

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

REGULAR MEETING

DATE: WEDNESDAY, May 1, 2024

TIME: 6:00 P.M

**LOCATION: HOLIDAY PARK SOCIAL CENTER
1150 G. HAROLD MARTIN DRIVE, FORT LAUDERDALE, FL 33304**

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| I. | The Pledge of Allegiance | Troy Liggett
Chair |
| II. | Call to Order & Determination of Quorum | Troy Liggett
Chair |
| III. | Approval of Minutes
April 3, 2024 Regular Meeting | Troy Liggett
Chair |
| IV. | Chair and Board Member Introductions | Board Members |
| V. | CC-MU Rezoning Discussion and Recommendation <ul style="list-style-type: none">• Proposed Permitted Uses:• Parking Requirements• Setback and Step Back Provisions | Karlanne Devonish
Principal Urban Planner
Development Services
Department |
| VI. | Program and Project Updates <ol style="list-style-type: none">1) Land Use Plan Amendment2) Streetscape Design Project3) Road Closure Lights Installation Project4) NE 4th Ave Complete Street Project5) NE 12th Street Paving Project6) Commercial Incentive Programs7) Façade and Landscape Program | Cija Omengabar
CRA Planner |
| VII. | Old/New Business <ul style="list-style-type: none">• Miscellaneous• June Agenda Recommended Items<ol style="list-style-type: none">1. Proposed CC_MU Ordinance Presentation | Cija Omengabar
CRA Planner |
| VIII. | Communication to City Commission | Troy Liggett
Chair |
| IX. | Adjournment | Troy Liggett
Chair |

THE NEXT CCRAB REGULAR MEETING WILL BE HELD ON WEDNESDAY – June 5, 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

**Troy Liggett
Chair**

*"I pledge allegiance,
to the flag, of the United States of America,
and to the republic, for which it stands, one nation,
under God, indivisible with liberty and justice for all."*

II. Call to Order & Determination of Quorum

**Troy Liggett
Chair**

**III. Approval of Minutes
April 3, 2024 Regular Meeting**

**Troy Liggett
Chair**



CITY OF FORT LAUDERDALE

DRAFT
REGULAR MEETING MINUTES
CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD
WEDNESDAY, APRIL 3, 2024 – 3:30 PM
CRA OFFICE, 2ND FLOOR CONFERENCE ROOM
914 NW 6 STREET, SUITE 200, FORT LAUDERDALE, FL
33311

Board Members	Present/Absent	Cumulative Attendance	
		September 2023-August 2024	
		Present	Absent
Troy Liggett, Chair	P	3	0
Carlton Smith, Vice Chair	P	7	0
Edward Catalano	P	8	0
Linda Fleischman	P	8	0
Justin Greenbaum (until 4:33pm)	P	8	0
Christina Robinson (until 4:55pm)	P	7	1
Nikola Stan	P	8	0
Bobby Tinoco	P	1	0

Staff:

Cija Omengabar, CRA Planner/Liaison
Clarence Woods, CRA Manager
Tania Bailey-Watson, CRA Senior Administrative Assistant
Adam Schnell, Urban Planner III

Others:

Antoinette Wright, SMRCA
Patrick Ceres, Lion Point Engineering
Stacey Smith
Marie McGinley, Central City Alliance
Randall Klett, MRTNA
Karen Cruitt, Recording Secretary, Prototype Inc.

Communication to the City Commission:

MOTION made by Mr. Catalano, seconded by Mr. Smith, to inform the City Commission that the Advisory Board has worked with the neighborhoods to receive input and then considered how they would like the Commission to return funds: \$941,000 to Incentives and \$1.3 million to the Capital Improvements Project. In a voice vote, motion **passed 6-0** with Ms. Robinson and Mr. Greenbaum having left the meeting.

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 3:33 p.m. Roll was called, and it was noted that a quorum was present.

III. Approval of Meeting Minutes

- February 22, 2024 Special Workshop
- March 6, 2024 Regular Meeting

Motion by Mr. Catalano, seconded by Mr. Stan to approve the minutes of the February 22, 2024 Special Workshop. In a voice vote, motion passed unanimously.

Motion by Mr. Catalano, seconded by Mr. Greenbaum to approve the minutes of the March 6, 2024 regular meeting. In a voice vote, motion passed unanimously.

IV. Chair and Board Member Reports

Board members introduced themselves.

Mr. Smith stated the Archways building had been painted and they were adding a mural.

