

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

REGULAR MEETING

WEDNESDAY, January 10, 2024

3:30 P.M.

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

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| I. | The Pledge of Allegiance | Ray Thrower
Chair |
| II. | Call to Order & Determination of Quorum | |
| III. | Introduction of Board Members | Ray Thrower
Chair |
| IV. | Approval of Regular Meeting Minutes
December 6, 2023 | Ray Thrower
Chair |
| V. | Programs and Project Updates
1) Commercial Incentive Program
2) Façade and Landscape Program
3) NE 4 th Avenue Improvement Project
4) Rezoning Project
5) Road Closure Lights Installation Project | Cija Omengabar
CRA Planner |
| VI. | Communication to City Commission | Ray Thrower
Chair |
| VII. | Old/New Business
• February 7 Agenda Recommendations
1. Rezoning Alternate Proposal Presentation
• Miscellaneous | Board Members |
| VIII. | Adjournment | Ray Thrower
Chair |

THE NEXT CCRAB REGULAR MEETING WILL BE HELD ON WEDNESDAY – February 7, 2024

Ordinance No. C-13-08 purpose and duties of the board: (a) to review the Plan for the Central City CRA and recommend any changes to the plan; (b) to make recommendations regarding the exercise of the City Commission's powers as a community redevelopment agency in order to implement the Plan and carry out and effectuate the purposes and provisions of Community redevelopment Act in the Central City CRA; (c) to receive input from members of the public interested in redevelopment of the Central City CRA and to report such information to the City Commission sitting as the Community Redevelopment Agency.

Note: Two or more Fort Lauderdale City Commissioners or Members of City of Fort Lauderdale Advisory Board may be in attendance at this meeting.

Note: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Anyone needing auxiliary services to assist in participation at the meeting should contact the City Clerk at (954) 828-5002, two days prior to the meeting.

Note: Advisory Board members are required to disclose any conflict of interest that may exist with any agenda item prior to the item being discussed.

Note: If you desire auxiliary services to assist in viewing or hearing the meeting or reading agendas or minutes for the meetings, please contact the City Clerk's Office at 954-828-5002 and arrangements will be made to provide these services.

I. The Pledge of Allegiance

**Ray Thrower
Chair**

II. Call to Order & Determination of Quorum

III. Introduction of Board Members

**IV. Approval of Regular Meeting Minutes
December 6, 2023**



CITY OF FORT LAUDERDALE

DRAFT
REGULAR MEETING MINUTES
CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD
WEDNESDAY, DECEMBER 6, 2023 – 3:30 PM
CRA OFFICE - 2nd FLOOR CONFERENCE ROOM
914 SISTRUNK BOULEVARD
FORT LAUDERDALE, FL 33311

Board Members	Present/Absent	Cumulative Attendance	
		September 2023-August 2024	
		Present	Absent
Ray Thrower, Chair	P	4	0
Edward Catalano	P	4	0
Linda Fleischman	P	4	0
Justin Greenbaum	P	4	0
Jason Hoffman	A	1	3
Guy Kempe	P	1	0
Christina Robinson, Vice Chair [arrived 3:53]	P	4	0
Carlton Smith	P	3	0
Nikola Stan	P	4	0

Staff:

Clarance Woods, CRA Manager
Cija Omengebar, CRA Planner/Liaison
Anthony Fajardo, Assistant City Manager
Tania Bailey-Watson, CRA Senior Administrative Assistant
Vanessa Martin, CRA Business Manager
Michael Ferrera, Urban Planner II
Lorraine Tappen, Principle Urban Planner
Carla Blair, Prototype Inc. Recording Secretary

Others:

Ross Parker, Central City Alliance
Marie McKinley, Central City Alliance
Hunter Dawkins, 4 Rivers Property Group
Josh Horning, Kimley Horn and Associates
Randall Klett

Communication to the City Commission:

None

I. Pledge of Allegiance

Board members recited the pledge of allegiance.

II. Call to Order & Determination of Quorum

Chair Thrower called the meeting to order at 3:32 p.m. Roll was called, and it was noted that a quorum was present.

III. Introduction of Board Members and Staff

Board members and staff introduced themselves. Chair Thrower acknowledged new Board member Guy Kempe.

