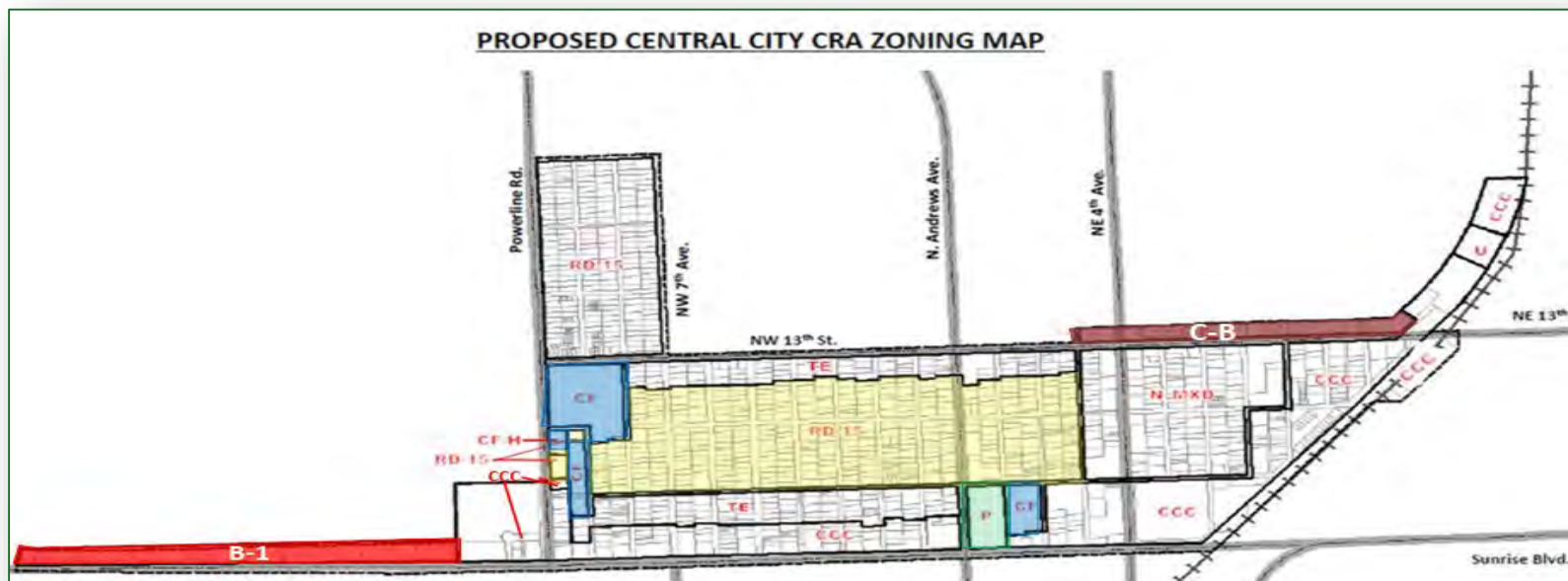


- February 3, 2021 CCRAB – Rezoning Project Presentation – Refresher, Current Status and Next Steps.

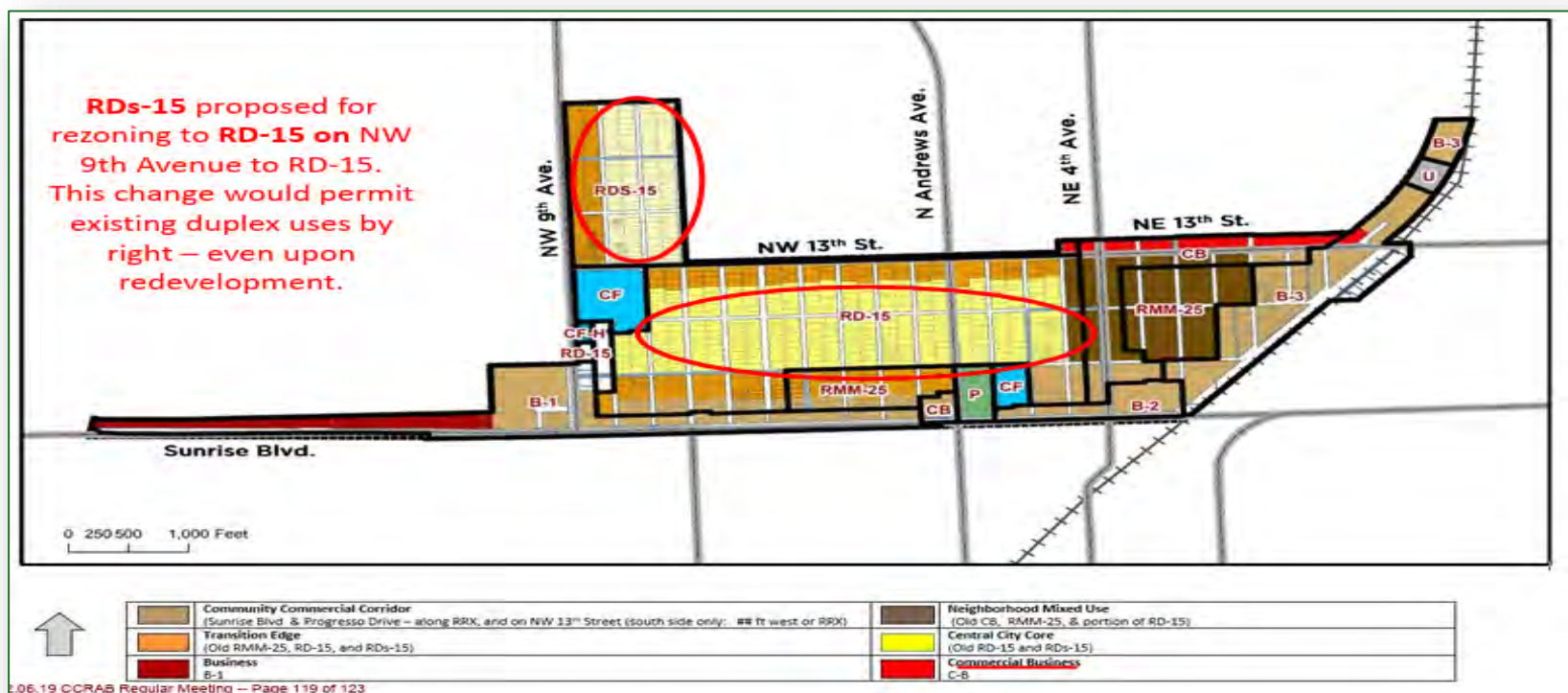


2018-2019 SYNTHESISING ENGAGEMENT FEEDBACK

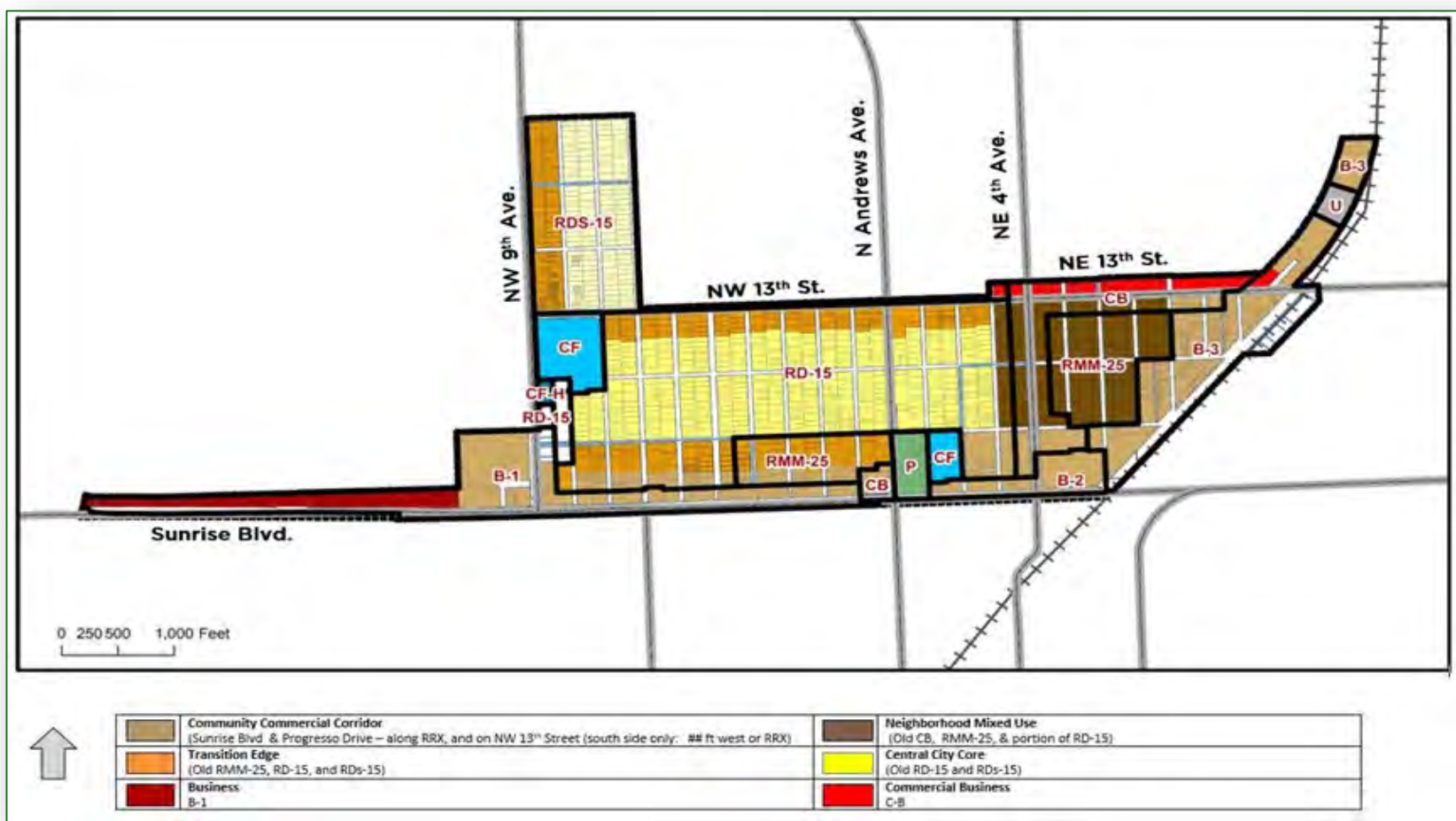
- June 25, 2019 CCRAB - Proposed Zoning Map & Proposed Permitted Uses Presentation and Discussion (RD-15, CCC, TE, N-MXD)



- February 6, 2019 CCRAB Proposed Mixed-use Zoning Districts (TE, CCC, N-MXD) – Revised Presentation



• **November 7, 2018 CCRAB Proposed Mixed-use Zoning – Revised Presentation**



• **September 26, 2018 CCRAB Proposed Mixed-use Zoning Presentation**





CITY OF FORT LAUDERDALE

**APPROVED MINUTES
REGULAR MEETING MINUTES
CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD
MONDAY, JANUARY 13, 2025 – 6:00 PM
700 NW 19 AVENUE
FORT LAUDERDALE, FL 33311**

Board Members	Present/Absent	Cumulative Attendance September 2024-August 2025	
		Present	Absent
Kimber White, Chair	P	5	0
Antoinette Wright, Vice Chair	P	4	1
Edward Catalano	P	5	0
Linda Fleischman	P	5	0
Justin Greenbaum	P	4	1
Troy Liggett	P	5	0
Thomas Mabey	P	5	0
Jason Ross	P	3	1
Carlton Smith	A	1	4
Nikola Stan	P	5	0
Bobby Tinoco	P	5	0

Mr. Greenbaum arrived at 6:14 p.m.

Ms. Fleischman arrived at 6:33 p.m.

Mr. Jason Ross arrived at 6:46 p.m.

Staff:

Anthony Fajardo, Assistant City Manager
Laura Reece, Acting Asst City Manager
Ella Parker, Urban Design and Planning Manager
Karlanne Devonish, Principal Planner II, Development Services
Cija Omengebar, CRA Planner/Liaison
Lorraine Tappen, Principal Urban Planner
Clarence Woods, CRA Manager
Tania Bailey-Watson, CRA Senior Administrative Assistant

Others:

Jason Crush, Crush Law
Courtney Crush, Crush Law
Members of the community that opted to speak*:
Julian Castro
Jacob Resnick
John Hayden
Jacob Schickler
Arthur Marcus
Dr. Paul Rikeit
Lorraine Saunders
Olga Zamora

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Tomislav Lukic
Susanna Coleman
Dr. Jeff Musgrove
Ali Vazquez
Ross Parker
Clint Allen
Robert Mazzola
Brian Smith
Mel Lenet

K. Cruitt, Recording Secretary, Prototype Inc.

*A full list of community members that were present is part of the public record

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 6:08 p.m. Roll was called, and it was noted that a quorum was present.

III. Approval of Minutes – December 4, 2024 Regular Meeting

Motion by Mr. Stan, seconded by Mr. Catalano, to approve December 4, 2024 Regular Meeting minutes as amended. In a roll vote, the **motion** passed unanimously.

IV. Chair Opening Remarks

Chair White thanked the community members present for taking the time to attend the meeting. He noted that members of the Board and City Staff had put in a lot of hard work to develop the proposed rezoning. The intent of the meeting was to hear from the community, commercial property owners and Staff, with a goal of coming to a consensus on a way to make Central City a place where everyone would enjoy ‘Work, Live, Play,’ and a quality of life that takes care of everyone.

V. Rezoning Project Phase II:

1) December 4th Effort Recap

Karlanne Devonish, Principal Urban Planner, gave a presentation to update those present on the rezoning options, a copy of which is part of the public record. Her presentation included slides with high-level pros and cons of each option.

At the March 6, 2024 CCRAB meeting, Staff proposed Option A as one zoning district with height restrictions to a maximum of 105 feet by right, 125 feet with affordable housing, and 150 feet with Planning and Zoning Board approval. Option A faced opposition and resulted in Option B.

Option B would split Central City into three zoning districts with maximum allowed height by location: Corridor-Mixed Use (CC-CMU) - Sunrise Boulevard / 105-250 feet as outlined in Option A; General Mixed Use (CC-GMU) - NE 4 Avenue / 80 feet; and Neighborhood Mixed Use (CC-

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NMU) - NE 13 Street / 55 feet. Ms. Devonish highlighted that two revised maps for Option B were developed for review and discussion by the Board. She explained that two revised maps were developed after a question regarding zoning boundaries for the district fronting Sunrise Boulevard was brought forward at the December 4 meeting and she needed clarification after reviewing the March 6 meeting minutes; both were presented because she needed clarification. The revised maps were labeled Option B-Option 1 and Option B-Option 2. The former was drawn up to 11 Street and NE 5 Terrace on the West. The latter would extend all the way to the FEC tracks.

Option C was noted to have been applied in the Uptown area. This option establishes zoning districts based on location, land use patterns, design characteristics, redevelopment potential and mobility needs; Staff would be able to alleviate the time and cost burden when the property owner is ready to develop.

Option D is the ULDR Prior Zoning Regulations Provision through the use of provisions of the zoning regulations in effect at the time the development application was submitted; Section 47-26A.1 could apply with a request for the application of prior zoning regulations and would require higher-level approvals.

Ms. Devonish also reviewed the details of proposed changes to existing CC-MU regulations and dimensional requirements. Existing policies related to density, and the Live Local Act were presented.

2) Presentation

Courtney Crush, Attorney, Crush Law presented proposed rezoning revisions on behalf of their clients, the 13th Street Commercial Property Owners Group, a copy of which is part of the public record. Ms. Crush stated that her understanding is there is a strong desire by both the neighborhoods and property owners along 13 Street to introduce mixed use to create more pedestrian-friendly active retail, and additional neighbors to support the commercial corridor. Ms. Crush stated that her clients had hired an architect who reviewed the proposals that had just been presented. She then presented their proposed changes to the regulations and dimensional requirements and indicated they had been developed with a collaborative approach in mind. The details of their proposed changes were summarized in two slides using a grid format for easy comparison to the existing and proposed CC-MU rezoning. Proposed regulation changes included form-based density, lower height, parking, and incentives; dimensional changes were proposed for setbacks, tower stepback and building tower floor plate size.

3) Public Comments

Following is a summary of comments made by members of the community.

- Julian Castro, 530 NE 13 Court. Mr. Castro purchased his property in 2001 in anticipation of what was to come on 13 Street; he looks forward to seeing it developed and populated. His house backs up to the property shown in the slide by Ms. Crush. He stated that 55 feet is more acceptable than 105 feet. While he understands the commercial owners do not feel that it is viable, he is concerned that the sun would be completely blocked with the exception of May through July, and that height would not fit the character of the

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neighborhood. He stated the developers could find a way to make the numbers work if they wanted to.

- Jacob Resnick, 1405 N Dixie Highway. Mr. Resnick agreed with the previous speaker, and stated that large 105-foot high buildings would strain the utilities such as the stormwater systems. He acknowledged that some development is great but did not feel that Option A works for the residents.
- John Hayden, 539 NE 13 Court. Mr. Hayden stated that he had watched Wilton Manors flounder with zoning and failed growth, that this community needs to build. He added that comparing 13th and the stretch of 4th Avenue to Sunrise & Broward was incorrect. He acknowledged that they need more foot traffic, not motor traffic, especially between 3:00 p.m. and 6:00 p.m.; he added that ingress and egress need to be considered as it will be extremely limited.
- Jacob Schickler, 713 NE 17 Court. Mr. Schickler had just recently moved to the area and suggested that adding high rises would feel like downtown and completely change the walkability of the area. He cited concerns with cast shadows; increased traffic when the current flow is already very heavy; impact on the sewer system; flooding, and classroom sizes in schools. He stated he is for development, but it needs to be intentional and sustainable, taking into account the local business that are there. He also stated that he is “definitely opposed.”
- Arthur Marcus, 1800 North Andrews. Mr. Marcus stated that zoning was never meant to be a one size that fits all philosophy, and in this case, it does not fit. He stated that he thought Option B provides different solutions for the neighborhoods, and inquired whether the Board had voted on the options presented yet.

Chair White clarified that the Board voted on the proposal in March, but there appeared to be a misunderstanding that the commercial business owners had agreed with the proposal; the Board is reconsidering that vote and other proposals as well.

Mr. Liggett stated that the Board had adopted Option B in a 5/2 vote in March; there were many public meetings since 2018, and business owners had every opportunity to participate.

Vice Chair Wright invited those present to review the history of past meetings which they can find in the public record. She affirmed that at the meeting in March, the Chair at that time indicated that the business owners signed letters conveying agreement with the rezoning, but some notice requirements were not followed. She stated that the Board made a decision based on the information available at that time, and highlighted the intent was to have a fair and equitable discussion. Additionally, Ms. Wright explained that the reason for the meeting was the Board had to wait for the commercial

business owners to respond because their position had been misrepresented; this meeting was the first time that they had come forward in almost a year.

Chair White reiterated that the goal was for the Board to discuss, and make decisions, so they can move forward with a proposal.