Chair Liggett made sure everyone had a copy of the CRA's annual report and said this may give them ideas of things to pursue in the Central City CRA. Mr. Liggett said there was a City-owned lot on the 1200 block of NE 5th Avenue that the neighborhood had considered for a park but nothing had come of it, adding it was also discussed at this Board at the time and he wanted to discuss possible development for the lot on a future agenda. Mr. Woods recalled the idea of having a park was not consistent with what everyone wanted to see and the idea was to put it out where the adjacent property could potentially buy it from the CRA or the City to do some sort of development. Ms. Omengabar added the CCRAB had recommended holding off on any decision until the rezoning was done. Mr. Greenbaum confirmed he thought it made sense for the rezoning to be done before doing anything. He said if CRA could acquire the lot to the east and make a pedestrian pathway to make connectivity better. Chair Liggett asked if the City could convey it to the CRA. Mr. Woods said the City could transfer it to the CRA, adding it would better if there was some sort of development because it would go on the tax roll. Mr. Liggett asked to have it looked at and brought back with a plan. Mr. Greenbaum said the land next to this was vacant and ideally once the rezoning happened, something substantial would happen in that area depending on what was allowed.

Chair Liggett recalled a discussion regarding conflicts of interest and the Board's packets included input from the Assistant City Attorney regarding what constituted a conflict. He also described the rules for people who were members of more than one neighborhood association. Ms. Robinson said she had brought up the conflict issue because members of the Central City Alliance [CCA], of which Chair Liggett was a member, could apply for commercial grants for their businesses worth hundreds of thousands of dollars, and Chair Liggett could be in a position on this Board to approve the grants from the CRA. This was why she did not feel comfortable attending the CCA meetings anymore. She thought if she were a member of the CCA board, she should recuse herself from any grant vote on the CCRAB that benefitted the CCA. Chair Liggett said the City Attorney had explained clearly what constituted a conflict and he did not have any of those. Mr. Smith thought this was an appropriate time to discuss this, since it had not actually occurred yet.

V. Live Local & Affordable Housing Discussion

Adam Schnell, Urban Planner III, Urban Design & Development

Mr. Schnell gave a Power Point presentation, a copy of which is attached to these minutes for the public record.

Mr. Greenbaum said he did not want to see all large-scale developments in the area be Live Local units; he felt there should be a mix of market rate and workforce housing. Mr. Woods noted that “market rate” was different in different areas. Mr. Schnell stated there had been inquiries but no plans for Live Local development in the CRA. Mr. Schnell said every jurisdiction made its own determination regarding “affordable” housing. The income level for Live Local housing was 120% of Median Family Income or lower. Antoinette Wright, SMRCA, noted that Live Local required 40% of the units to be available at 120% and asked if it assumed the other 60% would be market rate. Mr. Schnell said they could always provide additional affordable units but were only required to make 40% of the units affordable.

Mr. Klett asked what rents would be, based on the 120% and Mr. Schnell said at 120% a studio would rent for \$2,000 per month, a one-bedroom for \$2,160, a two-bedroom for \$2,592 and a three-bedroom for \$2,995.

Mr. Greenbaum asked if, because Live Local properties’ taxes were abated, the CRA would get no TIFF funds. Mr. Woods stated he was not sure and neither was anyone else right now. He said the TIFF was based on property tax increases from a base year. He noted that tax abatement was a rebate; the taxes must be paid first, so the owners would not be rebated for the TIFF portion.

Mr. Schnell stated other local requirements, such as setbacks, could be enforced with Live Local development.

VI. Capital Improvement Project Discussion

Ms. Omengebar gave a Power Point presentation, a copy of which is attached to these minutes for the public record.

Ms. Omengebar said they were in the process of identifying the CRA’s capital improvement funds. Chair Liggett said they had \$2.3 million left over from prior years and needed to determine how much to dedicate to business incentives and how much to use for capital projects, while considering future planning.

Board members discussed Option 1 and Option 2. Ms. Omengebar confirmed this was for streetscapes, which included furniture, sidewalks, lighting and landscaping. Marie McGinley, CCA, asked if this would include storm drains and Mr. Woods said if there were no storm drains, the road could be improved with storm drainage.

Motion made by Mr. Smith, seconded by Mr. Catalano, to adopt Option 2 for our streetscape design standards to procure what we need to proceed. Motion passed unanimously.

