

**APPROVED MEETING MINUTES  
 REGULAR MEETING  
 CENTRAL CITY REDEVELOPMENT ADVISORY BOARD (CCRAB)  
 CITY HALL  
 100 NORTH ANDREWS AVENUE  
 COMMISSION CHAMBERS  
 FORT LAUDERDALE, FLORIDA  
 WEDNESDAY, NOVEMBER 7, 2018 – 6:00 PM**

September 2018 – August 2019

<b>Board Members</b>	<u>REGULAR MEETINGS</u>		<u>SPECIAL MEETINGS</u>		
	<u>PRESENT</u>	<u>ABSENT</u>	<u>PRESENT</u>	<u>ABSENT</u>	
Justin Greenbaum (chair)	P	2	0	1	0
Mark Antonelli (vice chair)	P	2	0	1	0
Pieter Coetzee	A	1	1	0	1
Alex Karamanoglou	A	1	1	0	1
Peter Kosinski	P	2	0	1	0
Laxmi Lalwani	A	1	1	1	0
Theodore Spiliotes	P	2	0	1	0
Zachary Talbot	A	1	1	1	0
Ray Thrower	P	2	0	1	0
Danella Williams	P	2	0	1	0
Alex Workman	A	0	1	0	0

At this time, there are 11 appointed members to the Board, which means 6 would constitute a quorum.

**Staff:**

- Don Morris, Central Beach/ Central City Manager
- Cija Omengebar, CRA Planner/Liaison
- Jim Hetzel, Planner/UDP
- Courtney Gardner, Sr. Strategic Specialist
- Sandra Doughlin, NPF CRA

**I. Call to Order**

Chair Greenbaum called the meeting to order at 6:05 p.m. It was noted that a quorum was present.

Also in attendance were approximately 45 members of the public.

Chair Greenbaum recognized Commissioner Glassman, who welcomed the attendees and thanked them for their participation.

## II. Approval of Meeting Minutes

- **Regular Meeting – September 05, 2018**
- **Special Meeting – September 26, 2018**

**Motion** made by member Thrower, seconded by Vice Chair Antonelli to approve the September 5, and September 26 meeting minutes with requested changes, (attendance records for members Kosinski, Williams & Spiliotes, and replace past chair Vonder Meulen with current chair Greenbaum). In a voice vote **motion** passed unanimously.

## III. Contract Amendment – Mellgren Group

CRA Manager, Don Morris explained to the board the start of the project and the necessity of board scope as it relates to the project.

Responding to Chair Greenbaum's question regarding the additional time the process would take for the land use amendment to go before City Commission or Broward County Commission if they proceeded with amending to the contract to include adding mapping analysis. Don said that the process will be covered at another meeting; He continued by saying that staff wants to bring a map that shows what the board and community wants. Staff will continue to work with the planning department and will come back to the board with a proposed schedule on how the project will progress. Staff will also continue to work on the zoning classification. A specific date could not be provided as to when this would be brought to the board for discussion.

Member Thrower wondered if the board missed an opportunity to include the opportunity zone; however, Don responded that if the board felt that this should be looked into, then it will be looked into.

**Motion** made by member Thrower, seconded by Vice Chair Antonelli to approve the motion as presented. In a voice vote **motion** passed unanimously.

## IV. Proposed Mixed Use Zoning Presentation #2 – Althea Jefferson

Althea Jefferson of the Mellgren Group shared a power point presentation (attached) with the board and members of the public.

Ms. Jefferson explained a number of items:

- That the majority of the property in the Central City Area was residential.
- The proposed map from workshop 2 was used to vote
- Map on the screen was created as a result of the feedback that staff received
- The depth on average fluctuates due to the way the lots are drawn.

Public Comments:

Past CCRAB chair Randall Klett expressed concern about commercial depth on 13<sup>th</sup> Street, West Sunrise and no balance between the transition from 11<sup>th</sup> Street.

Abby Laughlin suggested one more go around. Transition needs to be looked at and adjustments made to the map. She also spoke about Transit Oriented District zoning along the railroad and some areas close to the railroad.

Javier Concha, agreed that there's no clarity, he also questioned the meaning of mixed use and how it might impact his home.