- Dr. Paul Rikeit, 713 NE 17 Court. Dr. Rikeit stated that he moved to Middle River Terrace last Summer and was shocked to hear about Option A as it does not align with what was discussed at his neighborhood association meetings. He set up a petition to stop Option A and ensure that their desire for neighborhood-friendly rezoning solutions could be heard, a copy is part of the public record. He added that during the previous 3 weeks, just under 200 votes had been collected; 181 were digital votes. He and his partner decided to move into the area because of the tranquility and walkability of the neighborhood; he loves his jogging route and being able to see downtown Fort Lauderdale close by; he is concerned about traffic and asked that the Board listed to the residents, look at transition zones and how many are speaking in favor of Option A since they have nearly 200 speaking against it.
- Lorraine Saunders, 1735 NW 7 Avenue. Ms. Saunders stated that she had been living in South Middle River since 1993, and it had been a dream to make 13 Street as walkable as Las Olas is for locals, but it never happened. She added that it feels hopeless because of all of the constraints that did not allow variances. While she is opposed to Option A, she wants to see something happen, and likes several things in the other plans. She stated that nothing has changed in so long, and wants to see people come together to make something happen.
- Olga Zamora, 1115 NW 3 Avenue. Ms. Zamora stated that she is in support of the recommendation by City Staff. She observed that CRAs in Pompano Beach, Delray Beach, Miami, and Northwest Progresso Village are trying to move away from slum and blight, and would like to see those changes in her neighborhood, respectful of transitional zoning, homesteaded property owners and businesses. She asked that the rezoning be done so that it creates excitement on 'NE 13th' as well as on her side of the side of South Middle River because she did not wish to feel 'forgotten'.
- Tomislav Lukic, 1109 NE 3 Avenue. Mr. Lukic stated that under the proposed changes, the plot across the street from him would be entirely rebuilt. He estimated that a 150-foot building with the sun at a 40 degree angle could cast a 170-foot long on 3rd Avenue; at 80-feet, that shadow would be 95-feet long and 'condemn' him to live in the dark in the mornings because he lives in a townhouse and a street that is not that wide. He shared that construction of a house by his neighbor over a period of 6 months caused his house to shake and it would be exacerbated with an 80-foot building so he requested that the Board consider a limit of 50 feet under Plan B for 13th.
- Susanna Coleman, 1313 NE 5 Terrace. Ms. Coleman stated that she lives behind the location of the proposed building. She purchase a small 1929 Key West-style bungalow

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in 2003 and saw the neighborhood come a long way. She is excited and open to development but Option A is not desired for reasons others had previously stated. Msl Coleman also pressed concerns with traffic as it is already very difficult to access her property from 13 Street, and with increased flooding. She stated that she and her neighbors are open to Option B as the best fit for them.

- Dr. Jeff Musgrove, 534 NE 13 Court. Mr. Musgrove also lives behind the proposed building; he encouraged the Board to think about the transition, not only from a commercial perspective, but also from a community and psychological perspective because it would change their lives in many ways. He had already had to deal with noise pollution and had installed buffers in his windows, so he felt residents need to be protected. Mr. Musgrove felt that development is important, that psychological welfare and health are also important, so he is not in favor of Option A.
- Ali Vazquez, 1622 NE 8 Avenue. Ms. Vasquez referenced the statement made earlier by Chair White that the current Board was willing to reconsider a decision made on March 6, 2024. She stated that it had been discussed by the community since 2018, opinions were taken in public charrets, and people explained that they did not want to be 'boxed in' by the shadow of high rises. She felt that the shadow cast by building would be detrimental to her neighborhood. Ms. Vasquez understood the desire to have a business area on 13 Street, but stated that it did not require 15 floors of mixed use and affordable housing. She asked that the Board honor the decisions made, and go with Option B as Option A would repeal the rights of property owners to speak out against projects that could adversely affect their properties.
- Ross Parker, 920 NE 13 Street. Mr. Parker introduced himself as the founder of Call of Africa's Native Visions Galleries. He invested in his building in 1997, took on drug dealers and pimps with other owners to greatly improve the street, and invested a lot of money in it. He stated that he is looking to invest about \$1.5 million in his building to put in a gallery, and can put it elsewhere. He also cited the investment that other businesses made on the street and inquired how much residents are investing. Mr. Parker asked for consideration of the effort invested to turn the street around, and stated that they need the density for the businesses to succeed.
- Clint Allen, 1617 N Dixie Highway. Mr. Allen owns a single family home and is also concerned about the increase in density; he understood that some is needed to sustain the businesses but did not think there was enough consideration of the capacity for the resulting increased traffic. He said he agreed with what Ms. Crush said about medium height buildings, but that her proposal of 1.2 cars per unit will generate parking on residential streets. He also did not think that \$10,000 per unit to 'get out' of affordable housing would stop people from developing large buildings. He asked that the practical reality be considered because the residents have to live there.
- Robert Mazzola, 1525 NE 5 Avenue. Mr. Mazzola stated that they bought his home when it was a transitional neighborhood in 2016; that they invest, are tax payers and voters.

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He added that his business failed on 13 Street because of code limitations. While the Board and Zoning have been talking about it for years, they still want Option B.

- Brian Smith, 1013 NE 13 St. Mr. Smith stated that he represents multiple commercial property owners on 13 Street. He referenced the comments regarding shadow cast, and stormwater challenges, then reminded everyone that current zoning is 150 ft by right and it was that way when they purchased their properties. He felt that a reduction to 90 feet as a middle ground is a gift. Regarding storm water concerns, he stated that new buildings would not create more rain or have an impact on stormwater. He added that the area has been starved of redevelopment. Additionally, he assured the Board that they have four to five separate folios and six addresses and stated that those property owners never received notice about the proposed zoning change.
- Mel Lenet, 920 NE 13 Street. Mr. Lenet stated that he works with Ross Parker, and had heard a lot of perspective from each side and affirmed that the current zoning is 150 feet. He has worked on that street since 2009 in a small business, and referenced the comment about small businesses that have come and gone; he highlighted that without foot traffic, those amenities would not survive so more density is needed. Mr. Lenet felt that the middle ground is the way to go and the 90 feet proposal is the most viable solution to allow the amenities that everyone wants.

Additional feedback from the public was submitted electronically and may be found in the public record.

4) Board Discussion and Recommendation

Chair White advised Mr. Liggett that the City Attorney had informed him, through City Staff, that there is a possibility that Mr. Liggett would be in violation of the Code of Ethics and Code of Conduct if he chose to participate in discussions because of some proposals that had been made. Mr. White clarified that it was his duty to inform Mr. Liggett, and was not making an accusation. Ms. Laura Reece, Acting City Manager, reminded Mr. Liggett of a previous conversation, and stated that information on his involvement outside of the Board meeting had been brought to the attention of the City Attorney. She indicated that, as was shared one-on-one with him prior to the meeting, that her office was directed to advise Mr. Liggett that he could be in violation of the Code of Ethics if he participated. Ms. Reece cited this section of the Code of Conduct: "... the Members should refrain from participating in any proceeding in which their impartiality could be reasonably questioned."

Ms. Reece clarified for Mr. Catalano that Staff is not in a position to weigh in on different scenarios concerning the Code of Ethics.

Mr. Liggett explained to those present that he is the president of the Middle River Terrace Neighborhood Association (MRTNA) as well as a member of this Board; he understood that members filed a complaint with the City indicating that he was not impartial. Mr. Liggett advised that he handed out a neighborhood flyer by going door-to-door to

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encourage attendance at this meeting so neighbors could express their opinion; he did not believe he violated the Code of Conduct. He stated that his Commissioner encouraged him to continue trying to find a consensus, and referenced the six amendments that he distributed at the last meeting. Mr. Liggett also stated that he would participate in the meeting, and continue to move forward with rezoning.

Mr. Greenbaum stated that he was surprised that Mr. Liggett did not think his actions could be in violation of the Code; Mr. Liggett stated that the Board of Directors had signed off on it, and he was one of the persons handing it out.

Chair White disclosed that the office of the Vice Mayor also expressed concern to him, and recommended that the Board select Option B. He stated that it is his job to ensure that Members are unbiased and he would not compromise the integrity of this Board. Chair White added that he too had an issue with the actions that Mr. Liggett had taken and his discussion with the Vice Mayor was different than what had been represented; he hoped they could move forward in a positive manner.

Vice Chair Wright acknowledged that Mr. Liggett is the President of MRTNA. She noted that while several CCRAB members also serve on the South Middle River Terrace Board, they did not send a letter or expose their position on the rezoning, so she agreed with Mr. Greenbaum; in that it goes against what they should be doing and it is their duty to be fair and would make their decisions accordingly.

Mr. Catalano stated that he also serves as President of SMRCA and sent out an announcement about this meeting to encourage residents to come out and have their voices heard so they could be considered in the decisions that would be made.

Mr. Stan did not see anything wrong with the letter or the involvement by Mr. Liggett in distributing it; he said it engaged the community and was responsible for the turnout. In his opinion, it is the duty of the Board to inform, engage and come up with a consensus.

Mr. Liggett felt there was an objection to the substance of the flyer. He indicated that this Board voted for Option B in March, and it is the responsibility of Boards to support what was voted for. He stated that his petition supported the current position of this Board, explained what happened, what the Board adopted, and asked people to come and defend that.

Vice Chair Wright stated that the Board can update a recommendation to the CRA; she clarified that the Board is not the CRA, and they can change a recommendation if and when new information becomes available. Ms. Wright also stated that they had been notified by threat of a lawsuit that there was misrepresentation of information by someone on the Board; this caused them to question and go back to validate the information on

which that decision was made. She indicated that this was an opportunity to hear from both the commercial owners and residents.

Chair White reminded those present that this is an advisory board to the CRA, and everything would then go to Planning and Zoning and before the City Commission; they are here to work together. He added that if the Board does nothing tonight, property owners could move forward with Live Local, and no one could do anything about that. Chair White reiterated that they want a “Live, Work, Play” community and to agree on how to move forward. He added that the CRA missed three booms, so they need to move forward in a positive way; if not with A or B, it could be a combination.

Mr. Catalano asked what mid-rise would be in terms of feet.

Ms. Crush clarified that a mid-rise would be between 75-feet and 80-feet under the Florida Building Code. She explained that they modeled eight stories with an active roof, but it could be slightly higher from a Zoning perspective because they use newly-established grade for site plan height purposes. Mr. Fajardo, Assistant City Manager, believed that Ms. Crush was correct.

Vice Chair Wright requested clarification on the height variance of 10-feet based on the answer to the prior question, as opposed to the 90-feet mentioned in the Crush proposal. Ms. Crush explained that the Florida Building code measures the top floor of a building whereas the City measures height to the main roof slab; this accounted for the additional 10-feet. Further, if you activate an un-enclosed roof space, you need a perimeter wall or glass railing and must at minimum calculate the additional 42 inches from the main roof slab.

Ms. Devonish clarified that Ms. Crush is asking for the same as the 80 feet that is required for mid-rise on NE 4th Avenue.

Mr. Stan referenced a slide in the presentation made by Ms. Crush that outlined the NE 13 Street commercial property owners; he said it suggested they represent nearly half of those businesses on the Northeast side east of NE 4th Avenue and inquired whether they had reached out to the other business owners to solicit their opinions before developing the proposal. Ms. Crush stated that Mr. Jason Crush had done so and had a sign-in sheet for meetings that were held. She noted that those businesses did not reach out afterwards to state their position, so she was being careful not to speak for them as it was not solidified. Mr. Stan stated that he was trying to avoid another group of business owners coming back with a different opinion. Ms. Crush clarified that all of the business owners they represent had approved of the proposal presented.

Ms. Fleishman was under the impression that developers would take responsibility for improving the infrastructure. Ms. Crush stated that for any new proposed site plans, City of

Fort Lauderdale and Broward County regulations require a capacity analysis for water and sewer to determine whether an upgrade is needed prior to approval being given for Certificate of Occupancy. Ms. Crush also explained that both the City and County requires that 100% of stormwater be retained within the boundaries of a property, and clarified that regulations determine infrastructure improvement by anticipated capacity, not height.

Ms. Devonish clarified that while the criteria for approval to go from 125-feet to 150-feet in Option B had not yet been fully developed by the Planning and Zoning Board, components would include a neighborhood compatibility test. Mr. Fajardo added that under the current zoning, there are developments that have to go to the Planning and Zoning Board, typically for conditional use approvals as applicable or mixed use; there are also permitted by right uses that can go up to 150-feet with Staff-level approval. Mr. Fajardo also clarified that Live Local is a State Statute that requires administrative approval, so it would not go before Planning and Zoning. He noted that other than density or height, zoning regulations would still apply for items such as parking.

Chair White explained affordable housing and highlighted that it would create density without any type of business or quality of life. He added that there are a lot of caveats and the Board is trying to ensure the entire neighborhood is protected, and coming together as a group.

Vice Chair Wright asked what City Staff would recommend considering the Crush proposal of 90-feet and concerns of the community on parking and encroachment. Ms. Devonish stated something similar to what is allowed in other zoning districts with similar density and intensity; the first 2,500 exemption and 60% of the parking standard was applicable for commercial use. For residential, she believed it was the same standard or similar in Northwest RAC. Mr. Fajardo clarified that for mixed use areas, what was proposed is the parking standard; if the CCRAB wanted to use the parking standard for residential as opposed to a mixed use, they could look at the Central Beach Activity Center; he outlined how Code is typically applied by type of use because they do not want parking bleeding into residential areas.

Mr. Greenbaum inquired whether a Live Local Act project would have to comply with a reduced parking requirement because he did not want to risk reducing it just to see one not have to conform. Mr. Fajardo reiterated that the zoning ordinance for parking would typically apply, but it may be possible to craft it in a way that it would not; he needed to verify that with the City Attorney and would advise.

Vice Chair Wright recalled there had been many comments regarding shadows; she requested clarification on how the foliage and tree canopy would be protected. Mr. Fajardo indicated that they had just updated the landscaping ordinance to incentivize preservation, and they rely on landscape architects to determine what vegetation is appropriate; the Code does not include much language on vegetation or shadow.

Mr. Liggett observed that the slide with the blue and red bands above the building in the Crush presentation did not appear to be to scale. Mr. Crush acknowledged that while the height of the building was to scale at 90-feet, the bands were not.

Vice Chair Wright observed that the commercial business owners proposed a 16,000 maximum gross square footage for both residential and non-residential floor plate size, as opposed to 10,000 for residential and 16,000 for non-residential as currently proposed by the City. As a point of reference, Ms. Crush clarified that two towers are being proposed at 12,500 square feet with appropriate separation; she did not see the need to distinguish between commercial and residential use as a hotel looks similar to a residential building from the exterior. Mr. Fajardo stated that from a planning perspective, slender buildings are preferred as they allow more light and air to the ground, further separation, and other design benefits; he explained that Staff proposed different floor plate sizes to be consistent with the format used in the downtown area.

With regards to residential parking, Ms. Crush stated more evaluation should be done specifically with respect to studios to avoid spillover, so she withdrew the suggestion of 1.2 vehicles per unit.

Vice Chair Wright requested context from Staff regarding the potential impact of density on schools as it had been mentioned during the public comments; she understood that many schools are under populated. Mr. Fajardo stated that while he did not have a specific update from the School Board, an analysis would be done to determine adequacy requirements as a requirement of the ULDR.

Vice Chair Wright noted that the community had spoken loudly on traffic concerns and she too had a concern, so she asked whether Staff had recommendations to address traffic smoothing. Mr. Fajardo reminded the Board of their option to send a Communication to the Commission regarding overall traffic patterns; he stated that traffic is one of the many elements evaluated as part of their adequacy requirements to approve a development.

Mr. Stan acknowledged that the commercial property owners expressed concern about losing their rights so he was considering Option D as proposed by the City. It was clarified by Mr. Fajardo and Ms. Devonish that Section 47-26A.1 under Option D would not have to be "baked in"; those owners would be able to apply for approval by the City Commission. Mr. Fajardo added that it is not commonly used. Ms. Devonish clarified that owners would be limited to one regulation under Section 47-26A.1; multiple applications of prior regulations are not permitted.

Chair White acknowledged that residents are looking for lower height, and suggested that they consider coming to consensus on uniformity considering it will take the next three to five years to happen.

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Motion by Vice Chair Wright, seconded by Mr. Catalano, to proceed by evaluating the most recent recommendations on a line-by-line basis using the Plan B, Option 2 map on page 6 of the Central City Updated Recommendations document as presented by Staff. The motion passed with 9 votes in favor; Ms. Fleischman had stepped away temporarily.

Mr. Liggett distributed three proposed changes to the boundaries of Option B for review by the Board and to City Staff for their reference in the ensuing discussion.

Motion by Mr. Liggett, seconded by Mr. Stan, to change the area between NE 7 Avenue, the railroad track and contiguous line of the current Commercial Business zone to CC-GMU at 80-feet instead of CC-NMU as marked in the map that he distributed. In a roll vote, the motion failed 6/4.

Vice Chair Wright stated that she felt this was a good discussion that should be revisited after the Board has gone through additional requirements.

Motion by Mr. Greenbaum, seconded by Mr. Ross, that the area designated as CC-NMU on the Option B revised map be reclassified as CC-CMU in the area denoted with a purple triangle border South of NE 13 Street on the proposal distributed by Mr. Liggett. In a roll vote, the **motion** passed unanimously.

It was difficult for those that did not receive a copy of the handouts distributed to follow the discussion. As suggested by Mr. Fajardo, and agreed by the Board, Staff will present a revised comprehensive layout of what was being approved at the next meeting so that their understanding of zoning decisions being made can be clarified.

Motion by Mr. Liggett, seconded by Mr. Stan, to amend zoning at the intersection of NE 13th Street and NE 4th Avenue in Option B so that the two lots to the North of NE 13 Street are zoned CC-NMU to match the rest of Option B along NE 13 Street. In a roll vote, the motion failed 2/8.

Mr. Liggett referenced a 'bump out' on the West side of NE 4th Avenue and North of NE 11th Street in the CC-GMU area on page 6 of the CCRAB deck, and moved to change the zoning to CC-NMU at 55 feet. Mr. Fajardo cautioned that could be considered "spot zoning: and recommended that Staff be allowed to come back with requirements to better address the transition to residential in that area as part of the regulations rather than creating a specific parcel that is zoned. Mr. Liggett agreed and withdrew his motion.

As a point of reference for the ensuing discussion on height, Vice Chair Wright referenced Option B heights and details on Page 3 of the CCRAB deck, and the map on Page 6 (Option B/Option 2), as the map on Page was incorrect as agreed earlier.

Discussion ensued on proposed height allowances in the CC-CMU zone. Vice Chair Wright, seconded by Mr. Mabey, moved to maintain the height restrictions as proposed by

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the City for CC-CMU, however, Mr. Liggett challenged the need for a motion and Chair White felt it was important to establish that there is agreement. Ms. Wright and Mr. Mabey agreed to withdraw their motion.

There was discussion on heights in the proposed CC-GMU district; Ms. Devonish understood that the commercial property owners were comfortable with 80 feet along NE 4 Avenue, and wanted to amend the CC-NMU along NE 13 Street to a height of 90 feet. This was confirmed by Mr. Crush. Chair White and Ms. Devonish then affirmed that height on NE 4 Avenue would stay at 80 feet.