VII. Redevelopment Plan Amendment Discussion

Mr. Woods stated their current plan was good enough until they had the vision for where they wanted to go with the new land use amendment. Mr. Klett said doing more than one thing at the same time would just delay everything. He pointed out that lots on the east side of NE 4th Avenue between 12th Street and 13th Street were not large enough to redevelop. If they changed the underlying land use to add 5th Avenue this would be big enough to redevelop. One redevelopment project could add \$40 million in tax increments, providing the CRA funding to work with.

VIII. Programs and Project Updates

1) Commercial Incentive Program

Ms. Omengebar stated there was still one project pending. Chair Liggett said only two incentives have ever been granted. One had been turned down because the developer thought it was too much trouble. The other applicant was made to pay most of it back because she had sold the property. Chair Liggett wanted the Board to discuss the program requirements to encourage more applicants. Mr. Woods said there had not been much money in the redevelopment trust fund for 12 years; last year they had received their first million dollars.

Ms. Omengebar agreed to provide data on residential applications. Mr. Woods agreed to provide the last five years of the Central City CRA budget.

2) Façade and Landscape Program

Ms. Omengebar said she had two interested parties.

3) NE 4th Avenue Improvement Project

Ms. Omengebar had provided the project manager's report to Board members. She said they had started work on the west side and they wanted to complete the work by June. Chair Liggett had spoken about this project with Ben Rogers, Director of Transportation and Mobility, and Director Rogers promised the project would be substantially completed by June 1, 2024.

4) Rezoning Project

Ms. Omengebar said staff was working on it and she planned to put something out this month. She would be setting up neighborhood association meetings as soon as possible.

5) Road Closure Lights Installation Project

Ms. Omengebar said they were only waiting for FPL.

IX. Old/New Business

• Miscellaneous

Chair Liggett said the beacon at the 13th Street circle needed \$20,000 - \$30,000 in repairs. The CCA wanted to hire consultants to prepare a repair plan and they wanted the CRA to provide the money for the repairs. Ms. McGinley argued that the beacon was an iconic piece of sculpture in the City and they should repair it. She remarked that they did not

really know who owned it. The roundabout was City property and the City allowed the beacon to be installed. Ms. McGinley said they were hoping for a grant to cover repairs. She said the CCA did not want to put out the money for the consultants to determine a repair plan without a plan for funding the repairs. Mr. Woods said if the expense did not exceed \$100,000, it could potentially be a call up to the CRA Board and suggested Ms. McGinley provide a proposal. Chair Liggett asked if it needed a motion. Mr. Woods suggested it can be brought back for discussion.

- May Agenda Recommendations
 - a. Rezoning Proposal Permitted Uses Presentation

Chair Liggett wanted to add parking requirements and setbacks to the rezoning discussion.

Chair Liggett asked what they could do to encourage hiring someone to assist Ms. Omengabar. Mr. Woods agreed to find out.

X. Communication to City Commission

Chair Liggett wanted to communicate to the City Commission the amounts they had arrived at during the workshop.

MOTION made by Mr. Catalano, seconded by Mr. Smith, to inform the City Commission that the Advisory Board has worked with the neighborhoods to receive input and then considered how they would like the Commission to return funds: \$941,000 to Incentives and \$1.3 million to the Capital Improvements Project. In a voice vote, motion **passed 6-0** with Ms. Robinson and Mr. Greenbaum having left the meeting.

XI. Adjournment

There being no further business, the meeting was adjourned at 5:38 p.m.

The next meeting will be held on May 1, 2024.

IV. Chair and Board Member Introductions

Board Members

- V. CC-MU Rezoning Proposal Discussion: Karlanne Devonish**
- **Proposed Permitted Uses** **Principal Urban Planner**
 - **Parking Requirements** **Development Services**
 - **Setback and Step Back Provisions** **Department**

**CENTRAL CITY REZONING
USE COMPARISON TABLE**

Use Type	Proposed Zoning Districts			Existing Zoning Districts					
	CC-CMU (Sunrise Blvd)	CC-GMU (4 th Ave)	CC-NMU (13 th St)	CB	B-1	B-2	B-3	RMM- 25	RD- 15
Central City-Corridor Mixed Use (CC-CMU) – Sunrise Boulevard									
Central City -General Mixed Use (CC-GMU) – 4 th Avenue									
Central City-Neighborhood Mix Use (CC-NMU) – 13 th Street									
Key:									
P – Permitted									
C- Conditional									
Automotive									
Automotive Detailing and Alarm Systems.	P					P	P		
Automotive Parts & Supplies Store	P	P		P	P	P			
Automotive Parts & Supplies Store, including installation in wholly enclosed buildings, permitting wholesale sales.	P					P	P		
Automotive Repair Shop, including minor repair, see Section 47-18.4	P				P	P	P		
Automotive Repair Shop, including major repair, see Section 47-18.4.	P					P	P		
Automotive Sales, Rental, new vehicles, see Section 47-18.3.					P	P	P		
Automotive Sales, Rental, new or used vehicles, see Section 47-18.3.	P					P	P		
Automotive Service Station, see Section 47-18.5.	P	P	P	P	P	P	P		
Car Wash, automatic, see Section 47-18.7.	C					P	P		
Car wash, outdoor Hand-Wash	C					C	C		