IV. Approval of Meeting Minutes

- Regular Meeting: November 1, 2023

Chair Thrower requested a change to the staff in attendance.

Motion by Mr. Catalano, seconded by Mr. Greenbaum to approve the minutes of the November 1, 2023 meeting as amended. In a voice vote, motion passed unanimously.

V. Informative Presentation

1001 NE 13 Street and 1400 Progresso Drive

DRC Case #S23050 – 4 Rivers Self Storage

Hunter Dawkins, 4 Rivers Property Group and Joshua Horning, Kimley-Horn and Associates

Mr. Horning and Mr. Dawkins provided a Power Point presentation, a copy of which is attached to these minutes for the public record.

Public Input

Ross Parker, Central City Alliance, said they had spent years cleaning up 13th Street and making it a walking street and art district. He did not want this to become a “warehouse” neighborhood. He had put in a proposal for a beautiful building with four retail frontages that would include a gallery, offices and art storage. He said his biggest concern was whether the 4 Rivers proposal would help the neighborhood.

Marie McKinley, Central City Alliance, said she and Mr. Parker did not support this project.

Mr. Dawkins said the rear of the property would be gated and available from approximately between 7 and 8 AM until between 6 and 7 PM. The residential units were all secure. The site would be remotely monitored by a third party 24 hours per day. Mr. Dawkins later described the response to an after-hours trespasser, which included alerting the police to remove the trespasser. He said their smallest unit was 25 square feet and cost \$100 per month. He noted there was someone responsible to check people in and out. He stated this was not the type of facility that stored entire households.

Chair Thrower referred to a letter from the Middle River Terrace Neighborhood Association detailing their concerns and stating their objection to the project.

Mr. Stan asked if the developer was open to suggestions from the neighborhood for elements to include per its vision for the street and Mr. Dawkins said they would love to

have it on the triangle but any changes to the façade would need to be approved by the City. He informed the Board that they had selected this location based on demand and the zoning.

Mr. Smith discussed the shadow issue the building would present for neighbors. He said he opposed this as a neighbor, but he could not see this developed as much else, since the site was adjacent to a railroad track. He said the neighborhood needed to take advantage of this to build what they wanted there. Mr. Smith suggested 24-hour in-person security for the site and Mr. Dawkins said they could look into that.

Mr. Fajardo said even as a park, it would still be private property, which could have much stricter control than City park property. Mr. Dawkins stated they would be willing to sell the triangular piece to the CRA. Ms. Fleischman supported using the triangle for greenspace. Mr. Fajardo said this was zoned B-2, which allowed the storage, as well as cafes and restaurants.

Mr. Dawkins said the accessible parking spaces for the storage unit could be used by the triangle after business hours. Mr. Kempe suggested the row of trees along the front elevation could be changed to a sidewalk and they could put a series of storefronts along that façade to create an activity zone in the community.

Ms. Robinson wanted to ensure that the building's aesthetic was in line with the neighborhood's vision. Mr. Dawkins said they were very open to variations. Mr. Horning described the fencing along the west and south sides of the property; the building would act as a wall on the east and north sides of the property.

Mr. Stan asked about water retention on the site and Mr. Horning pointed out the retention/swale areas. Broward County now required sites to meet future stormwater demands.

Mr. Dawkins said most jobs would be temporary during construction and there would be two employees for the storage facility. He stated the cleaning crew was separate, not employees. The on-site manager would be responsible for trash outside. There would be a dumpster available for customers. Mr. Fajardo noted that Code Enforcement was very proactive regarding trash on properties.

Mr. Klett noted that this development was permitted in this zoning. He said if the City and the Board had acted regarding rezoning 10 years ago, this would not be happening: "You'd have zoning that you want and you'd have businesses and facilities that you want." He said a lack of holding the City Commission and staff's feet to the fire had allowed this to happen. He asked the Board to ensure that they would get what they wanted with the zoning plans.

Mr. Fajardo stated this was currently a staff-level site plan level 2 approval. Conversations regarding greenspace and a passive park could not be incorporated by staff. He said the CRA should discuss the options and paths forward for the greenspace and return to the

Board with those options. Mr. Woods said the developer could create the passive park and give the CRA right of first refusal to purchase it if the property was sold. Mr. Dawkins said they were open to this. Chair Thrower said there was support for neighborhood-compatible use for the triangle.