Discussion regarding amending heights in the CC-NMU on NE 13 Street to 90 feet as requested by the commercial property owners ensued; an associated motion by Vice Chair Wright, seconded by Mr. Ross, was later amended after the following points were debated.

Mr. Stan expressed concern due to the width of 13 Street; he stated the rules that apply to NE 4 Avenue should not apply to 13 Street because it is not as wide. Ms. Devonish added from a sidebar, that 80 feet would be amenable on NE 13 Street. Chair White asked Mr. Fajardo to weigh in on moving height from NMU to GMU at 80 feet due to concerns with height and density. Mr. Fajardo stated that typically, in constrained locations such as that area, the short depth especially on the north side, was not something to be too concerned about. Chair White deferred to Mr. Crush for input on behalf of his clients.

Jason Crush/Crush Law felt they would be able to make it work at 80 feet. He added that the consistency with NE 4 Avenue and NE 13 Street would give others desired predictability in the neighborhood. Mr. Crush explained that they had put in for 90 feet to allow flexibility for active roof tops, but they could lose that or pursue through P&Z instead.

Chair White stated that he agreed with Mr. Stan, and asked whether Mr. Crush had a concern with impact from 80 feet on NE 4 Avenue versus a condensed portion of that height with setback and restrictions on NE 13 Street. Mr. Crush referred to the rendering in their presentation, and stated that it represents the largest possible project on the largest strip of land, so there would be much smaller projects with roads in between because most of the properties are less than 250 feet long from street to street. He added that would be the maximum possible unless someone did Live Local, which would go "straight up" with no podium height restriction, step back, or building steps and he knew that people were looking at that. Mr. Crush stated that there would not be a wall of buildings as there is no ability to combine all those properties; most would have a 200-foot long podium with a 14,000 sq ft floor plate on top.

Mr. Stan inquired about the recommended tower step back towards NE 13 Street from 12 feet down to zero feet in the proposal. Mr. Crush stated that instead of putting less step back on the residential side, they wanted to move towards NE 13 Street which is 70 feet wide, as compared to 50 feet in Flagler Village. It would facilitate a consistent façade on

Central City CRA Advisory Board 14
January 13, 2025

NE 13 Street instead of a tower step which would generate requests for deviation. He noted that they did not ask for a reduced step back on the residential side; there would be a 30 foot tower separation; and they do not have a building designed. Mr. Stan stated it would create a “box” effect and a reduction of heights is better. Vice Chair Wright asked if there was a lower height that was acceptable.

Mr. Mabey asked whether the rendering would be the tallest on the street. Mr. Crush explained the rendering was a model utilizing the largest stretch of land, with the maximum height and width allowed today, adding he does not foresee one of those being built.

Mr. Liggett stated that 80 feet by right was approved on NE 13 Street, the entire neighborhood would be against the plan; he offered a friendly amendment that they keep it at 55 feet but allow them to go to 80 feet under the same standards that they allow 105 feet to go to 150 feet because there are places on the North side of NE 13 Street that should have the opportunity to go to Planning and Zoning for conditional plans. He asked that Staff work on that concept. Vice Chair Wright acknowledged what Mr. Liggett was trying to do, however, she felt a more amenable solution would be more productive in the long term and reduce the risk of Live Local projects. Mr. Ross stated he agreed with Ms. Wright that a compromise was needed with the current property owners so they have the ability to develop, without “ham-stringing” them so they sell to developers that will build undesirable towers as tall as they can.

Mr. Greenbaum asked whether the motion was to change the zoning to GMU; Ms. Wright clarified that it was to adjust the height in NMU on NE 13 Street. Mr. Greenbaum stated he would like to see the limit of 80 feet. Vice Chair Wright amended her motion as follows:

Motion by Vice Chair Wright, seconded by Mr. Greenbaum, to update the height requirement for CC-NMU along NE 13 Street from 55-feet to 80-feet as discussed with the commercial business owners, with a limitation that it can go no higher. In a roll vote, the **motion** passed 8/2.

Prior to voting, Mr. Liggett stated that this proposal was not close to a compromise; it was going from a neighborhood-friendly plan to a 100% business developer plan and would cause problems at the Planning and Zoning step. Chair White reiterated that agreement on a compromise was needed. Mr. Stan reminded the advisory board of the public testimonies and the need for impartiality when voting. Ms. Wright disagreed with Mr. Liggett, stating that the current allowed height is 150-ft. so it was not a 100% business focus as they are losing nearly half of their height albeit with restrictions. She reiterated that a balance was needed.

Chair White stated that he agreed 100% with Vice Chair Wright and stated that this was not about taking rights away, but protecting the rights of everyone and finding a compromise.

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January 13, 2025

Vice Chair Wright reviewed the proposed dimensional requirements from the presenter's deck and confirmed with other Members of the Board that there were no changes to lot sizes, lot width for FAR, building streetwall length, setbacks, podium minimum and maximum; she then opened discussion on tower stepback.

Motion by Vice Chair Wright, seconded by Mr. Ross, to maintain the tower stepback as proposed by Staff in Option B. In a roll vote, the **motion** passed 9/1.

With regards to maximum gross square footage of a building tower floor plate size, it was noted that while the commercial business owners requested no separation between residential and non-residential towers, no changes were made to the section of Option B in the proposal from Staff.

Chair White requested clarification on zoning in RMM-25; he was trying to protect that area as well. Ms. Devonish clarified that RMM-25 is located just East of NE 4 Avenue and NE 13 Street and is a multi-family zoning district with uses from single family to multi-family with a 25 unit per acre density cap. A mixed use development would be a conditional use in that area and require approval by the Planning and Zoning Board. She clarified that it would not be subject to development of a Live Local project.

Vice Chair Wright raised the issue of parking and stated that she did not think they should deviate from the Staff recommendation. Mr. Fajardo stated that Staff needed to evaluate that further so they can present a proposal for further consideration at the next meeting.

Mr. Liggett passed out a parking-related 'exhibit' which was from a meeting with a Central City Alliance group of businesses in October.

Motion by Mr. Liggett, seconded by Mr. Catalano, to eliminate the proposed parking reductions by Staff based on the testimony heard, and revert to the general parking ratios that apply to developments throughout the City. In a roll vote, motion failed 3/7.

During discussion, Mr. Fajardo clarified this motion would not preclude an individual from submitting for a parking reduction through a standard process; it would require Planning and Zoning approval. Chair White stated that while he understands the parking issues, it would be unfair not to take a recommendation from City Staff without further consideration of the information they offered to present at the next meeting.

VI. Communication to City Commission

Mr. Liggett wished to communicate that this Board does not recommend that the City Commission consider the Corradino Group because of their lack of incorporating neighborhood concerns in the proposal. Chair asked for clarification from Staff before discussion moved forward as he did not think this Board had authority to make recommendations on procurement of services. Ms. Reece advised that the Board can recommend anything to the City Commission,

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January 13, 2025

and Staff would have to look at the procurement rules and advise the City Commission of that at the time they consider the recommendation.

Mr. Liggett reiterated his intent by moving to request that the City consider other consultants for the land use proposal, other than the Corradino Group, due to their lack of incorporating neighborhood concerns and communicating with the neighborhood on their recommendation for rezoning. Mr. Fajardo advised it would happen by default through the RFP process, so respondents would be ranked according to the procurement process. Mr. Liggett asked why the wait to hire the Corradino Group. Mr. Fajardo stated Staff wanted that consultant to be considered because there are not a lot of options to choose from for a project of that scope.

Chair asked if there was a second. Mr. Catalano seconded the request.

Vice Chair Wright said she is a procurement professional; she stressed that government RFP are well regulated and documented, and have to follow the basis of law of fairness. She added she has no problem with a communication but wants to have further discussion and asked it can be moved to next month.

Mr. Liggett withdrew the motion and agreed to have further discussion next month. No action was taken.

VII. Adjournment

There being no further business, the meeting was adjourned at 10:02 p.m.

[Minutes prepared by K. Cruitt, Prototype, Inc.]

Central City Rezoning *Update* Recommendation Options

Community Redevelopment Agency
Development Services Department
December 4, 2024
Re-Presentation: January 13, 2025



March 6, 2024, Presentation Proposal Option A

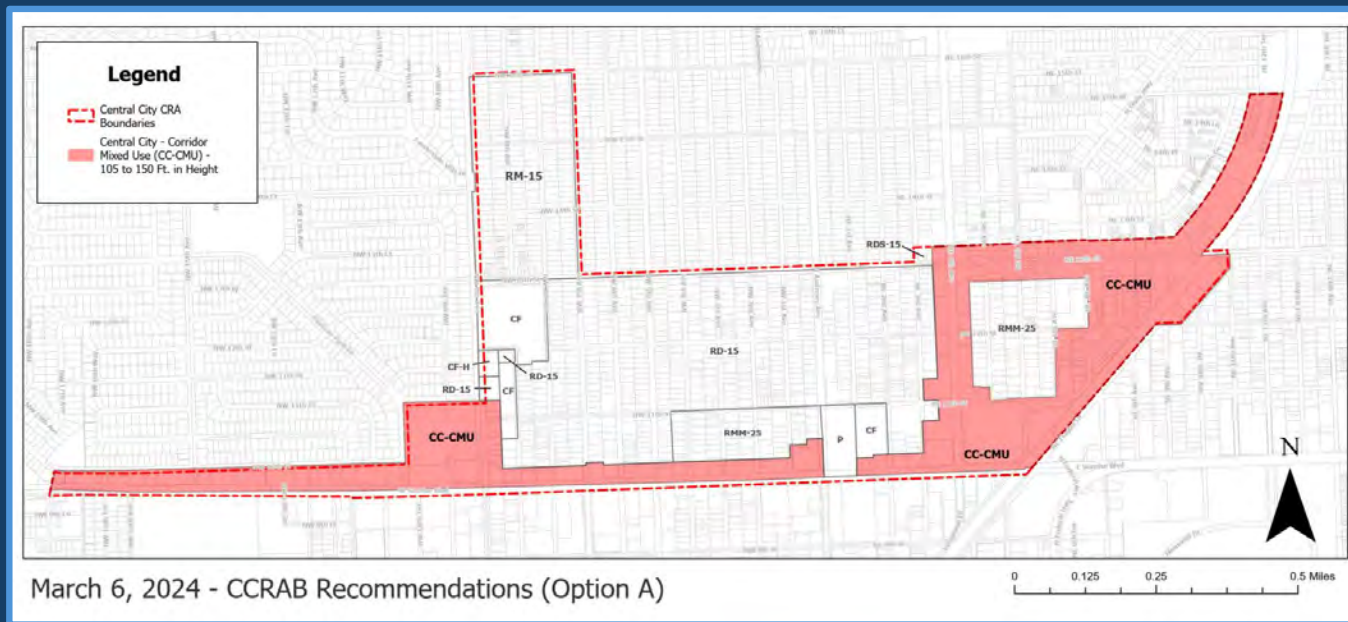
Proposed one zoning district with height range:

105 feet max height by right

125 feet with affordable housing

150 feet – Planning and Zoning Board Approval

Intent: Promote a mix of uses; adopt form-based design standards to help guide the form of buildings; improve connectivity and pedestrian experience.



Pros

- Consistency and uniformity with future built form
- Easier to understand for residents and staff
- Consistent with vision for the area

Cons

- Some opposition from property owners

March 6, 2024, CCRAB Recommendation Option B



Area split into three zoning districts based on height:

Central City Corridor Mixed Use (CC CMU)

- Sunrise Boulevard
- 105 feet by right
- 125 feet with affordable housing
- 150 feet with Planning and Zoning Board approval

Central City General Mixed Use (CC GMU)

- NE 4th Avenue
- 80 feet in height

Central City Neighborhood Mix Use (CC NMU)

- NE 13th Street
- 55 feet in height

Pros

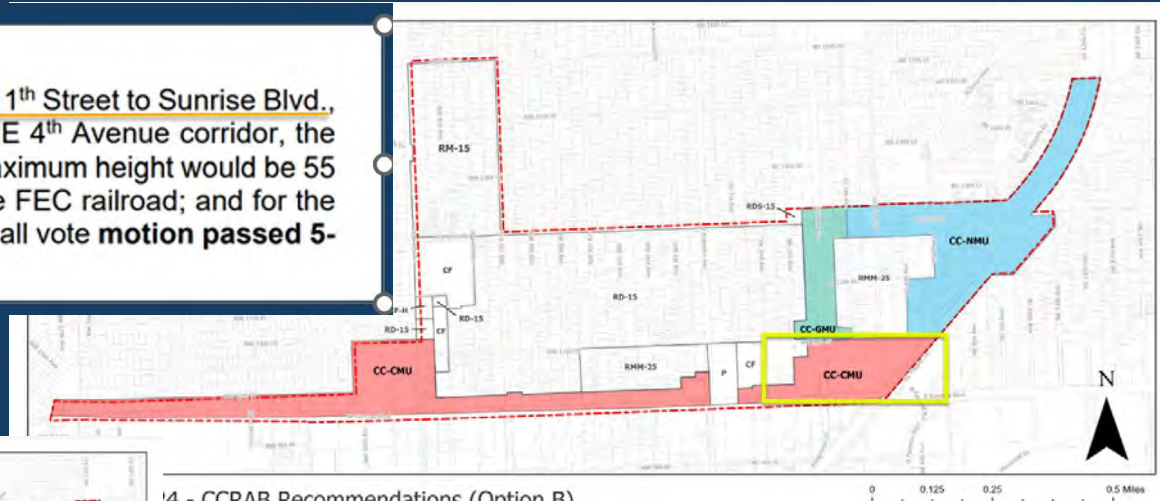
- Consistency and uniformity with future built form
- Easier to understand for residents and staff
- Consistent with vision for the area

Cons

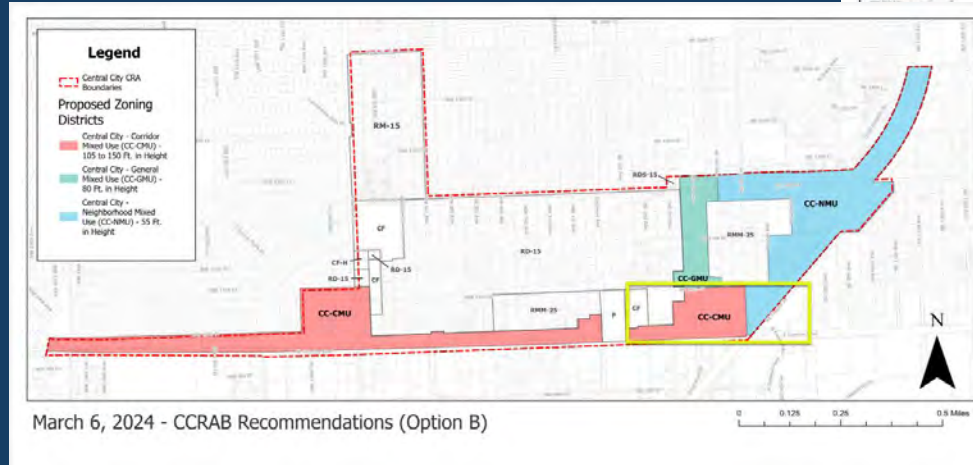
- Variation in building height and overall built form
- Possibly more challenging to develop based on the maximum height.
- Opposed by multiple property owners

March 6, 2024, CCRAB Recommendation Option B Revised Maps

Ms. Devonish restated the motion:
To move the plan forward as presented for the areas south of 11th Street to Sunrise Blvd., with heights of 105 feet, 125 feet, up to 150 feet; along the NE 4th Avenue corridor, the maximum height would be 80 feet; along NE 13th 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.

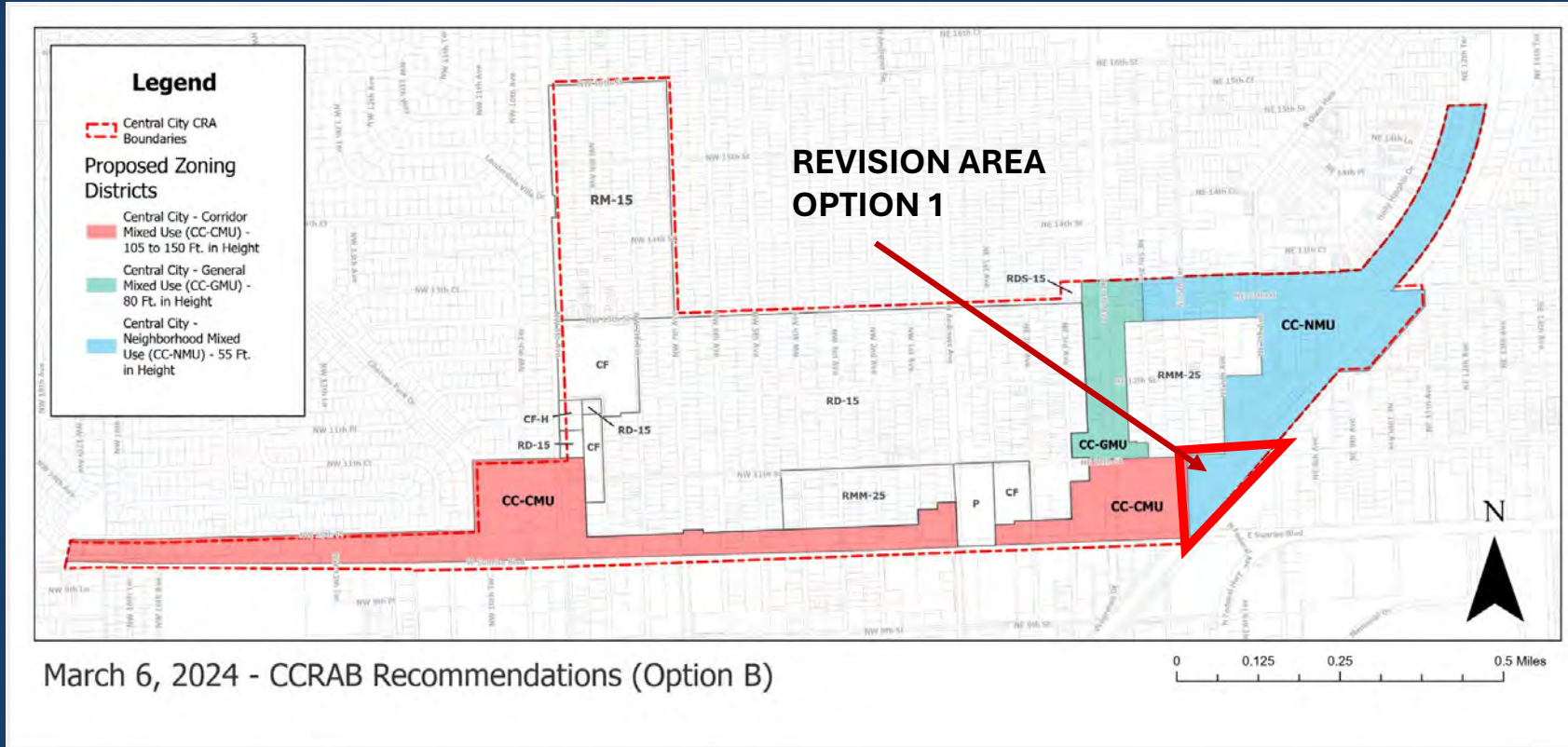


4 - CCRAB Recommendations (Option B)