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Motorcycle/Moped Sale.	P	C	C			P	P		
Recreation Camper and Trailers, Sales and Rental, new or used, wholesale sales permitted, see Section 47-18.27.						P	P		
Taxi Lot/Operations.						P	P		
Tire sales, including Retreading and Service, wholesale sales permitted.	P				P	P	P		
Boats, Watercraft and Marinas									
* Permitted only when contiguous to or separated by no more than a 60-foot public right-of-way from a railroad right-of-way in the CC-GMU and CC-NMU									
Marine Parts and Supplies Store	P	P		P	P	P	P		
Sailmaking	P	P	*P		P	P	P		
Watercraft Repair, major repair, see Section 47-18.37						P	P		
Watercraft Repair, minor repair, see Section 47-18.37					P	P	P		
Watercraft Sales and Rental, new or used, see Section 47-18.36					P	C	C		
Watercraft Sales and Rental, new or used, on a waterway see Section 47-18.36					C				
Charter and Sightseeing Boat, see Section 47-23.8					C	C	C		
Hotel Marina, See Section 47-23.8					C	C	C		
Marina, see Section 47-23.8				C	C	C	C		
Marine Service Station, see Section 47-18.20					C	C	C		

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Shipyard, see Section 47-23.8							C		
Child Day Care Facilities									
Child Daycare Facilities, see Section 47-18.42	C	C	C	C	C	C	C	C	
Child Day Care Facilities, Corporate/Employee Sponsors, see Section 47-18.8.							P		
Family Daycare Home, see Section 47-18.8								P	P
Commercial Recreation									
Billiard Parlor	P	P	P	P	P	P	P		
Bingo Hall	P	P	P		P	P	P		
Bowling Alley	P				P	P	P		
Indoor Motion Picture Theater	P				P	P	P		
Indoor Motion Picture Theater, less than Five Screens			P	P					
Performing Arts Theater	P				P	P	P		
Performing Arts Theater, less than 300 seats	P	P	P	P					
Indoor Firearms Range, see Section 47-18.18	C				C	C	C		
Golf Course, Gold Range	C				C	C			
Miniature golf	C				C	C			
Food and Beverage Service									

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Bakery Store	P	P	P	P	P	P	P		
Bar, Cocktail Lounge, Nightclub	P	C	C	P	P	P	P		
Cafeteria	P	P	P	P	P	P	P		
Candy, Nuts Store	P	P	P	P	P	P	P		
Catering Operation	P						P		
Convenience Kiosk, see Section 47-18.43	P			P	P	P	P		
Convenience Store, see Section 47-18.43	P			P	P	P	P		
Convenience Store, Multi-Purpose, see Section 47-18.43	P			P	P	P	P		
Delicatessen	P	P	P	P	P	P	P		
Food and Beverage, (Drive-Thru only in CC-CMU) and Carryout	P	P	P	P	P	P	P		
Fruit and Produce Store	P	P	P	P	P	P	P		
Grocery/Food Store	P	P	P	P	P	P	P		
Ice Cream/Yogurt Store	P	P	P	P	P	P	P		
Liquor Store, see Section 47-18.43	P	P	P	P	P	P	P		
Meat and Poultry Store	P	P	P	P	P	P	P		
Microbrewery/Micro Distillery									
Package Liquor Store, see Section 47-18.43				P	P	P	P		