13<sup>th</sup> Street Alliance member, former city commissioner and CCRAB member, Tim Smith thanked staff, board for their efforts. He expressed concern that there are no definitions regarding the areas between 13<sup>th</sup> Street, (Home Depot) 4<sup>th</sup> Avenue, Dixie Highway, 11<sup>th</sup> Street to Sunrise. Agreed with Randall Klett that crime is still a major issue, lack of parking will hinder businesses coming into the area.

Former CCRAB member, Katharine Barry said that she was thrilled about NE 13<sup>th</sup> Street which has more mixed use; she also expressed the need for definitions.

Kevin Fernandez also expressed his confusion about the transition on 13<sup>th</sup> Street, wanted to know "transition from what to what? What types of businesses/developments are being encouraged to move into the area. Concerned about set backs on Sunrise Boulevard; he'd like to see a cohesive picture of the area.

Jerry Scanlon questioned why only the west side of NW 8<sup>th</sup> Avenue would be rezoned; strongly suggested that both sides of the street should be rezoned. He'd also like to see that work in the area should be in conjunction with the city so that not only the Central City area; but also areas in the city of Fort Lauderdale are improved at the same time. So that blight would not move from one end of the street to another.

Latrinsha Greaves wanted a glossary of definition; she also expressed her concern about the fate of her home, which she built with her own hands.

**Motion** to close the public comments made by member Thrower, seconded by Vice Chair Antonelli, in a voice vote **motion** passed unanimously.

## Board comments

Member Antonelli mentioned that as homeowner tax increase is capped at a certain percent per year so as property value increases dramatically as a result of the revalidation of the area the taxes do not grow that much. All new developments will be built to the code and parking and flooding areas will be improved.

CRA Manager, Donald Morris mentioned that due to the comments received, he anticipated coming back in November for a follow up meeting to address some of the comments and provide more input of what is being discussed in order to make a recommendation.

Althea Jefferson, of the Mellgren Group responded to the questions posed by the audience

- i) How does this rezoning project impact the city; the response was that it does not, it will only impact the Central City Area.
- ii) Responding to a question about the map was that until the rezoning regulations are worked out there is no map; the reason for the workshops is to get public input and give direction to what is currently in the area such as density and permitted use. The feedback from workshop #2 was provided to the planning staff; however it was not useable or feasible; so, it's back to the drawing board. The maps will not be posted to the website since it could create some confusion; since what's currently on the map is no longer relevant.
- iii) Responding to the question "What's another year?" It's up to the group to consider.
- iv) Regarding the question on permitted uses, Mellgren was told not to provide information regarding regulations; since nothing has been worked through with the planning staff.
- v) Input for industry experts; the response was that it was a regulatory discussion and will be addressed with planning staff. That information will be posted and made available online.
- vi) Regarding the loss of height, Ms. Jefferson's response was that there is currently no proposal to reduce height; however, for those buildings 5-stories or higher developers will be asked to provide 71/2% of public open space, which should have benches, lighting, dog stations, and a water feature which would benefit the community and add value to the area
- vii) Regarding the question on how are "they" going to put commercial properties on 13<sup>th</sup> Street, the audience was told that currently there are commercial properties on 13<sup>th</sup> Street.

In closing, Ms. Michele Mellgren, of the Mellgren Group addressed the board and audience telling them that they've heard the recommendations from the residents, that they are not hard and fast

recommendations; it will a collaborative effort that will include the planning staff aso saying that there might be the need to scale back; and hopefully to bring forth a solution that will be a win win for everyone. They will review the input from tonight's meeting and refine the process and come back to the board.

Chair Greenbaum asked about the land use amendment and the time it takes; from her experience she feels that the land use plan amendment is not necessary.

CRA Manager Don Morris asked the board to consider cancelling the October 3<sup>rd</sup> meeting. Motion made by vice chair Antonelli, seconded by member Thrower to cancel the October 3, 2018 meeting. Motion passed unanimously.

**Motion** made by member Thrower, seconded by member Laxmi to have only one item on the agenda, "The Proposed Rezoning Presentation" on the November 7<sup>th</sup> 2018, agenda. In a voice vote **motion** passed unanimously.

#### **V. Communications to City Commission**

There was none

#### **VI. Adjournment**

**Motion** to adjourn the meeting was made by member Laxmi, seconded by the board.

There being no further business, the meeting was adjourned at 8:03 p.m.