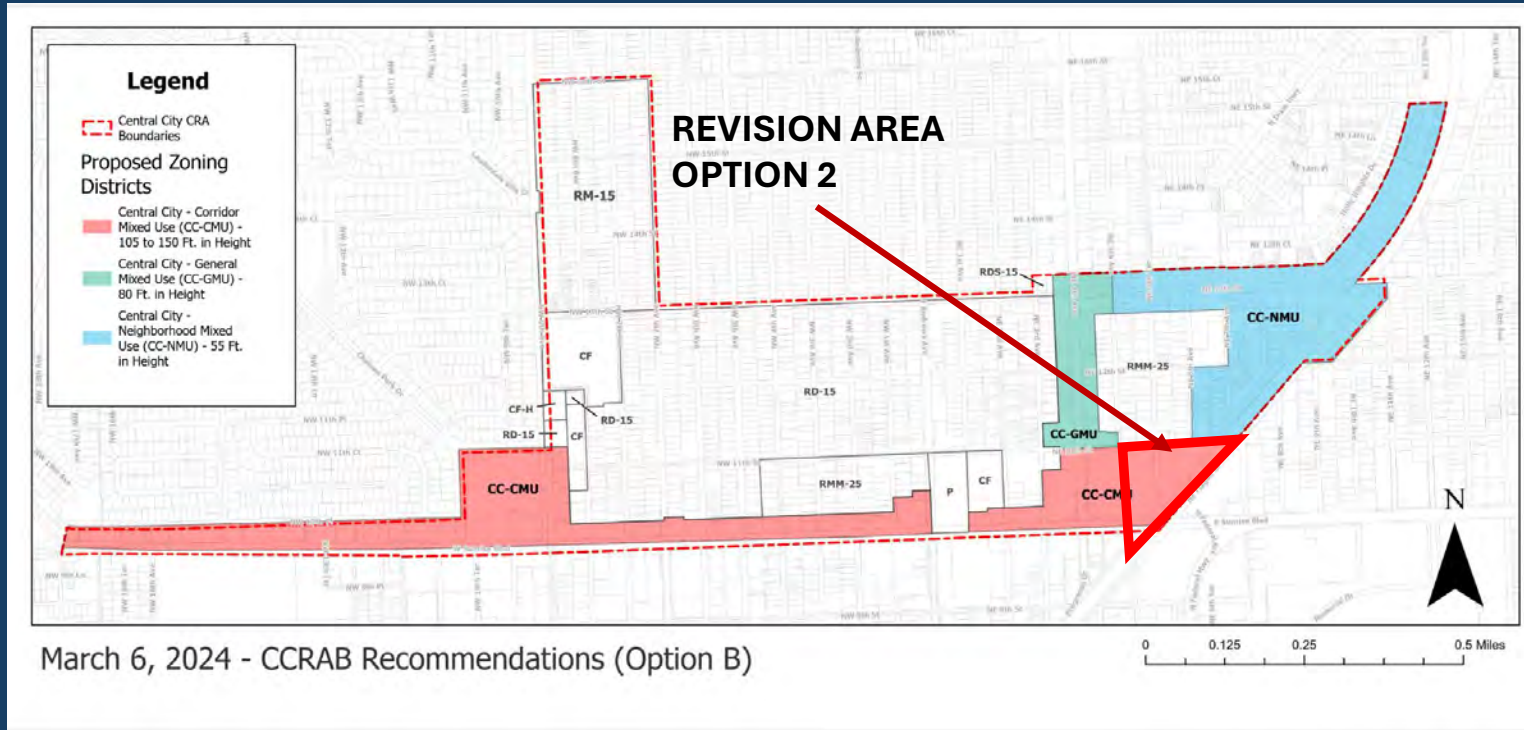


March 6, 2024 - CCRAB Recommendations (Option B)

March 6, 2024, CCRAB Recommendation *Option B Revised Maps*



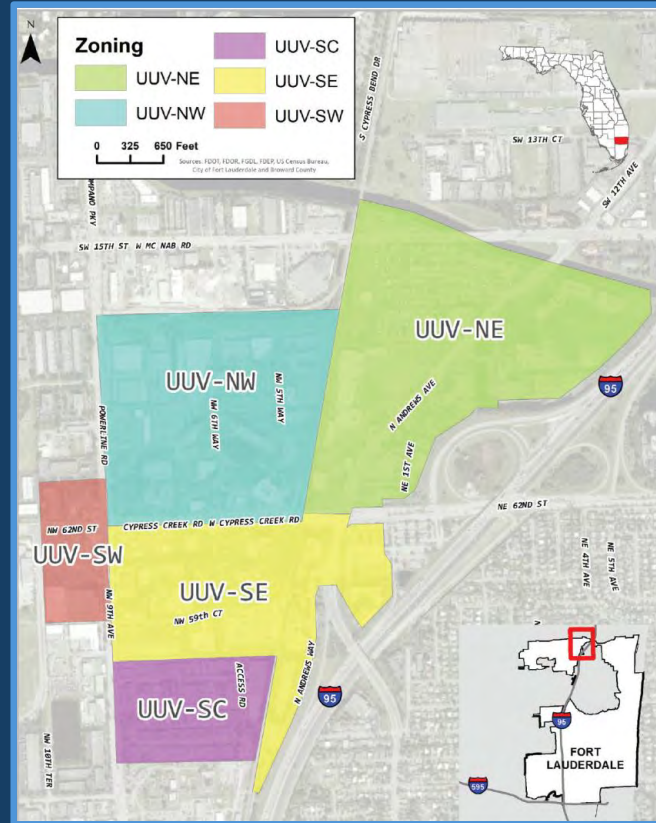
March 6, 2024, CCRAB Recommendation *Option B Revised Maps*



Uptown Urban Village Rezoning Process

Option C

- Uptown Master Plan established vision, goals, and framework of steps to implement redevelopment in the area.
- The Master Plan divides the area into five zoning districts based on location, land use patterns, design characteristics, redevelopment potential, and mobility needs
 - The zoning character areas were established with regulatory structure and redevelopment.
 - City Commission directed staff to provide an incentive, which is City staff rezoning properties at property owner's request. The rezoning must match the zoning districts to which the property is located.
 - To date, five properties have been rezoned by the City by the request of property owners.



Pros

- Alleviates cost and time for property owners to rezone properties
- Provides consistency with the adopted master plan
- Expedites process

Cons

- City staff resources
- No cost recovery by City for processing rezoning

ULDR Prior Zoning Regulations Provision

Option D

Central Beach Regional Activity Center

Development applications received and pending review by the City or approved by the City on or before May 17, 2022, may be approved, amended and modified through the use of provisions of the zoning regulations in effect at the time the development application was submitted.

Section. 47-26A.1. - Request for application of prior zoning regulation

If a new project as defined herein, is not permitted based on an amendment to a zoning regulation in effect on or after September 4, 1996 (hereinafter referred to as the "adoption date") approval may be granted for application of the zoning regulation in effect immediately prior to the amendment in order to permit a new project in accordance with the provisions of this section.

Pros

- Provides flexibility/options based on conflicts with existing code requirements such as lot constraints

Cons

- Creates inconsistency in the built form
- Dilutes the vision of the area
- Process is lengthy and requires City Commission approval

THANK YOU

Karlanne Devonish

954-828-6162 | kdevonish@fortlauderdale.gov

PROPOSED CHANGES

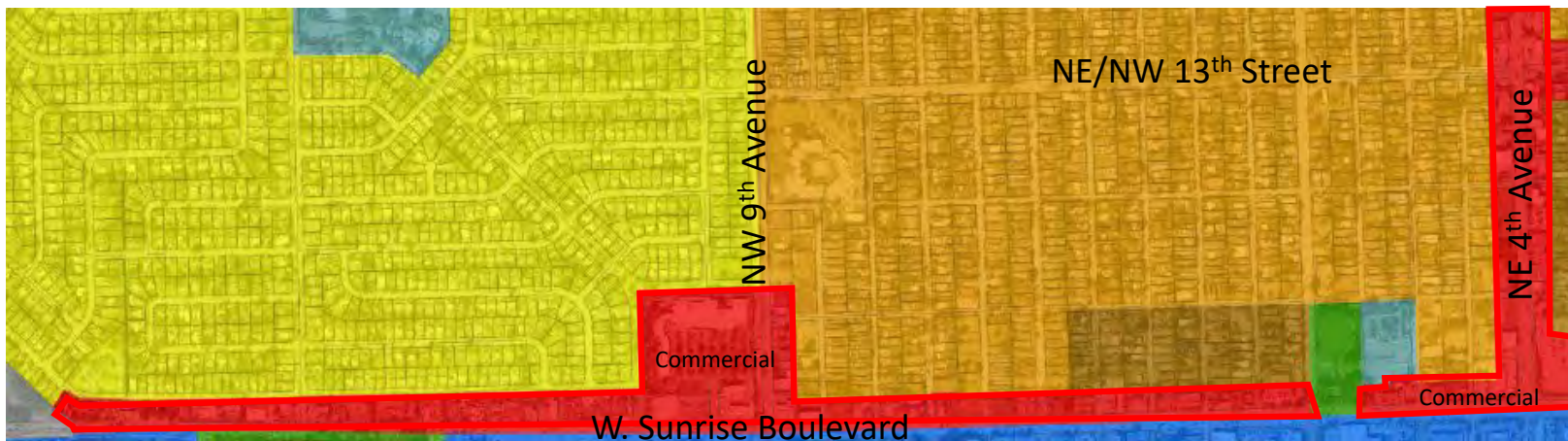
	EXISTING REGULATIONS CB, B-1,B-2, B-3 Zoning Districts	PROPOSED REGULATIONS CC-MU Zoning District
Mixed Use	Requires conditional use approval	Mixed use development permitted by right.
Density	50 units/acre (flex units)	60 units/acre
Height	150 feet	105 feet, up to 125 feet with Planning and Zoning Board approval
Design	No design requirements	Formed based requirements (maximum podium height, tower stepback, tower separation, etc.)
Parking	Parking based on uses in 47-20.	Exempt first 2,500 Square feet along NE 4 th Avenue and NE 13 th Street
Incentives	None	Increase densities/intensities/ height with criteria Provision of affordable housing with a Median Family Income (MFI) of 60%-80% from 125 feet to 150 feet with Planning and Zoning Board. Provision of Public Open Space, Community Facility or Public Art Quantify Space or value of public open space, community facility, public plaza, public art Amenities
Deviations	None	Planning and Zoning Board approval for height increase, tower stepback, tower separation, floorplate, maximum street wall, build-to-line.

PROPOSED DIMENSIONAL REQUIREMENTS

CC MU Dimensional Table	
*Height	105 feet up to 125 feet with PZB approval
Minimum Lot Size	None
Minimum Lot Width	
Maximum FAR	
Maximum Building Streetwall Length	300 feet
Setbacks	Primary Street: 0 feet Secondary Street: 5 feet When abutting residential: 15 feet
Podium Minimum	25 feet (2 stories)
Podium Maximum	55 feet (5 stories)
**Tower Stepback	Primary and Secondary Street: 12 feet When abutting Residential: 15 feet
Tower Separation	30 Feet minimum on subject property if adjacent to abutting lot under separate ownership
Maximum Gross Square Footage of Building Tower Floor	Residential: 10,000 Non-residential: 16,000
Plate Size	
Minimum Residential Unit Size	400 square feet.
Note: A side yard is not required unless abutting residential property.	
*Height may be increased up to 150 feet subject to providing Affordable Housing with MFI at 60%-80% with public open space, community facility, or public art	
** Deviations may be requested based on meeting criteria and Planning and Zoning Board Approval	

Existing Policies to Access Residential Units

	Location	Requirement
Broward County Land Use Plan Bonus Density Program	Properties with Commercial future land use fronting on a Sunrise Boulevard and NE 4th Avenue	<ul style="list-style-type: none">• Bonus units to Affordable unit formula(s):<ul style="list-style-type: none">◦ Moderate income: six (6) bonus units for every (1) one moderate income unit.◦ Low income: nine (9) bonus units for every (1) one low -income unit.◦ Very-low income: nineteen (19) bonus units for every (1) one very-low-income unit.• Site Plan Level III (Planning and Zoning Board)• 30-year Deed Restriction• OR Payment In-Lieu of Fees to Broward County



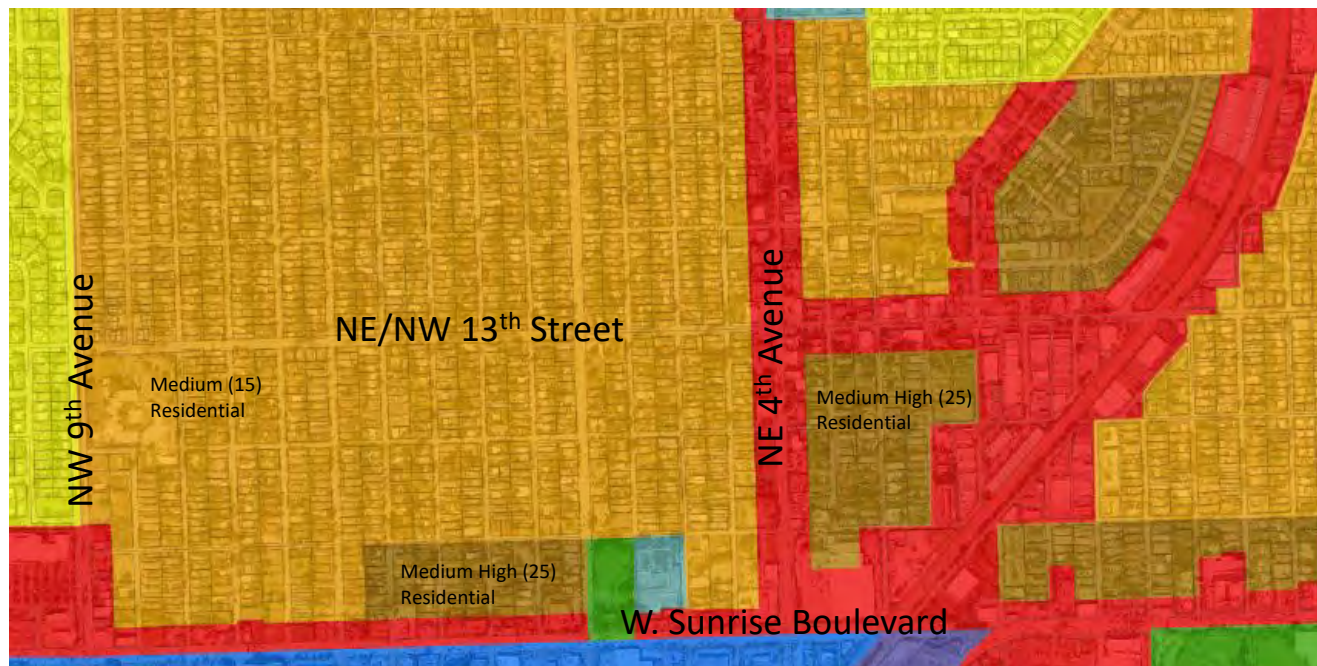
Existing Policies to Access Residential Units

Residential Density Permitted by Right by Future Land Use

- Medium (15) Residential – Up 15 dwelling units per acre
- Medium High (25) Residential – Up to 25 dwelling units per acre

Bonus Units

- Can double density with provision of 50% affordable units at 120% MFI
- Site Plan Level II (Development Review Committee with City Commission Call Up

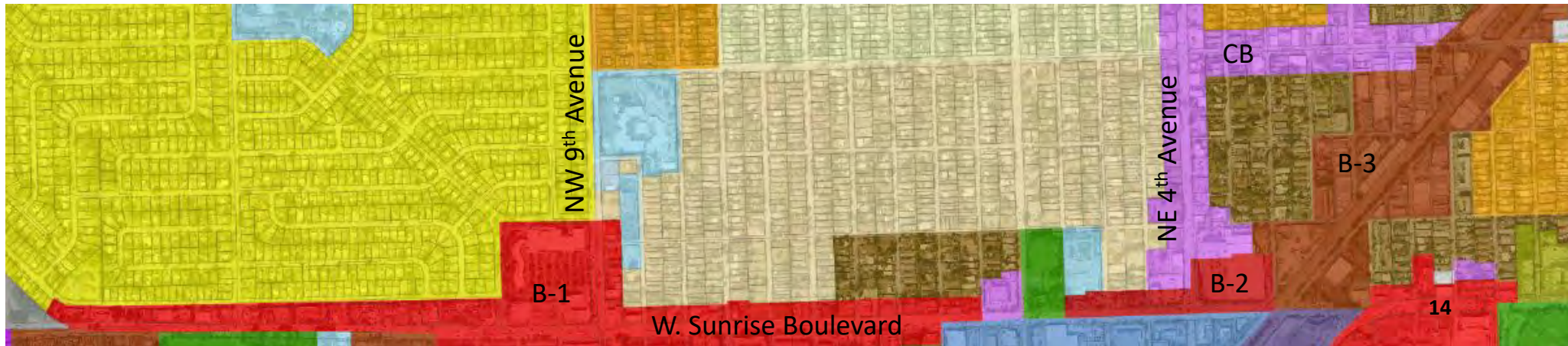


Existing Policies to Access Residential Units

Live Local Act (State Law)

Properties with CB,
B-1, B-2, B-3 and
Proposed CC-MU
Zoning Designations

- 40% of units must be workforce income (120%) units
- No density cap
- Permitted to build to highest allowed height within one mile or a minimum of three stories
- Site Plan Level I (Administrative Review Committee)