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Restaurant	P	P	P	P	P	P	P		
Seafood Store	P	P	P	P	P	P	P		
Supermarket	P	P	P	P	P	P	P		
Light Industrial									
* Permitted only when contiguous to or separated by no more than a 60-foot public right-of-way from a railroad right-of-way in CC-NMU									
Apparel, Textile, Canvas and related uses			*P				P		
Contractor's yards							P		
Processing and assembly of previously prepared materials			*P				P		
Lodging									
Bed and Breakfast Dwelling, see Section 47-18.6	P	P	P	P	P		P	C	
Hotel, see Section 47-18.16	P	P	P	P	P	P	P	C	
Mixed Use Development									
Mixed-Use Development	P	P	P	C	C	C		C	
Public Purpose Use									
* Permitted only when contiguous to or separated by no more than a 60-foot public right-of-way from a railroad right-of-way in CC-NMU									
Active and Passive Park, see Section 47-18.44	P	P	P	P	P	P	P	P	P
Addiction Treatment Center, see Section 47-18.31	C	C	C				C		
Bus Terminal, Railroad Station, Transportation Terminal	P		*P			P	P		
Civic and Private Club Facility	P	P	P	P	P	P	P		
Communication Towers, Structures, and Stations, see Section 47-18.11	C	C	C				C		

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Food Distribution Center, see Section 47-18.31	C	C	C			C			
Government Administration	P	P	P	P	P	P	P		
Hospital				C	P	P	P		
House of Worship	P	P	P	P	P	P		C	
Library	P	P	P	P	P				
Museum	P	P	P	P	P	P			
Police and Fire Substation	P	P	P	P	P	P	P		
Post Office Substation	P	P	P	P	P	P	P		
Public/Private Recreation	P	P	P	P	P	P	P		
Radio Broadcast Facility, Production Facility, Radio, Television and Motion Picture Production	C	C				C	C		
School, including trade/business school	P	P		P	P	P		C	
Social Service Facility, see Section 47-18.31	C	C	C	C	C	C	C	P	P
Social Service Facility-General see Section 47-18.31	C	C	C				C		
Social Service Residential Facility, see Section 47-18.32	C	C	C	C	C	C			
Social Service Residential Facility, Level I, see Section 47-18.32			P						P
Social Service Residential Facility, Level II, see Section 47-18.32			C					C	

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Residential									
Single Family		P	P					P	P
Single Family Dwelling, Attached: Cluster, see Section 47-18.9		P	P					P	C
Single Family Dwelling, Attached: Duplex/Two (2) Family Dwelling, see Section 47-18.45		P	P					P	P
Single Family Dwelling, Attached: Townhouses, see Section 47-18.33		P	P					P	
Single Family Dwelling Zero-lot-line, see Section 47-18.38		P	P					P	P
Multifamily Use	P	P	P					P	
Multi-family Dwelling: Coach Homes	P	P	P					P	
Community Residence, 3 residents maximum, see Section 47-18.47								P	P
Community Residence, 4 to 10 residents: 1,000 distance separation								P	
Community Residence, 4 to 10 residents, less than 1,000' distance separation. See Sec. 47-18.47.								C	C
Community Residence, more than 10 residents/Community Residence, no license or certification available. See Sec. 47-18.47.								C	C
Retail									
Antiques Store	P	P	P	P	P	P			
Apparel/Clothing, Accessories Store	P	P	P	P	P	P			

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	CC-CMU (Sunrise Blvd)	CC-GMU (4 th Ave)	CC-NMU (13 th St)	CB	B-1	B-2	B-3	RMM- 25	RD- 15
Art & Crafts Supplies Store	P	P	P	P	P	P	P		
Arts Gallery, Art Studio	P	P	P	P	P	P	P		
Bait and Tackle Store	P	P	P	P	P	P	P		
Bicycle Shop	P	P	P	P	P	P	P		
Book Store	P	P	P	P	P	P	P		
Camera, Photographic Supplies Store	P	P	P	P	P	P	P		
Card & Stationery Store	P	P	P	P	P	P	P		
Cigar, Tobacco Store	P	P	P	P	P	P	P		
Computer/Software Store	P	P	P	P	P	P	P		
Consignment, Thrift Store	P	P	P	P	P	P	P		
Cosmetics, Sundries Store	P	P	P	P	P	P	P		
Department Store	P	P		P	P	P	P		
Fabric, Needlework, Yarn Shop	P	P	P	P	P	P	P		
Firearms Store	P					P	P		
Flooring Store	P	P	P	P	P	P	P		