Mr. Dawkins said he would return to the Board to discuss options for the East and South exposures.

Michael Ferrera, Urban Planner II, planner for this case, said they needed details regarding the passive park.

VI. Program and Project Status Updates

4. Rezoning Project

Ms. Omengebar said two letters had been received regarding the rezoning. One was from Lakeridge/Poinciana Heights Civic Association and the second was from the Central City Alliance.

Mr. Fajardo provided an update on the rezoning. He had gone through the input with the consultant and focused on NE 4th Ave. and 13th Street as an area for more intensive, taller buildings. They had considered a height limit of 110 feet. The intent was to ensure the density was where the neighborhood wanted it. They wanted to encourage active ground-floor uses; ground-floor residential should be individual walk-up units and ground floor commercial must be individual bays. There would also be minimum requirements for glazing. They were considering deep parking reductions with square footage discounts to encourage pedestrians. For the other areas, they were considering lower-scale mixed use or single use, with active ground-floor uses. Areas along Sunrise Boulevard would remain the same. He noted that projects on Sunrise that required additional depth could request a rezoning to allow them that depth. There would also be requirements in the code for transition areas. The intent was to address concerns from the neighborhood and Mr. Fajardo said they were still open to further input. He said moving forward with the rezoning was the better course of action and they could tweak things in the future. He hoped to get this before approving bodies in the first quarter of 2024.

Chair Thrower wanted to ensure the zoning extended to NW 11th Street, one block north of Sunrise Boulevard. Mr. Greenbaum said there was consensus regarding this. He stated there were several properties along Sunrise that were not developed due to the current zoning. Mr. Fajardo said transition areas would also be protected.

Ms. Omengebar explained that once the rezoning was done, they could use it as a basis to hire someone to draft the Land Use Plan amendment, which could take up to two years.

Mr. Fajardo agreed to ask the consultant for the updated report prior to the Board's next meeting.

1. Commercial Incentives Program

Ms. Omengebar said she had informed H.O.M.E.S. Inc. that they were not eligible for funding for their renovation project because the City was prohibited from funding non-profits that provided socially beneficial programs.

Ms. Omengebar had received an application from 920 NE 13th Street, who were planning to add four bays. The Board would hear their presentation in the future.

Ms. Omengebar had sent letters to all businesses along NE 13th Street, NE 4th Avenue and Sunrise Boulevard and she had met with 10 property representatives interested in funding.

2. Façade and Landscape Program

Ms. Omengebar said she had put in a request for new signs and she should receive them the following week. She had three applications. One was awaiting pre-inspection and two needed to supply contractor quotes.

3. NE 4th Avenue Streetscape Improvement Project

Ms. Omengebar said they were still working on the east side of the road. Mr. Klett said they had been promised it would be completed by the end of the year.

5. Road Closure Lights Installation Project

Ms. Omengebar said they were still working on moving the funds.

VII. Communication to City Commission

None

VIII. Old/New Business

- October 6, 2023 Lake Ridge and Poinsettia Heights Letter
- October 23, 2023 Central City Alliance Letter
- October 9, 2023 Communication to City Commission Status

Mr. Fajardo said the City Attorney's office was putting something together. He said they must have a firm set of guidelines they were just about to execute when requesting a Zoning in Progress. Ms. Omengebar agreed to provide updates.

- January 3rd Reschedule and Agenda Recommendations

Motion made by Ms. Robinson, seconded by Mr. Catalano to move the Board's next meeting to January 10. In a voice vote, motion passed unanimously.

- Miscellaneous

None

IX. Adjournment

There being no further business, the meeting was adjourned at 5:20 p.m.

The next meeting will be held on January 10, 2024.

V. Programs and Project Updates

**Cija Omengebar
CRA Planner**

- 1) Commercial Incentive Program**
- 2) Façade and Landscape Program**
- 3) NE 4th Avenue Improvement Project**
- 4) Rezoning Project**
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VI. Communication to City Commission

**Ray Thrower
Chair**

VII. Old/New Business

Board Members

- **February 7 Agenda Recommendations**
 1. **Rezoning Alternate Proposal Presentation**
- **Miscellaneous**

VIII. Adjournment

**Ray Thrower
Chair**