THANK YOU

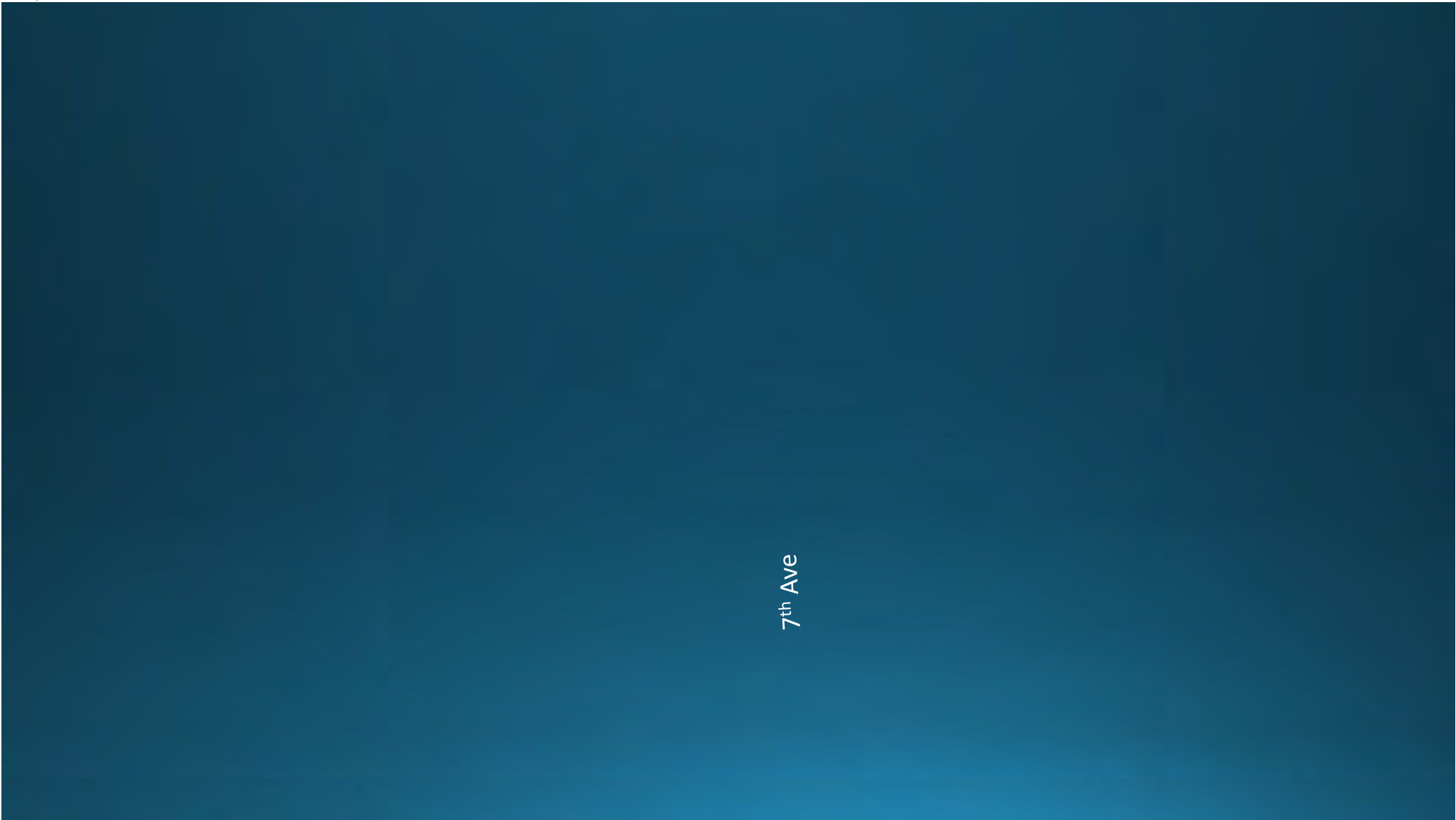
Karlanne Devonish

954-828-6162 | kdevonish@fortlauderdale.gov

Central City Redevelopment Advisory Board
January 13, 2025

13th Street Commercial Property Owners Group

Proposed Revisions to the City's Draft Rezoning
Specifications

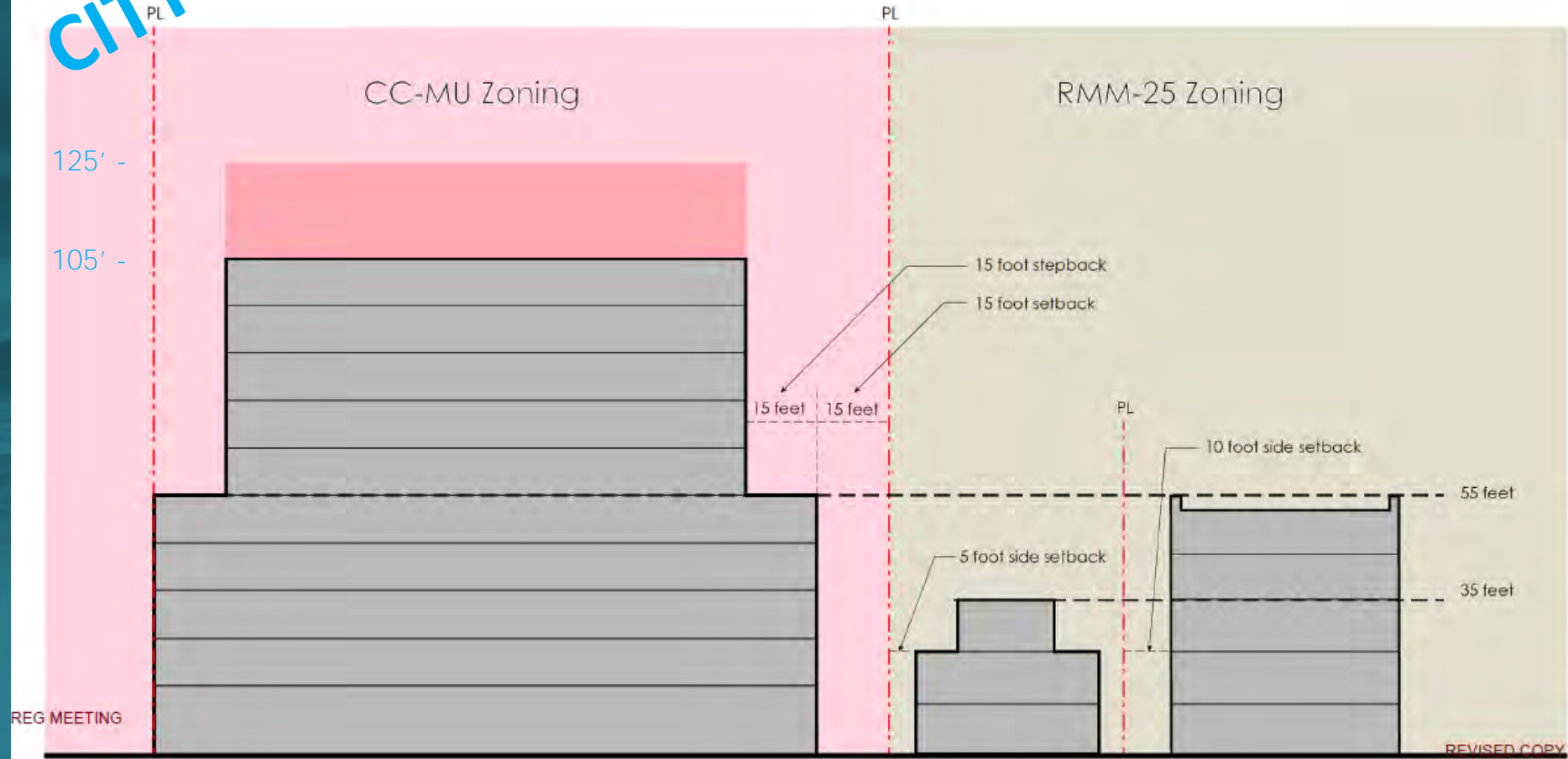


7th Ave



TRANSITIONAL AREA

CITY'S



PROPOSED CHANGES

	EXISTING REGULATIONS CB, B-1,B-2, B-3 Zoning Districts	PROPOSED REGULATIONS CC-MU Zoning District	13th Street Owner's Proposal
Mixed Use	Requires conditional use approval	Mixed use development permitted by right.	Mixed use development permitted by right.
Density	50 units/acre (flex units)	60 units/acre	Form based
Height	150 feet	105 feet, up to 125 feet with Planning and Zoning Board approval	90 feet up to 125 feet with increase approved by Planning and Zoning Board.
Design	No design requirements	Formed based requirements (maximum podium height, tower stepback, tower separation, etc.)	Formed based requirements (maximum podium height, tower stepback, tower separation, etc.)
Parking	Parking based on uses in 47-20.	Exempt first 2,500 Square feet along NE 4 th Avenue and NE 13 th Street	Exempt first 2,500 Square feet along NE 4 th Avenue and NE 13 th Street with 60% of commercial parking chart above 2,500 SF & 1.2 /du for residential units.
Incentives	None	Increase densities/intensities/ height with criteria Provision of affordable housing with a Median Family Income (MFI) of 60%-80% from 125 feet to 150 feet with Planning and Zoning Board. Provision of Public Open Space, Community Facility or Public Art Quantify Space or value of public open space, community facility, public plaza, public art Amenities	Increase densities/intensities/ height with criteria Provision of affordable housing with a Median Family Income (MFI) of 60%-80% from 125 feet to 150 feet with Planning and Zoning Board. Provision of Public Open Space, Community Facility or Public Art Quantify Space or value of public open space, community facility, public plaza, public art Amenities
Deviations	None	Planning and Zoning Board approval for height increase, tower stepback, tower separation, floorplate, maximum street wall, build-to-line.	Planning and Zoning Board approval for height increase, tower stepback, tower separation, floorplate, maximum street wall, build-to-line.

PROPOSED DIMENSIONAL REQUIREMENTS

CC-MU Dimensional Table		13 th Street Owner's Proposal
*Height	105 feet up to 125 feet with PZB approval	
Minimum Lot Size	None	None
Minimum Lot Width		
Maximum FAR		
Maximum Building Streetwall Length	300 feet***	300 feet ***
Setbacks	Primary Street: 0 feet Secondary Street: 5 feet When abutting residential: 15 feet	Primary Street: 0 feet Secondary Street: 5 feet When abutting residential: 15 feet
Podium Minimum	25 feet (2 stories)	25 feet (2 stories)
Podium Maximum	55 feet (5 stories)	55 feet (5 stories)
**Tower Stepback	Primary and Secondary Street: 12 feet When abutting Residential: 15 feet	Primary 0 feet and Secondary Street: 12 feet- based on road width, When abutting Residential: 15 feet
Tower Separation	30 Feet minimum on subject property if adjacent to abutting lot under separate ownership	30 Feet minimum on subject property if adjacent to abutting lot under separate ownership
Maximum Gross Square Footage of Building Tower Floor Plate Size	Residential: 10,000 Non-residential: 16,000	Residential: & Non-residential: 16,000
Minimum Residential Unit Size	400 square feet.	400 square feet.
Note: A side yard is not required unless abutting residential property. *Height may be increased up to 150 feet subject to providing Affordable Housing with MFI at 60%-80% with public open space, community facility, or public art ** Deviations may be requested based on meeting criteria and Planning and Zoning Board Approval *** additional length per City convention with breaks in façade.		











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

CC-NMU – 55'

CC-GMU – 80'

CC-CMU –
105'+



13th Street

4th Avenue

Home Depot

Jan. 2025

URGENT NOTICE

Hello Neighbor and Happy New Year!

We really need your help.

Last March, after years of public input, the city board responsible for recommending a rezoning plan for the NE 13th Street corridor endorsed a neighborhood-friendly plan that would spur development while maintaining the character of our neighborhood. City staff are now pressuring the board to change its recommendation and adopt what they call OPTION A over the neighborhood-friendly plan that the board already endorsed, which they have named OPTION B.

The City's OPTION A rezoning plan would give the green light to high-rise buildings (10+ stories) along and near NE 4th Avenue and NE 13th Street. OPTION A would allow high-rise buildings next to single-family homes without any opportunity for homeowners to object. In fact, OPTION A would repeal residents' right to testify at the Planning and Zoning Board against new high rises in Middle River Terrace that are too big, would create too much traffic, or are otherwise inappropriate for our neighborhood. And OPTION A would set a terrible precedent for development throughout Middle River Terrace. *See the back of this flyer for more info.*

We need your help to defeat the City's OPTION A plan that would forever change Middle River Terrace – and not for the better!

HERE'S WHAT YOU CAN DO TO HELP

1. **Attend the public meeting of the Central City Redevelopment Advisory Board** on **Monday, January 13, 2025, at 6:00 p.m.** to show your support for Middle River Terrace and voice your concerns about OPTION A. The meeting will be at the **Fort Lauderdale Development Services Building, 700 NW 19th Avenue**. ***We really need a big turnout!***
2. **Sign the neighborhood petition opposing OPTION A.** You can sign at bit.ly/No-On-A (case sensitive) or with this **QR code**:
3. **Send an email to comengebar@fortlauderdale.gov** to share your opinion with the advisory board.



Please spread the word to your neighbors! Thank you for your support!










This flyer was produced by the Middle River Terrace Neighborhood Association. For more information or to volunteer in this effort, please contact us at MRTNA.FTL@gmail.com or visit our Facebook page at bit.ly/MRTNA.FB.

I'm AGAINST OPTION A!

I'm a Fort Lauderdale resident who wants my neighborhood to grow and prosper. I support smart, neighborhood-friendly rezoning that would encourage development.

But I strongly oppose OPTION A plan or any other similar proposal that would give the green light to 10+ story buildings north of NE 11th Street in Middle River Terrace. OPTION A allows high rises next to single-family homes, which is simply wrong. OPTION A unjustly repeals residents' right to speak out at public hearings against projects that are too big, create too much traffic, and are otherwise bad for our neighborhood.

OPTION A IS NOT SMART, NEIGHBORHOOD-FRIENDLY REZONING!









NAME	STREET ADDRESS	E-MAIL
Print <u>JOHN COLEMAN</u> Signature <u>JSC</u>	1725 NE 7 th TERRACE FORT LAUDERDALE	gillbanzo @ 
Print <u>Rita Cassidy</u> Signature <u>MJ</u>	same as ↑ above ↑	rita bell 
Print _____ Signature		
Print _____ signature		
print _____ Signature		
Print _____ signature		
print _____ signature		

I'm AGAINST OPTION A!

I'm a Fort Lauderdale resident who wants my neighborhood to grow and prosper. I support smart, neighborhood-friendly rezoning that would encourage development.

But I strongly oppose OPTION A plan or any other similar proposal that would give the green light to 10+ story buildings north of NE 11th Street in Middle River Terrace. OPTION A allows high rises next to single-family homes, which is simply wrong. OPTION A unjustly repeals residents' right to speak out at public hearings against projects that are too big, create too much traffic, and are otherwise bad for our neighborhood.

OPTION A IS NOT SMART, NEIGHBORHOOD-FRIENDLY REZONING!


NAME	STREET ADDRESS	E-MAIL
Print <u>Robert Frye</u> Signature 	535 NE 13 CT	
Print <u>Jeff MESSROBIN</u> Signature 	534 NE 13 CT	
Print <u>CAROL SARAM</u> Signature 	1145 NE 3RD AVE 1223 NE 3 AVE	 <i>red</i>
Print <u>MARCO A. HERNANDEZ</u> signature 	707 NE 17th Court Fort Lauderdale, FL 33305	 <i>car</i>
print _____ Signature		
Print _____ signature		
print _____ signature		

I'm AGAINST OPTION A!

I'm a Fort Lauderdale resident who wants my neighborhood to grow and prosper. I support smart, neighborhood-friendly rezoning that would encourage development.

But I strongly oppose **OPTION A** plan or any other similar proposal that would give the green light to 10+ story buildings north of NE 11th Street in Middle River Terrace. **OPTION A** allows high rises next to single-family homes, which is simply wrong. **OPTION A** unjustly repeals residents' right to speak out at public hearings against projects that are too big, create too much traffic, and are otherwise bad for our neighborhood.

OPTION A IS NOT SMART, NEIGHBORHOOD-FRIENDLY REZONING!

NAME	STREET ADDRESS	E-MAIL
Print <u>Robert Wilson</u> Signature <u>Robert Wilson</u>	1707 NE 7th Terrace Pt Lauderdale Fl. 33305	
Print <u>John Cox</u> Signature <u>John Cox</u>	737 NE 17 Ct. Ft. Laud, FL 33305	
Print <u>Diane Harshaw</u> Signature <u>Diane Harshaw</u>	1636 NE 7th Terrace Ft. Laud. FL 33305	
Print <u>Suzi Payne</u> Signature <u>Suzi Payne</u>	1736 NE 7th Terrace Ft Laud. FL 33305	
Print <u>Robert Westbrook</u> Signature <u>Robert Westbrook</u>	1743 NE 8 AVE	
Print <u>Sal Soyer</u> Signature <u>Sal Soyer</u>	1702 NE 7th Ter Fort Lauderdale 33305	
Print <u>Tony Agro</u> Signature <u>Tony Agro</u>	1702 NE 7th Ter. Fort Lauderdale 33305	

I'm AGAINST OPTION A!

I'm a Fort Lauderdale resident who wants my neighborhood to grow and prosper. I support smart, neighborhood-friendly rezoning that would encourage development.

But I strongly oppose OPTION A plan or any other similar proposal that would give the green light to 10+ story buildings north of NE 11th Street in Middle River Terrace. OPTION A allows high rises next to single-family homes, which is simply wrong. OPTION A unjustly repeals residents' right to speak out at public hearings against projects that are too big, create too much traffic, and are otherwise bad for our neighborhood.

OPTION A IS NOT SMART, NEIGHBORHOOD-FRIENDLY REZONING!