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Florist Shop	P	P	P	P	P	P	P		
Furniture Store	P	P	P	P	P	P	P		
Gifts, Novelties, Souvenirs Store	P	P	P	P	P	P	P		
Glassware, China, Pottery Store	P	P	P	P	P	P	P		
Hardware	P	P		P	P	P	P		
Hobby Items, Toys, Games Store	P	P	P	P	P	P	P		
Holiday Merchandise, Outdoor Sales, see Section 47-18.15	P	P	P	P	P	P	P		
Home Improvement Center	P	P			P	P	P		
Household Appliances Store	P	P	P	P	P	P	P		
Jewelry Store	P	P	P	P	P	P	P		
Lawn and Garden Center, Outdoor Display	P	P		P	P	P			
Linen, Bath, Bedding Store	P	P	P	P	P	P			
Luggage, Handbags, Leather Goods Store	P	P	P	P	P	P			
Lumber Yards, see Outdoor Storage of goods and materials, Section 47-19.9							P		

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Medical Supplies Sales	P	P	P	P	P	P	P		
Mobile Vendor, see Section 47-18.22	P	P	P			P	P		
Music, Musical Instruments Store	P	P	P	P	P	P	P		
Newspapers, Magazines Store	P	P	P	P	P	P	P		
Nursery, Plants, Flowers	P	P	P			P	P		
Office Supplies, Office Equipment	P	P	P	P	P	P	P		
Optical Store	P	P	P	P	P	P	P		
Pain Management Clinic							C		
Paint, Wallpaper Store	P	P	P	P	P	P	P		
Party Supply Store	P	P	P	P	P	P	P		
Pawn Shop	P	P	P			P	P		
Pet Store	P	P	P	P	P	P	P		
Pharmacy	P	P	P	P	P	P	P		
Security Systems				P					

**CENTRAL CITY REZONING
USE COMPARISON TABLE**

Use Type	Proposed Zoning Districts			Existing Zoning Districts					
	CC-CMU (Sunrise Blvd)	CC-GMU (4 th Ave)	CC-NMU (13 th St)	CB	B-1	B-2	B-3	RMM- 25	RD- 15
Shoe Store	P	P	P	P	P	P	P		
Shopping Center	P	P	P	P					
Sporting Goods Store	P	P	P	P	P	P	P		
Swimming Pools, Hot Tubs & Spas, supplies and service	P	P	P				P		
Tapes, Videos, Music CD's Store	P	P	P	P	P	P	P		
Services									
Adult Gaming Center, see Section 47-18.42				C	C	C	C		
Auction House	P				P	P	P		
Check Cashing Store	P	P		P	P	P	P		
Contractors yards						P	P		
Copy Center	P	P	P	P	P	P	P		
Dry Cleaner, see Section 47-18.12	P	P	P	P	P	P	P		
Dry Cleaning, Laundering Plant							P		
Equipment Rental							P		

**CENTRAL CITY REZONING
USE COMPARISON TABLE**

Use Type	Proposed Zoning Districts			Existing Zoning Districts					
	CC-CMU (Sunrise Blvd)	CC-GMU (4 th Ave)	CC-NMU (13 th St)	CB	B-1	B-2	B-3	RMM- 25	RD- 15
Film Processing Store	P	P	P	P	P	P	P		
Film Processing Plant, including wholesale sales						P	P		
Financial Institution, including Drive-Thru Banks	P	P	P	P	P	P	P		
Formal Wear, Rental	P	P	P	P	P	P			
Fortune Tellers, Psychic Readers						P	P		
Funeral Home	P	P			P	P	P		
Hair Salon	P	P	P	P	P	P	P		
Health and Fitness Center	P	P	P	P	P	P	P		
Helistop, see Section 47-18.14					C	C			
Instruction: Fine Arts, Sports and Recreation, Dance, Music, Theater	P	P	P	P	P	P	P		
Interior Decorator	P	P	P	P	P	P	P		
Laundromat, see Section 47-18.19	P	P	P	P	P	P			
Mail, Postage, Fax Service	P	P	P	P	P	P	P		
Massage Therapist	P	P	P	P	P	P	P		

**CENTRAL CITY REZONING
USE COMPARISON TABLE**

Use Type	Proposed Zoning Districts			Existing Zoning Districts					
	CC-CMU (Sunrise Blvd)	CC-GMU (4 th Ave)	CC-NMU (13 th St)	CB	B-1	B-2	B-3	RMM- 25	RD- 15
Medical Cannabis Dispensing, see Section 47-18.46					C	C	C		
Medical Clinic	P	P	P	P	P	P	P		
Medical/Dental Office	P	P	P	P	P	P	P		
Mover, Moving Van Service							P		
Nail Salon	P	P	P	P	P	P	P		
Nursing Home, see Section 47-18.23	P	P		C	P	P		C	
Parking Facility, see Section 47-20	P	P	P	P	P	P	P		
Personnel Services	P	P	P	P	P	P	P		
Personnel Services, including Labor Pools							P		
Pest Control	P	P				P	P		
Pet Boarding Facility, Domestic Animals Only	P	P			P	P	P		
Photographic Studio	P	P	P	P	P	P	P		
Professional Office	P	P	P	P	P	P	P		
Publishing	P					P	P		