NAME	STREET ADDRESS	E-MAIL
Print <u>Robert Wilson</u> Signature <u>Robert Wilson</u>	1707 NE 7th Terrace Ft Lauderdale FL. 33305	[REDACTED]
Print <u>John Cox</u> Signature <u>John Cox</u>	737 NE 17 Ct. Ft. Laud, FL 33305	[REDACTED]
Print <u>Diane Harshaw</u> Signature <u>Diane Harshaw</u>	1636 NE 7 th Terrace Ft. Laud. FL 33305	[REDACTED]
Print <u>Suzi Payne</u> Signature <u>Suzi Payne</u>	1736 NE 7th Terrace Ft Laud. FL 33305	[REDACTED]
Print <u>Robert Westbrook</u> Signature <u>Robert Westbrook</u>	1743 NE 8 AVE	[REDACTED]
Print <u>Sal Soyler</u> Signature <u>Sal Soyler</u>	1702 NE 7th Ter Fort Lauderdale 33305	[REDACTED]
Print <u>Tony Agro</u> Signature <u>Tony Agro</u>	1702 NE 7th Ter. Fort Lauderdale 33305	[REDACTED]

Internal

No high-rise in my back yard! - Stop "Option A"

Neighborhood petition signatures supporting a balanced "neighborhood-friendly" rezoning plan

Number	Date	Name	Address	Email
1	12/25/24	Paul Rikeit	713 NE 17th Ct	[redacted]
2	12/26/24	Jacob Schickler	713 NE 17th Ct, 33305 Fort Lauderdale	[redacted]
3	12/26/24	Marco Hernandez	707 NE 17th Ct 33305	[redacted]
4	12/29/24	Nathan Galbreath	524 NE 16th CT 33305	[redacted]
5	12/29/24	T. J. Fiori	801 NE 18Ct. 201 Fort Lauderdale, FL 33305	
6	12/29/24	Melanie Dittmayer	1105 NE 17 St 33305	[redacted]
7	12/30/24	Donald Glozer	708 NE 16th Court 33305	[redacted]
8	12/30/24	Ali Vazquez Hitchins	1622 NE 8 Ave, Fort Lauderdale, FL 33305	[redacted]
9	12/30/24	Anthony Mitrovich	1129 NE 3rd Ave 33304	[redacted]
10	12/30/24	Tandy Tiramai	1323 NE 5th Terrace Ft. Lauderdale, FL 33304	
11	12/30/24	Andrew Klien	1323 NE 5th Terrace Ft. Lauderdale, FL 33304	
12	12/31/24	John VanVlack	823 NE 17th St 33305	[redacted]
13	12/31/24	Wallace Davis	1706 NE 7th Ave., 33305	
14	12/31/24	Miguel Fernandez	530 NE 16th St, 33304	
15	12/31/24	Susanna Coleman	1313 NE 5th Terr	[redacted]
16	12/31/24	Tom Sokolowski	461 NW 35th Ct, Fort Lauderdale, FL 33309	[redacted]
17	12/31/24	Nancy Tybor	1200 NE 17th Ct. #15 Fort Lauderdale FL 33305	[redacted]
18	12/31/24	Robert Farrington	1731 NE 7th Terrace, Fort Lauderdale, 33305	[redacted]
19	12/31/24	Carlton Smith	768 NE 13th Ct. #6, Fort Lauderdale, FL 33304	[redacted]
20	12/31/24	Frank Jeter	712 ne 13th Ct Apt 4 33304	[redacted]
21	12/31/24	Javier F. Concha Jr	1118 NE 3rd Ave Fort Lauderdale, FL 33304	[redacted]
22	12/31/24	Guillermo Gasparini	736 NE 15TH CT - Fort Lauderdale 33304	[redacted]
23	12/31/24	Bonnie Repetti	1718 NE 7th Avenue Fort Lauderdale Florida 33305	
24	12/31/24	Tom Repetti	1718 ne 7 th avenue Ft. Lauderdale Florida 33305	[redacted]
25	12/31/24	Mark Hartman	819 NE 16th Court, Fort Lauderdale, FL 33305	[redacted]
26	12/31/24	Phyllis Bianca Proctor	916 NE 16th Street Ft. Lauderdale, Florida 33304	[redacted]
27	12/31/24	Kevin Furr	1535 NE 5th Ave. , 33304	[redacted]
28	12/31/24	John underwood	804 north east 16 th court Fort Lauderdale FL 33305	[redacted]
29	12/31/24	Dennis Spiek	1353 Holly Heights Dr #4	[redacted]
30	12/31/24	Austin Davis	1353 Holly Heights Dr	
31	1/1/25	Scott Fluegge	1107 NE 3rd Ave, Fort Lauderdale, FL 33304	[redacted]
32	1/1/25	Tomislav Lukic	1109 NE 3rd Ave Fort Lauderdale FL 33304	[redacted]
33	1/1/25	Stadjana Treu	1109 NE 3rd Ave Fort Lauderdale FL 33304	
34	1/2/25	Lance Carlson	309 NE 16th St 33304	[redacted]
35	1/2/25	Mina Herrera	1309 NE 1st Ave Fort lauderdale 33304	[redacted]
36	1/2/25	David Meyer	1725 NE 8th Ave, 33305	[redacted]
37	1/2/25	Teresa Mangini	731 NE 17th court Fort Lauderdale 33305	[redacted]
38	1/2/25	Mike Mangini	731 NE Court Fort Lauderdale	[redacted]
39	1/2/25	George William Knittel	1535 Ne 15. St fort Lauderdale Fl 33304	
40	1/3/25	Joseph Deitz	714 NE 17th Court, 33305	[redacted]
41	1/3/25	Jane Churchill	1800 N Dixie Highway fort Lauderdale FL 33305	[redacted]
42	1/3/25	Wilma Weissman	725 NE15TH Street 33304	[redacted]
43	1/3/25	Lindy Wren	817 NE 16 Place, Fort Lauderdale 33305	[redacted]
44	1/3/25	Marie McGinley	1517 N Andrews Ave	[redacted]
45	1/3/25	ivan raisen	1015 NE 18 Street , Fort Lauderdale 33305	[redacted]
46	1/3/25	Armando Rosado	1015 NE 18th Street Fort Lauderdale 33305	[redacted]
47	1/3/25	Leslie Sheckman	527 NE 16th ST Fort Lauderdale, FL 33304	[redacted]
48	1/3/25	Robert Young	1629 NE 7th Terrace	[redacted]
49	1/3/25	Peter Weicker	1629 NE 7th Terrace	[redacted]
50	1/3/25	Christopher Casey	724 NE 16th Court	[redacted]
51	1/3/25	Mick Rose	1616 NW 7th Terrace	[redacted]
52	1/3/25	Loretta Leconte	801 NE 18 Ct, Fort Lauderdale 33305	[redacted]
53	1/3/25	Andrew Bauman	1001 NE 18th Street, 33305	[redacted]
54	1/3/25	John Cox	737 NE 17 Court 33305	
55	1/3/25	Leni Mei Dizon	NE 18th Street, 1001, 33305	[redacted]
56	1/4/25	Guy Jackman	1701 ne 8 th ave 33305	[redacted]
57	1/4/25	Katherine Bernardoni	1737 NE 8th Ave 33305	
58	1/4/25	Randi Barry	801 NE 15th Street, Fort Lauderdale, Florida 33304	[redacted]
59	1/4/25	Steven Sharkey	816 NE 16th Court, 33305	[redacted]
60	1/4/25	Shawn Greenhill	808 NE 16th Street 33304	[redacted]
61	1/4/25	Dave Justin	908 NE 18th St, Fort Lauderdale FL 33305-3806	[redacted]
62	1/4/25	Elliot Robert Astrove	608 NE 15th St Fort Lauderdale Fl 33304	
63	1/4/25	Lisa Rennison	1658 n Dixie hwy, Fort Lauderdale FL 33305	
64	1/4/25	Jason Roeske	1658 n Dixie Hwy 33305	[redacted]
65	1/4/25	Keven Popp	720 ne 15th court 33304	[redacted]
66	1/4/25	David Flood	1711 n dixie highway 33305	[redacted]

Internal

Number	Date	Name	Address	Email
67	1/4/25	Christian Martin	730 ne 15th ct. 33304	
68	1/4/25	Auleen Martin	730 NE 15CT 33304	[redacted]
69	1/4/25	Kaylia Thorpe	730 NE15CT 33304	[redacted]
70	1/4/25	Nick Christopher	1423 NE 17th Ave Fort Lauderdale FL 33304	[redacted]
71	1/4/25	Michael Gustin	801 NE 18th CT, Apt 106, 33305	
72	1/4/25	Hans Foy	801 NE 18th CT, Apt. 107, 33305	[redacted]
73	1/4/25	Robert Griffin	605 NE 14th Court	[redacted]
74	1/4/25	Kirk Valenta	1455 Holly Heights Dr Ft. Lauderdale Fl 33304	[redacted]
75	1/4/25	J.P. Vaughan	811NE 14 Place #2 33304	[redacted]
76	1/4/25	Marc Candelaria	725 NE 16 St. 33304	[redacted]
77	1/4/25	Jack Lucky	1639 N. Dixie Highway, 33305	
78	1/4/25	Timothy Myles	1639 N. Dixie Highway, 33305	
79	1/4/25	Pat ross	1623 ne8th Ave	
80	1/4/25	Matthew Tompkins	1000 NE 16 street, Ft. Lauderdale 33304	[redacted]
81	1/4/25	Joy L Curtin	1000 NE 16 street, Ft. Lauderdale 33304	[redacted]
82	1/4/25	Mary Falcomer	1122 NE 16 ST	[redacted]
83	1/5/25	Mark F Lopez	813 NE 16 Court, Fort Lauderdale FL 33305	[redacted]
84	1/5/25	Norman G Taylor III	1455 Holly Heights Drive, #32, 33304	[redacted]
85	1/5/25	Michelle B. Smith	1455 Holly Heights Drive, Apt 32 Fort Lauderdale, FL 33304	[redacted]
86	1/5/25	Clinton Keato	1505 Ne 2nd Ave	
87	1/5/25	Allison Smith	828 ne 17ct 33305	[redacted]
88	1/5/25	Donald Campbell	1437 ne 10th Ave	[redacted]
89	1/5/25	Serena Harragin	1646 NE 7th Ave, Ft. Lauderdale, FL 33305	[redacted]
90	1/5/25	Richard Hudson	1007 NE 17th CT 33305	[redacted]
91	1/5/25	Ramon Suero	720 NE 15 court 3304	[redacted]
92	1/5/25	Harry gizzi	819sw 14th street	[redacted]
93	1/5/25	Peter Messenger	1616 sw 10th Avenue Fort Lauderdale. 33315	[redacted]
94	1/5/25	Lorraine O'Neil	701 SE 6 Street	
95	1/5/25	Celia Longo	33304	[redacted]
96	1/5/25	Jakisha Wright	610 NE 14th Place 33304	[redacted]
97	1/5/25	Idalia Audisio	1340 NE 1st Ave Apt A 33304	[redacted]
98	1/5/25	Francis Audisio	1340 NE 1st Ave Apt A 33304	
99	1/5/25	Keith Gore	1203 NE 2nd Avenue 33304	[redacted]
100	1/5/25	Nancy Polsky	1135 NE 2nd Ave, 33304	[redacted]
101	1/5/25	Raj Thapar	822 NE 14th Ct, Fort Lauderdale, FL, 33304	[redacted]
102	1/5/25	Justin Thapar	822 NE 14th Ct, 33304	
103	1/5/25	Modesto Lourido	1134 ne 2nd Ave, Fort Lauderdale, Fl, 33304-1911	[redacted]
104	1/5/25	Gregory P. Gaddis	1307 N Andrews Ave, Ft Lauderdale, FL., 33311	[redacted]
105	1/5/25	Julie Betzy Riche	416 be 15th street	
106	1/6/25	MARIE MC GINLEY	1517 N Andrews Ave	[redacted]
107	1/6/25	Jacob M. Resnick	1405 N. Dixie Hwy Unit 5 Fort Lauderdale FL 33304	
108	1/6/25	Ken Marek	1425 NE 5rh Ave., 33304	[redacted]
109	1/6/25	Cheryl Hunt	2917 Port Royale Ln S,Ft Lauderdale,Fl 33308	[redacted]
110	1/6/25	Ramon Molina	916 NE 17th Street APT 2 Fort Lauderdale FL 33305	
111	1/6/25	David Medici	719 NE 17th Ct Fort Lauderdale 33305	[redacted]
112	1/6/25	Christopher Mays	1719 NE 7th Ter, 33305	[redacted]
113	1/6/25	Virginia Holden	1511 NE 13th Avenue, Fort Lauderdale, FL 33304	[redacted]
114	1/6/25	Debra Anderson	2911 NE 8th Terrace #102 33334	[redacted]
115	1/6/25	Didra Gonzalez	200 nw 29th street wilton manors fl 33311	[redacted]
116	1/6/25	Carlos Gonzales	1623 NE 8th Ave	[redacted]
117	1/6/25	Sarah chesney	1533 ne 2nd ave ft Lauderdale fl	
118	1/6/25	Zachary Skubon	641 NE 16th street	
119	1/6/25	Margaret Sweeney	1238 NE 3rd Ave Fort Lauderdale Fl 33304	[redacted]
120	1/6/25	Derek Mathieson	1114 NE 16th Ct	
121	1/6/25	Angie Riserbato	1650 n Dixie Hwy	
122	1/7/25	Javier Cavero	1441 NE 10 Ave. Fort Lauderdale 33304	[redacted]
123	1/7/25	Shania Jamerman	1137 NE 2nd Ave, Fort Lauderdale FL 33304	[redacted]
124	1/7/25	Sivan Fraser	1513 NE 1st Avenue, Fort Lauderdale, FL 33304	[redacted]
125	1/7/25	Diane Cathoun	1513 NE 1st Avenue, Fort Lauderdale, FL 33304	[redacted]
126	1/7/25	Walker Quarterman	1455 Holly Heights Drive	[redacted]
127	1/7/25	Michelle Rowe	1336 NE 5th AVE Fort Lauderdale, FL 33304	[redacted]
128	1/7/25	Andrew Daley	1212 NE 12 AVENUE 33304	
129	1/7/25	Terence Vaughan	1000 NE 16th Place 33305	
130	1/7/25	Lauren Uszko	NE 15 st, 1033, 33304	[redacted]
131	1/7/25	Brenda Griffing	14 SE 9th Avenue, Fort Lauderdale, FL, 33301	[redacted]
132	1/7/25	James S. Blood	1455 Holly Heights Drive 33304	
133	1/7/25	Lee Streby	921 NE 16th St 33304	[redacted]
134	1/7/25	Mary Daniels	2047 NE 14 Court 33304	[redacted]
135	1/8/25	Ron McTighe	1219 Cordova Road Fort Lauderdale, FL 33316	[redacted]
136	1/8/25	Nicole Mayer	611 NE 15th Ave 33304	[redacted]

Internal

Number	Date	Name	Address	Email
137	1/8/25	Sebastian Escobar	1455 holly heights Dr apt 49, fort Lauderdale FL 33304	[redacted]
138	1/8/25	Sarah Assous	1317 NW 6th Ave, 33311	[redacted]
139	1/8/25	Deborah Lee	1422 NE 5 Terrace, 33304	[redacted]
140	1/8/25	Jeffrey Miller	714 NE 17th Court 33305	[redacted]
141	1/8/25	Chris Lamb	1312 NE 1st Avenue, 33304	
142	1/8/25	Anthony Beall	924 NE 16th St., Fort Lauderdale, FL. 33304	[redacted]
143	1/8/25	Leisa wade	Leisa Wade	[redacted]
144	1/9/25	James Cooper	2500 NE 1st Avenue, 33304	[redacted]
145	1/10/25	Steve Margolis	824 NE 18th St Ft Lauderdale FL 33305	[redacted]
146	1/10/25	Pierce Gainey	1404 NE 1st Ave 33304	
147	1/10/25	Isabelle Gainey	1404 NE 1st Ave 33304	
148	1/10/25	Georgette Lallance	1336 ne 1st Ave 33304	
149	1/10/25	Gary Lallance	1336 ne 1st Ave 33304	
150	1/10/25	Stephen Tarampi	828 Ne 17th street Fort Lauderdale 33305	[redacted]
151	1/10/25	James Lowder	808 NE 16th Street, Ft Lauderdale, FL 33304	[redacted]
152	1/10/25	Shay Williams	1455 Holly Heights 33304	
153	1/11/25	Deborah Winchester	1236 NE 11th Avenue, 33304	[redacted]
154	1/11/25	Claudia Panfil	1113 NE 12th Ave, Fort Lauderdale, FL 33304	[redacted]
155	1/11/25	John Crowder	1113 NE 12th Ave	
156	1/11/25	Jeffrey Donnelly	1212 NE 13th Ave 33304	[redacted]
157	1/11/25	Diana Gavin	1020 BE 3rd Street, Fort Lauderdale FL 33301	
158	1/11/25	Stephen C. Jaqua	1115 NE 12th Avenue	[redacted]
159	1/12/25	Danielle Tenney	1111 NE 13 Avenue 33304	[redacted]
160	1/12/25	Beverly Willis	1111 NE 13 Avenue 33304	
161	1/12/25	Laline Rivero	2424 Fryer Point Fort Lauderdale 33305	[redacted]
162	1/12/25	Nancy Brown	1240 NE 13th Ave Apt 9 Fort Lauderdale 33304	[redacted]
163	1/12/25	Kenneth Habeck	1117 NE 12th Ave Fort Lauderdale FL 33304	[redacted]
164	1/12/25	Lindsey Bard	1117 NE 12th Ave Fort Lauderdale FL 33304	[redacted]
165	1/12/25	Jeffrey Darrell Butler	-345 ne 13 th Ave 33304	[redacted]
166	1/12/25	Carlos Sandrea	1315 ne 14 street Fortlauderdale Fl 33304	
167	1/12/25	Whitney Parham Olson	1637 NE 19th Street 33305	[redacted]
168	1/12/25	Elly du Pre	1201 East Sunrise Blvd 33304	[redacted]
169	1/12/25	Giulio Ndou	1121 NE 12th Ave, Fort Lauderdale, FL 33304	[redacted]
170	1/12/25	Rachel Selub	1227 NE 11th ave, apt 1 Ft Lauderdale, 33304	[redacted]
171	1/12/25	Jack Keiser	1227 NE 12th Ave, Fort Lauderdale, Florida, 33304	
172	1/12/25	Julian Castro	530 NE 13th Ct 33304	[redacted]
173	1/12/25	Darrel Benson	530 NE 13 CT., Fort Lauderdale, FL 33304	[redacted]
174	1/13/25	Salvatore Heubel	812 NE 16th Place 33305	[redacted]
175	1/13/25	Lawrence E Mervin	812 NE 16th Place 33305	[redacted]
176	1/13/25	Gus Meitzner	801 NE 18th Court - 405	[redacted]
177	1/13/25	Taylor Gonzalez	1125 NE 11 Ave	[redacted]
178	1/13/25	Matthew Pappas	1125 ne 11 AVE	[redacted]
179	1/13/25	Robert Figueroa-Peggs	812 NE 16 Street. 33304	[redacted]
180	1/13/25	Lissa Matyka		[redacted]
181	1/13/25	Chaz D Giuffre	1227 NE 14TH Avenue	[redacted]



CITY OF FORT LAUDERDALE

**APPROVED MINUTES
REGULAR MEETING MINUTES
CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD
WEDNESDAY, FEBRUARY 5, 2025 – 6:00 PM
101 NE 3 AVENUE, 11TH FLOOR CONFERENCE ROOM
FORT LAUDERDALE, FL 33301**

Board Members	Present/Absent	Cumulative Attendance September 2024-August 2025	
		Present	Absent
Kimber White, Chair	P	6	0
Antoinette Wright, Vice Chair	A	4	2
Edward Catalano	P	6	0
Linda Fleischman	P	6	0
Justin Greenbaum	P	5	1
Troy Liggett	P	6	0
Thomas Mabey	P	6	0
Thomas Manos	P	1	0
Jason Ross	P	4	1
Nikola Stan	P	6	0
Bobby Tinoco	P	6	0

Ms. Fleischman arrived at 6:12 p.m.

Mr. Jason Ross arrived at 6:44 p.m.

Staff:

Laura Reece, Acting Asst City Manager

Glenn Marcos, Chief Procurement Officer/Assistant Finance Director

Karlanne Devonish, Principal Urban Planner , Development Services Department (DSD)

Clarence Woods, CRA Manager

Vanessa Martin, CRA Business Manager

Benjamin Restrepo, City Engineer, DSD

Cija Omengebar, CRA Planner/Liaison

Tania Bailey-Watson, CRA Senior Administrative Assistant

Others:

Jason Crush, Crush Law

Bubba Kassal

Randall Klett

Christina Robinson

John VanVlack

K. Cruitt, Recording Secretary, Prototype Inc.

Communication to the City Commission:

None.

I. Pledge of Allegiance

Board members recited the Pledge of Allegiance.

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II. Call to Order & Determination of Quorum

The meeting was called to order at 6:03 p.m. Roll was called, and it was noted that a quorum was present.

Chair White welcomed Mr. Thomas Manos, the newest member of the Board.

Motion by Mr. Catalano, seconded by Mr. Tinoco, to allow Vice Chair Wright to participate in the meeting virtually. The motion passed unanimously in a voice vote.

III. Chair Opening Remarks

Chair White proposed adjusting the agenda to move presentations by Mr. Glenn Marcos and Ms. Vanessa Martin to the beginning of the meeting; those items were planned under the "Old Business Update" of the agenda in response to previous requests for clarification on procurement and rollover funds.

Motion by Mr. Catalano, seconded by Mr. Tinoco, to adjust the agenda. In a voice vote, the motion passed unanimously.

IV. Old Business Update

1) Procurement

It was explained that Mr. Liggett questioned the procurement process in relation to the Corradino Group. Mr. Liggett expressed his dissatisfaction with their perceived lack of communication with the community and opined that they would be a poor choice for the development of the land use; he stated that neighborhood concerns were not incorporated, and he did not care about the procurement process.

Mr. Glenn Marcos, Chief Procurement Officer, provided a detailed overview of the procurement process. He highlighted the development process for Requests for Qualifications (RFQs); the handling of proposals by the Evaluation Committee (EC); use of weighted criteria in evaluations; shortlisting and scoring processes; and the role of public meetings. Mr. Marcos explained the definitions of "responsive" and "responsible" firms in the solicitation process, and that the EC would only submit qualifying firms for consideration by the City Commission. He stressed that any contact with firms going through the competitive process is strictly discouraged, and not within the purview of this Board. Mr. Marcos stated that discussion should take place on the dais before the Commission; he clarified that the public hearings are not public meetings, so public participation is not permitted.

Mr. Liggett asked how residents could voice their concerns about past performance to the Evaluation Committee. Mr. Marcos explained the need for transparency; and that some parts of the meeting are closed in compliance with State requirements to ensure fair competition and integrity of the process. He reiterated that resident input would be appropriate at the City Commission meeting. Laura Reece, Acting Assistant City Manager, acknowledged the concerns regarding public engagement. She clarified that Staff reviewed the contract and found that the Corradino Group complied with requirements; they were not found to be in default of a prior

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contract. Ms. Reece highlighted the opportunity to draft a contract that defines the desired participation.

Mr. Liggett cited an incident where the Corradino Group was invited to an Association meeting but was unprepared and never returned prior to the proposal being released. Chair White agreed that communication should come from this Board to highlight the need for better community participation. Mr. Marcos appreciated the insight on expectations, and said they should be incorporated in the scope of work solicitation. Ms. Omengebar clarified that the Corradino Group was hired to take the proposal created by the last consultant through the approval process; they were not expected to redo the project. She added that the scope did not include an expectation for community outreach and presentations to be done. Ms. Omengebar also stated that the same presentation made at the CCRAB was shared with each neighborhood.

Mr. Manos recommended that the Board communicate the desired criteria they wished to see included in the new RFP. Mr. Catalano noted past presentations were consistently scheduled at the last minute, and that should be avoided. Mr. Woods advised that the solicitation had gone out the week prior, and the concerns expressed by Mr. Liggett were addressed; the posting would run until March. It was clarified that public meeting requirements for this solicitation were above the minimum mandated by the City. Mr. Marcos stated that he would share the link to the solicitation through Ms. Omengebar, and reiterated that the appropriate place for the public to testify would be in front of the Commission.

2) Rollover Funds

Vanessa Martin, CRA Business Manager stated that approximately \$1.9 million remained from fiscal year 2024. She and Mr. Woods proposed adding \$700,000 towards Incentives, \$1.1 million to CIP, and \$100,000 to Operations. Board input was requested so that she could do the budget amendment. Mr. Woods explained two current requests for funds would deplete the allocation and reduce their ability to support a third project. Discussion ensued regarding the remaining balance in the incentive budget for fiscal year 2025, accounting for Call of Africa which is scheduled for February 18, 2025.

Mr. Liggett inquired about the \$100,000 allocation for Operations. Ms. Omengebar reminded Members that they are waiting for the rollover to fund trees for the median; she provided examples of other operational expenses, which included County application fees, and advertising. Ms. Martin added that salaries and other administrative costs had to be funded.

Ms. Martin clarified that \$200,000 was allocated for a sculpture, which was a previously allocated CIP item. Discussion ensued on the total available funds including rollovers and CIP funds; it was estimated to be around \$4.5 million. Chair White requested a comprehensive overview of all available funds from previous years to be able to see the big picture.

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Motion by Mr. Liggett, seconded by Mr. Catalano, to ask for a big picture analysis of the finances and consider the appropriation for the rollover funds at the March meeting. In a voice vote, the motion passed unanimously.

V. Rezoning Project Phase II:

1) January 13, 2025 Motion Recap

Karlanne Devonish, Principal Urban Planner, reviewed the motions approved on January 13, 2025 to ensure that Staff captured all of the recommendations made by the Board prior to moving forward. A copy of her presentation and those motions are part of the public record. Benjamin Restrepo, Engineer, DSD was also present. Ms. Devonish provided a recap of the motions that had been approved; highlights included:

- Adjustment of CC-CMU zoning district boundaries as documented in the revised map on Page 3 of her presentation. Ms. Devonish was given verbal confirmation that the map reflected exactly what was voted on. She then pointed out that some properties will have split zoning which could be challenging for the affected properties.
- An increase in the CC-NMU zoning district height from 55 feet to 80 feet; it was noted that height would be limited and restricted to 80 feet.
- The proposed dimensional requirements table was presented. Ms. Devonish highlighted that the building streetwall length for the CC-CMU district was amended to 150 feet to be consistent with the other zoning districts as had been discussed; she received a verbal acknowledgement of that change.

2) Rezoning Parking Options

Ms. Devonish reviewed existing parking regulations in the Unified Land Development Regulation (ULDR) prior to presenting modifications being proposed by Staff: reducing the parking requirement by 2,500 square feet for any property; parking to 60% of the standard requirement for legal non-conforming uses; and residential parking at 1.50 spaces per dwelling unit. Proposed parking mitigation options were also presented as detailed on Page 9 of 14 in her PowerPoint presentation.

Mr. Greenbaum requested an example of a non-conforming use. Ms. Devonish referenced the reduction to 60% for commercial uses; Mr. Restrepo clarified that all the exemptions referenced by Ms. Devonish were for non-residential uses; an exemption would apply for the first 2,500 square feet of a proposed use or an existing building. It was clarified by Ms. Devonish that "legal non-conforming" referred to structures not meeting the dimensional requirements of the new zoning district, as opposed to the uses. During the discussion that followed, Mr. Restrepo clarified that parking would be reduced to 60% of the standard requirement for existing buildings; this is a 40% reduction after the first 2,500 square feet.

Mr. Greenbaum asked if properties that are now considered legal non-conforming uses were likely to become permitted uses once the rezoning and amendments are done. Ms. Devonish said that it depends on the proposed uses for the zoning districts.

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Members raised concerns with the impact on traffic and availability of parking. Ms. Devonish indicated that the proposed changes should be viewed, not with existing conditions, but with the future mixed use developments and increased local density. Mr. Restrepo clarified that those reductions were applied in the Southern half of Flagler Village. Chair White affirmed that he never had an issue finding a parking space in that area which is busy. Mr. Restrepo clarified that the northern half of Flagler Village has a lower residential parking requirement and that the 2,500 square foot exemption was based on the average size needed for the use to be successful.

Mr. Restrepo also clarified that the one space per unit applicable to an affordable housing project would primarily be vertically integrated into the allowed heights. He explained that currently, a proposed one bedroom dwelling unit is allowed 1.75 parking spaces; a two bedroom unit is 2. spaces; and a three bedroom is 2.2 parking spaces. They proposed reducing that to 1.50 parking spaces per dwelling unit, regardless of whether it will be a one, two or three bedroom unit. Mr. Manos highlighted that the 2,500 square foot reduction for non-residential uses encourages retail and commercial, and is "pro-development"; he cautioned that if they make development harder, it will be limited.

Ms. Devonish noted that with reduced heights, the same parking standards cannot be required because it is necessary to have the space; a compromise is needed when seeking development density, and parking.

Mr. Liggett proposed the idea of linking parking incentives to the payment of parking impact fees. Ms. Devonish and Mr. Restrepo explained the limitations on the use of parking impact fees; they must be used for parking-related improvements. Mr. Restrepo then explained that traffic studies would be done, and payment in lieu of funds would be used in the general area so mitigation was likely to extend beyond the boundaries of the CRA. Alternative forms of transportation that would likely come with development were also discussed by Members and Staff.

Mr. Mabey requested more information on properties that would fall under two zoning districts. Ms. Devonish acknowledged the problem exists currently, and they had hoped to eliminate that issue. Those owners could apply for rezoning once an alternative use was chosen.

Mr. Manos proposed moving the "red line" all the way to NE 13th Street as there was no residential surrounding any of those properties. Mr. Restrepo stated that it would not be desirable to have a wall on NE 13 Street much higher on the South side than on the North side. Chair White reminded the Board they agreed to stagger height back, and up, to be more aesthetically pleasing and as a compromise.

Discussion on mitigating the split zoning resumed with both Mr. Mabey and Mr. Stan expressing concern for affected properties. Ms. Devonish clarified that zones are not typically defined by parcel, but by street; owners could split or join properties over time. With regards to height concerns, she added that from a pedestrian level, it would be mitigated with 55-foot podiums and step backs.

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Mr. Jason Crush highlighted the difference between taxing lines and platted property lines and suggested that Staff review the plat lines; Ms. Devonish agreed to would look into that. Mr. Crush added that from a developer standpoint, he felt that the plan gave the desired consistency along NE 13 Street, and density in what is now B-3, provided they contemplate step backs for abutting properties in the same district. He suggested the plan could be tweaked if they look at land uses; Ms. Devonish stated she would have to double check.

Mr. Crush offered that the 2,500 square foot parking exemption is used throughout the City, and when doing a mixed use project, it is beneficial for commercial uses; he found that in his experience, the 60% suggested was a good idea for non-conforming uses.

Ms. Olga Zamora observed that a lot of the discussion was focused on the Eastern section of the CRA, and inquired about parking requirements for the area west of Andrews Avenue. Ms. Devonish advised it would be the same; she confirmed that from a design standpoint, parking garages would be veiled and more trees as well as lighting are planned for the area West of Andrews Avenue. Chair White reminded everyone that these recommendations are subject to Planning and Zoning review, public comments, and Commission approval; they could be tweaked.

Motion by Mr. Manos, seconded by Mr. Greenbaum, to adopt the City Staff recommendations for parking regulations. In a roll vote, the motion passed unanimously.

Mr. Liggett requested that transition zones be discussed further at the next meeting; Ms. Devonish stated that they were already “baked in” as indicated on the dimensional table.

Discussion ensued on design guidelines for factors such as light pollution; it was agreed that Ms. Devonish would share design criteria with the Board once the rezoning was moved forward.

Mr. Liggett recalled discussion in March where Staff was to have the ordinance ready by June and expressed a desire to see the ordinance before it was finalized. Mr. Woods reiterated that Ms. Devonish would provide the design document and there was nothing further that they could provide. Chair White requested that the Board immediately move forward by confirming the decisions made on both zoning and parking, and that design be addressed in the coming months.

Motion by Mr. Greenbaum, seconded by Mr. Ross, to move forward the zoning plan which was approved last month, and the parking as approved tonight, to the CRA board. In a roll vote, the motion passed 8/2.

In the discussion that ensued, Mr. Liggett expressed concern that the public did not have an opportunity to speak about the decisions being made; Mr. Greenbaum observed that the

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majority that attended the last meeting did appear to not understand there is already an area that can go to 150 feet in height.

Chair White stated that this Board had to make decisions for the future of the entire community, and members should not be discussing opinions with the public. He felt this Board had been “undermined to make decisions”; Members should not move the decisions forward if they are not in favor. He added that while there are 13,350 residents in the CCRA; less than 1% showed up at the last meeting and they appeared to be mis-informed; his research revealed that many were not owners. Chair White stated that he heard opinions from both sides; compromises had been made, and they cannot afford to “miss the boat” a fourth time.

VI. Communication to City Commission

None.

VII. Old Business Update

Ms. Omengabar referred the Board to Page 6 of the back-up; she highlighted that Items 11 and 12, the Land Use Plan Amendment and Capital Improvement Master Plan, were published the week prior and will close in March.

Mr. Liggett inquired about the status of Item 6, the street lights on NE 4 Avenue. Ms. Omengabar advised that after funding was approved, the project manager was required to follow the procurement process because the scope of the project exceeded \$80,000; the bid closed on January 21, 2025 and they are negotiating with contractors. Ms. Reece clarified that the length of time the process could take would depend on litigation of the contract.

Mr. Liggett asked when Item 9 would be completed; he understood there was no need for a design phase. Ms. Omengabar provided background information on that section of the sidewalk on NE 4 Avenue between NE 11 Street & NE 12 Street, and explained why she is waiting for a response from Public Works. Ms. Reece stated that Staff would provide an update at the next meeting; she would review funding with Ms. Omengabar, and she believed the rollover was delayed.

Ms. Omengabar stated she would follow up on the removal of the structure on NE 13 Street. Mr. Stan requested that she inquire whether the process of securing proposals and other due

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diligence tasks could begin prior to removal; Chair White agreed that would avoid having an empty space for an extended period.

VIII. New Business Suggestions

Following group input on future topics, Ms. Omengebar recapped the following subjects for the next meeting:

- Budget prioritization.
- Expanding the landscape and façade program.
- Marketing of CRA funding availability.
- Code of Conduct.

IX. Approval of Minutes – January 13, 2025 Regular Rescheduled Meeting

Motion by Mr. Tinoco, seconded by Mr. Catalano, to approve the January 13, 2025 Regular Rescheduled Meeting minutes as presented. In a voice vote, the motion passed unanimously.

Mr. Liggett requested that the three amendments that he passed out, and were unanimously passed in the September meeting, be uploaded along with those minutes. Ms. Omengebar noted his request and was to follow up.

Motion by Mr. Liggett, seconded by Mr. Catalano, to post all meeting videos online from March 2024 and forward in the future. In a voice vote, the motion passed with nine in favor; Mr. Manos abstained.

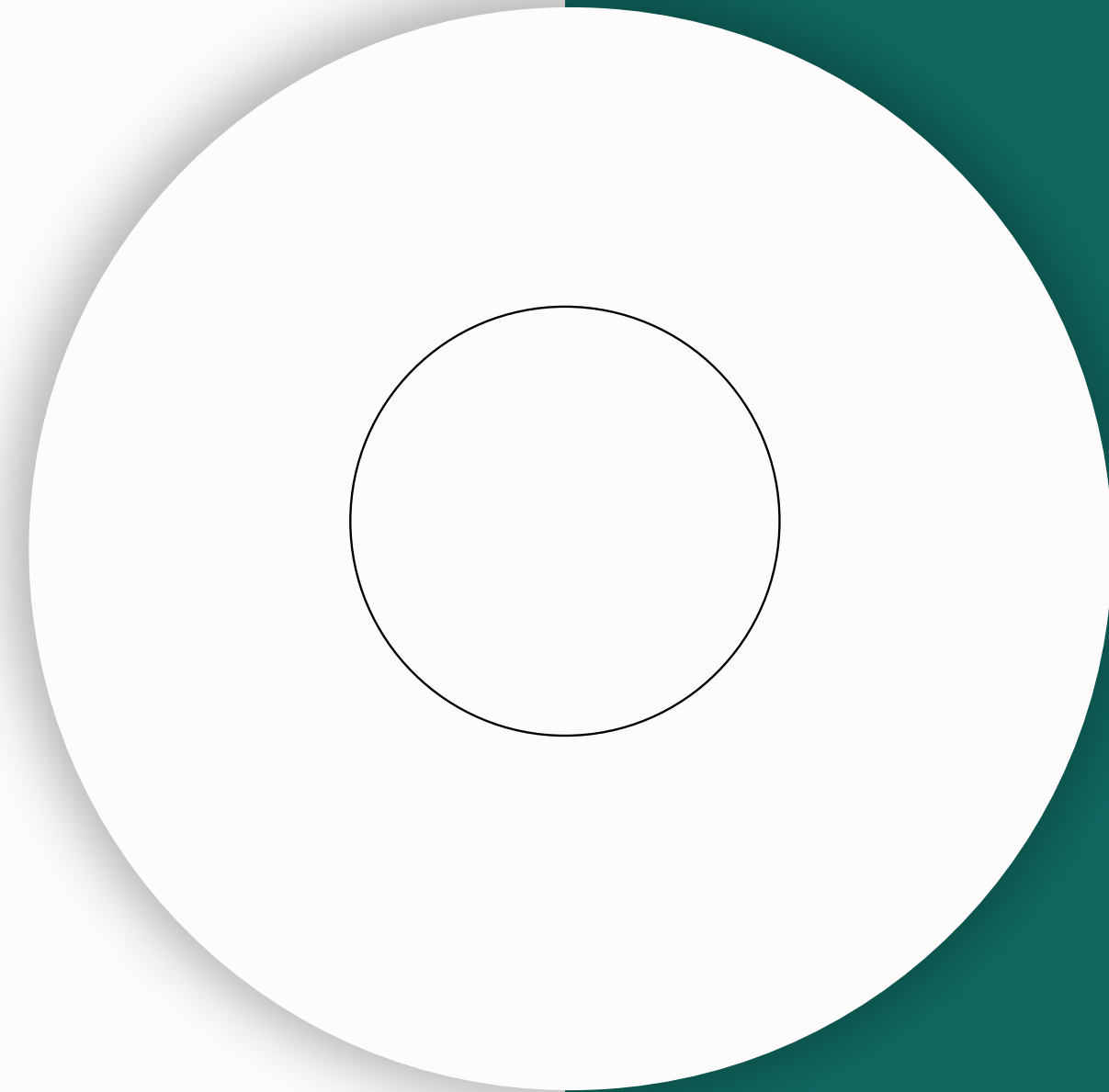
X. Adjournment

There being no further business, the meeting was adjourned at 8:20 p.m.

[Minutes prepared by K. Cruitt, Prototype, Inc.]