**CENTRAL CITY REZONING
USE COMPARISON TABLE**

Use Type	Proposed Zoning Districts			Existing Zoning Districts					
	CC-CMU (Sunrise Blvd)	CC-GMU (4 th Ave)	CC-NMU (13 th St)	CB	B-1	B-2	B-3	RMM- 25	RD- 15
Publishing Plant							P		
Security Systems	P	P		P	P	P	P		
Senior Citizen Center, see Section 47-18.30	P	P		P	P	P	P		
Shoe Repair, Shoe Shine	P	P	P	P	P	P	P		
Swimming Pool Supplies and Services	P	P			P	P			
Tailor, Dressmaking Store, Direct to the Customer	P	P	P	P	P	P	P		
Tanning Salon	P	P	P	P	P	P	P		
Tattoo Artist	P	P	P	P	P	P	P		
Taxidermist							P		
Travel Agency	P	P	P	P	P	P	P		
Veterinary Clinic, see Section 47-18.35	P	P	P	P	P	P	P		
Watch and Jewelry Repair	P	P	P	P	P	P	P		
Storage Facilities									
* Permitted only when contiguous to or separated by no more than a 60-foot public right-of-way from a railroad right-of-way in CC-NMU									
Lumber Yards, see Outdoor Storage of goods and materials, Section 47-19.9									

**CENTRAL CITY REZONING
USE COMPARISON TABLE**

Use Type	Proposed Zoning Districts			Existing Zoning Districts					
	CC-CMU (Sunrise Blvd)	CC-GMU (4 th Ave)	CC-NMU (13 th St)	CB	B-1	B-2	B-3	RMM- 25	RD- 15
Self Storage Facility, see Section 47-18.29	C	C	C			P	P		
Storage Yard, except as provided herein									
Warehouse Facility			*P				P		
Accessory Uses, Buildings and Structures (See also Section 47-19)									
Automotive Sales, Used Vehicles, when accessory to a new automotive sales dealer.				P	P				
Accessory Uses to Hotel, see Section 47-19.8	P	P		P	P	P	P		
Catering Services	P	P	P	P	P	P	P		
Child Day Care Facilities, Corporate/Employee Sponsors, see Section 47-18.8	P	P	P	P	P	P	P	P	
Electronic Installation, when accessory to electronic sales	P	P	P		P	P			
Film Processing-when accessory to a permitted use	P			P	P	P	P	C	
Lumber Yards, see Outdoor Storage of goods and materials, Section 47-19.9	P	P							
Outdoor Dining and Sidewalk Cafés, see Section 47-19.9	P	P	P	P	P	P	P		
Outdoor Storage, see Section 47-19.9						P	P		
Video Games Arcade, when accessory to a shopping center	P				P	P	P		

**CENTRAL CITY REZONING
USE COMPARISON TABLE**

Use Type	Proposed Zoning Districts			Existing Zoning Districts					
	CC-CMU (Sunrise Blvd)	CC-GMU (4 th Ave)	CC-NMU (13 th St)	CB	B-1	B-2	B-3	RMM- 25	RD- 15
Outdoor Television and Motion Picture Production when Ancillary to Television and Motion Picture Production.	P					P	P		
Warehouse Facilities							P		
Urban Agriculture									
Urban Agriculture, see Section 47-18.41	P	P	P	P	P	P	P	P	P

VI. Program and Project Updates

**Cija Omengebar
CRA Planner**

1) Land Use Plan Amendment

- Not started, pending rezoning completion

2) Streetscape Design Project

- CAM 24-0406 on May 7th Commission Meeting
- Research/Draft Solicitation – not started

3) Road Closure Lights Installation Project

- Not scheduled – pending FPL status report

4) NE 4th Ave Complete Street Project

- See PM Status Report Letter April 22, 2024

5) NE 12th Street Paving Project

- In progress
- See email from Jill Prizlee

6) Commercial Incentive Programs

- 920 NE 13 St Renovation project under review

7) Façade and Landscape Program

- See program summary report



April 22, 2024

Ms. Cija Omengebar, FRA-RP
CRA Planner
City of Fort Lauderdale
Community Redevelopment Agency
914 Sistrunk Boulevard, Suite 200
Fort Lauderdale Florida, 33311

Contract No.: 12557
RE: NE 4th Avenue Complete Streets Project Construction Update

Dear Ms. Omengebar,

The NE 4th Avenue Complete Streets project between Sunrise and NE 13th Street is still in progress. We are currently 85% done with the project.