**CENTRAL CITY REDEVELOPMENT
AGENCY ADVISORY BOARD
MEETING 02.05.2025
CENTRAL CITY REZONING
DISCUSSION**

City of Fort Lauderdale
**Community Redevelopment Agency
Development Services Department**



Agenda

- **January 13, 2025**
 - Recommendation Motion Recap 03**
 - **CC-CMU Revised Map 03**
 - **Zoning District Boundaries 04**
 - **Zoning Height 06**
 - **Dimensional Requirements 07**
 - **Parking Options 08**
 - **Parking Mitigation Options 09**
 - **Modification Criteria 10**

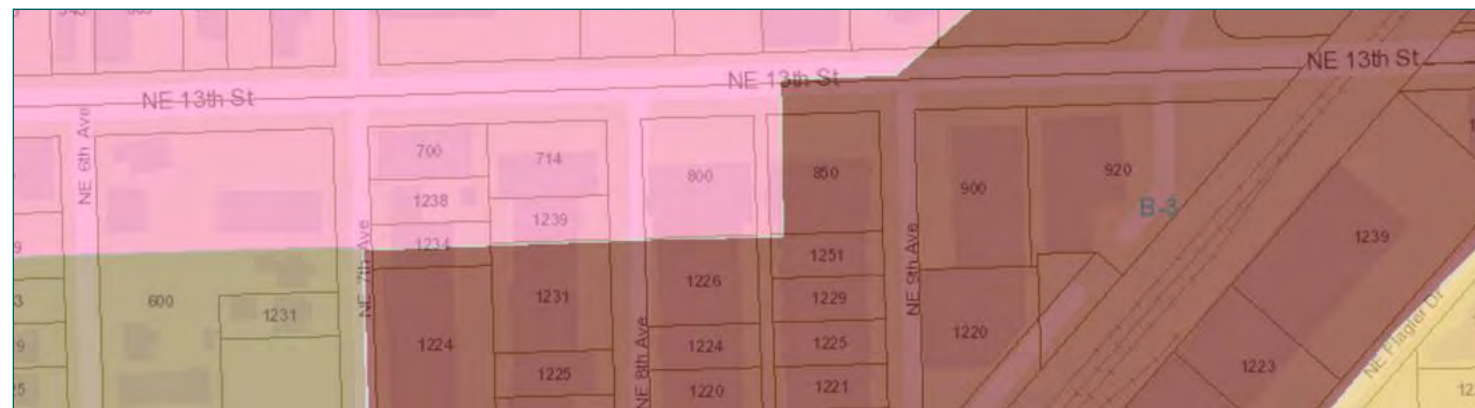
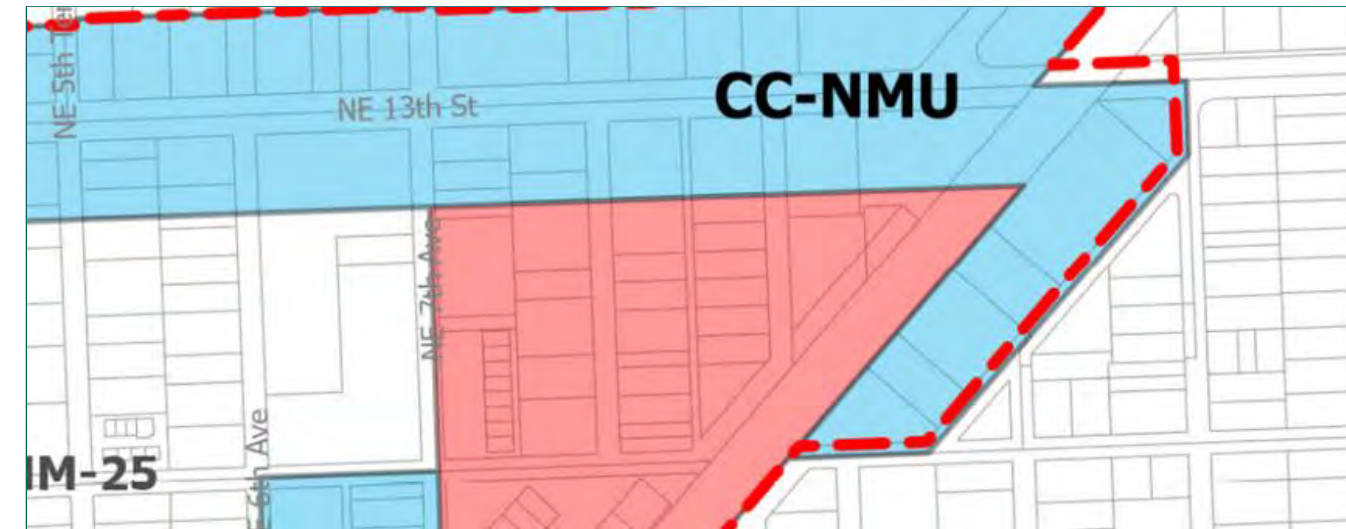


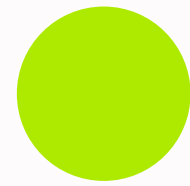
January 13, 2025 Meeting

Motion *Motion by Mr. Greenbaum, seconded by Mr. Ross, that the area designated as CC-NMU on the Option B revised map be reclassified as CC-CMU in the area denoted with a purple triangle border South of 13 Street on the proposal distributed by Mr. Liggett. In a roll vote, the **motion** passed unanimously*



Proposed Zoning Issue: Split Zoning

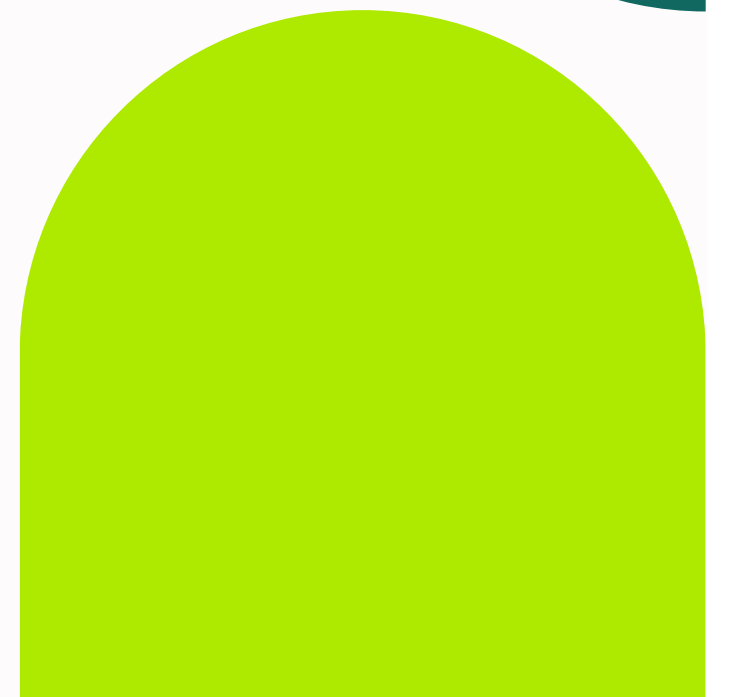
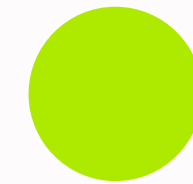
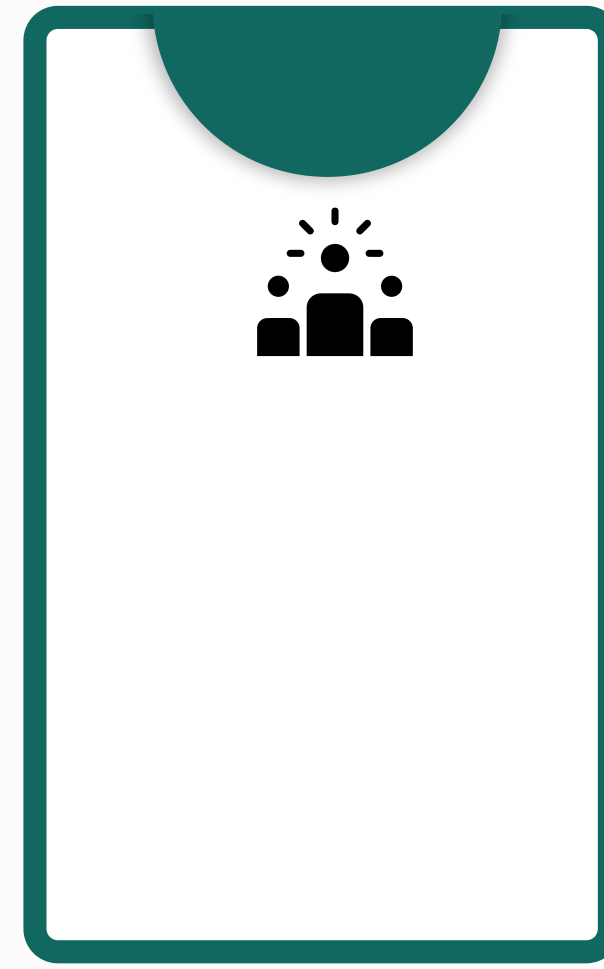
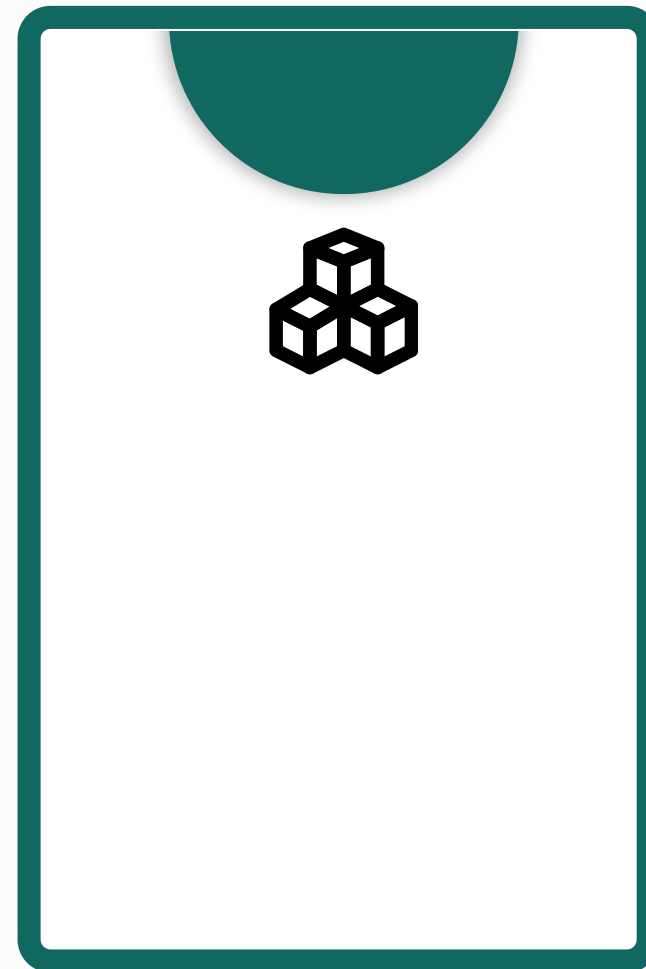
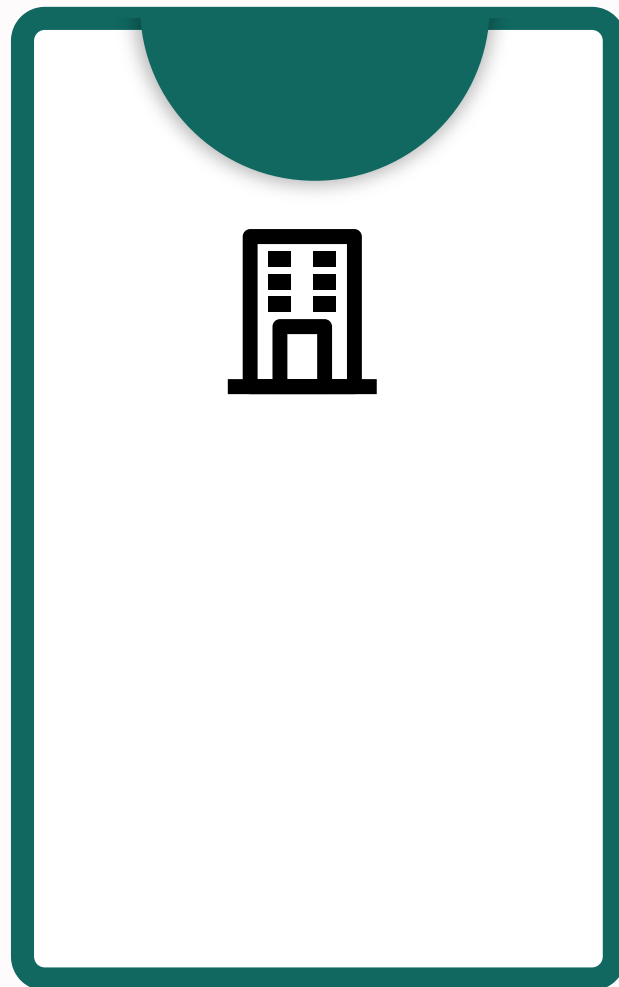




January 13, 2025 Meeting

Motion

Motion by Vice Chair Wright, seconded by Mr. Greenbaum, to update the height requirement for CC-NMU along 13 Street from 55-feet to 80-feet as discussed with the commercial business owners, with a limitation that it can go no higher. In a roll vote, the motion passed 8/2.



Motion

Motion by Vice Chair Wright, seconded by Mr. Ross, to maintain the tower stepback as proposed by Staff in Option B. In a roll vote, the **motion** passed 9/1

Proposed Dimensional Requirements Table for Central City CRA Zoning Districts

	CC-CMU (Sunrise Boulevard)	CC-GMU (NE 4 th Avenue)	CC-NMU (NE 13 th Street)
*Height	*105 feet (Note A)	80 feet (Note A)	80 feet (Note A)
Minimum Lot Size	None	None	None
Minimum Lot Width			
Maximum FAR			
(**)Maximum Building Streetwall Length	300 feet- 150 feet	150 feet	150 feet
Setbacks (Note B)	Primary Street: 0 feet Secondary Street: 5 feet When abutting residential: 15 feet	Primary Street: 0 feet Secondary Street: 5 feet When abutting residential: 15 feet	Primary Street: 0 feet Secondary Street: 5 feet When abutting residential: 15 feet
(**)Podium Minimum	25 feet (2 stories)	25 feet (2 stories)	25 feet (2 stories)
(**)Podium Maximum	55 feet (5 stories)	55 feet (5 stories)	55 feet (5 stories)
(**)Tower Stepback	Primary and Secondary Street: 12 feet When abutting Residential: 15 feet	Primary and Secondary Street: 12 feet When abutting Residential: 15 feet	Primary and Secondary Street: 12 feet When abutting Residential: 15 feet
(**)Tower Separation	30 Feet minimum on subject property if adjacent to abutting lot under separate ownership	30 Feet minimum on subject property if adjacent to abutting lot under separate ownership	30 Feet minimum on subject property if adjacent to abutting lot under separate ownership
(**) Maximum Gross Square Footage of Building Tower Floor Plate Size	Residential: 10,000 Non-residential: 16,000	Residential: 10,000 Non-residential: 16,000	Residential: 10,000 Non-residential: 16,000
Minimum Residential Unit Size	400 square feet	400 square feet	400 square feet
Notes:			
Note A: Refer to Section 47-XX.XX, Transition Zones for additional criteria			
Note B: A side yard is not required unless abutting residential property.			
*Height may be increased up to 125 feet subject to providing Affordable Housing with MFI at 60%-80%			
** Deviations shall be reviewed subject to the requirements of Section 47-24.3, Conditional Use Permit			

Parking

- Existing Unified Land Development Regulations (ULDR) :
 - Credit for any portion of on-street parking that abuts the development site/property
 - ULDR Section 47-20.3.F
 - Parking requirements for residential related to affordable housing is 1/ dwelling unit
 - ULDR 47-20.3.A
 - Parking reduction is a Site Plan Level I Review
 - ULDR Section 47-20.3.A.4
- Reduce the parking requirement by 2,500 square feet for any property (legal non-conforming, legally conforming, new construction).
- Reduce the parking to 60% of the standard requirement for legal non-conforming uses.
- Residential Parking 1.50/dwelling unit



Parking Mitigation Options

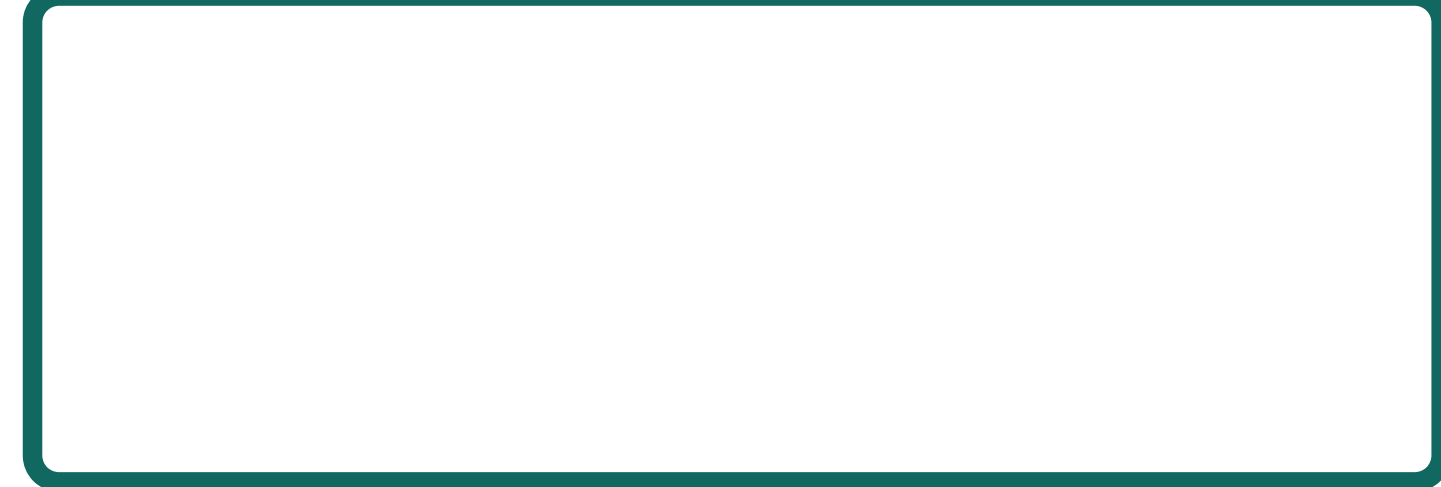
The number of parking spaces for residential uses and mixed use developments may be reduced and shall demonstrate compliance with the following criteria:

- Adequacy requirements, as provided in Section 47-25.2; and
- The use, site, structure or any combination of same, evidences characteristics which support a determination that the need for parking for the development is less than that required by the ULDR for similar uses; and
- An increase of twenty five percent (25%) bicycle parking and storage from the required bicycle parking and storage in Section 47-37B.6.H; or
- Restrictions will be placed on the use of the property or actions will be taken such as providing company vans for carpooling of employees and patrons, or consistent use of mass transit will reduce the need for required parking and there are sufficient safeguards to ensure the restriction, action, or both, will take place; or
- Three of the following parking mitigation measures are being provided as part of the development permit application:
 - Cross pedestrian and vehicular access between adjacent properties; or
 - Provide pedestrian midblock crossings on local streets with location determined during the site plan review process; or
 - Bicycle storage facilities include locker rooms, shower rooms, repair station, bike washing stations; or
 - Payment in lieu of providing the parking stall at established amount per stall with payment made at time of building permit submittal for the development; or
 - Payment of an annual fee to cover the cost of a local micro transit circulator.



Modification of Building Length or Width

The modification of building length or width results in a development that better harmonizes with buildings located on neighboring properties through incorporation of elements that divide the building facade planes, and create a visual play of light and shadow. Long, uninterrupted horizontal elements are discouraged. Building articulation shall be accomplished with facade projections and recesses as well as design elements such as changes in building materials and distinctive window and balcony patterns that correspond to a change in building plane, including changes in roofline by alternating parapet heights



Modification Tower Stepback

Modification of Tower Stepback. The stepback requirement may be modified if the applicant demonstrates that compliance with the stepback requirement of is not feasible due to site constraints, such as a small or irregularly shaped lot, and that the proposed development plan demonstrates the following:

Vertical articulation is used to moderate the scale and bulk of buildings

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Modification Tower Separation

Modification of Tower Separation. The tower separation requirement may be reduced to a minimum of twenty (20) feet subject to the following:

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Modification of Floorplate Size





The building shall incorporate creative design features such as sculpting, variation in tower shape, orientation and architectural expression, and should avoid boxy, dominant massing so the towers remain slender in appearance to offset the floorplate size modification





THANK YOU

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