East Side of NE 4th Avenue

The concrete for the sidewalk is completed. The major items of work on the east side (landscaping & installation of trees) are done. The east side took longer to finish due to the many businesses located on that side and the constant need for coordination with the owners and contractor before construction activities near their driveway. This was necessary, in order not to disrupt their business operation.

West Side of NE 4th Avenue

West side sidewalk has been demolished, per plan. Irrigation and electrical (lighting) conduit line are installed. 1" water meter is installed. Backflow installation, irrigation line pressure test and irrigation lateral test are all done. Pressure test and lateral line test were completed this morning. Irrigation contractor will start installing drips for the established trees and proposed trees starting tomorrow, they will complete it by this week. FGC (contractor) is planning to start pouring concrete by early May and finishing the sidewalk by mid-May to end of May.

The westside sidewalk and landscaping may be completed by the end of May to early June, barring any unforeseen issues.

Should you require additional information, please call me at (954) 828-3707 or MPhilippi@fortlauderdale.gov.





Sincerely,

Mackendy Philippi

Mackendy Philippi, Transportation Project Manager II

Enc:

NTP NE 4th Streetscape Improvement Construction



From: [Jill Prizlee](#)
To: tdliggett@gmail.com
Cc: [Junia Robinson](#); [Cija Omengebar](#)
Subject: Re: NE 12th Street Update - CDBG Boundary NE 12th Street between NE 5th and 6th Avenues
Date: Monday, April 22, 2024 2:56:30 PM

Hi Troy,

We are making progress on NE 12th Street between NE 5th Avenue and NE 6th Avenue resurfacing project. The survey has been completed. The plans are being developed using the topo from the survey. In May 2025, the City will submit a permit application to Broward County. Broward County is expecting the City's request, so it should help expedite the process.

Once permit is approved, then we will schedule the contractor. We intend to start this work in 90-120 days. The contractor is scheduled for previously approved work, including Sistrunk Boulevard. The flyers for the Sistrunk Blvd. work have not been distributed yet.

Good luck at your meeting.

Thanks!
Jill

Jill Prizlee, P.E.

Chief Engineer
City of Fort Lauderdale
Public Works
Tel: (954)828-5962
e-mail: jillp@fortlauderdale.gov

From: Troy L <tdliggett@gmail.com>
Sent: Monday, April 22, 2024 6:18 AM
To: Jill Prizlee <JPrizlee@fortlauderdale.gov>
Subject: [EXTERNAL:CAUTION!]- Re: NE 12th Street Update - CDBG Boundary NE 12th Street between NE 5th and 6th Avenues

**[::CAUTION!:] This email originated from *outside* The City of Fort Lauderdale.
Do Not Reply, click links, or open attachments from an unknown or suspicious origin. Confirm the email address is from an expected source before taking action.
Report any suspicious emails to spamadmin@fortlauderdale.gov**

Jill -

Good morning and happy Monday.

I'm checking in on the paving of NE 12th Street between NE 5th Avenue and NE 6th Avenue in

Middle River Terrace. We have our next neighborhood meeting this Wednesday, April 24. The last I heard DPW was surveying in early February. Do you have any new information on your progress that I can share with the neighborhood on Wednesday, please? Was everything worked out with Broward County?

Thanks much!

Troy Liggett

President, Middle River Terrace Neighborhood Association

707 NE 17th Court

317-697-4303

On Fri, Feb 2, 2024 at 11:12 AM Jill Prizlee <JPrizlee@fortlauderdale.gov> wrote:

Hi Troy,

Survey crews will be out there today, either late morning or early afternoon.

Thanks!

Jill

Jill Prizlee, P.E.

Chief Engineer

City of Fort Lauderdale

Public Works

Tel: (954)828-5962

e-mail: jillp@fortlauderdale.gov

From: Jill Prizlee

Sent: Wednesday, January 24, 2024 10:55 AM

To: Troy L <tdliggett@gmail.com>

Subject: RE: NE 12th Street Update - CDBG Boundary NE 12th Street between NE 5th and 6th Avenues

Hi Troy,

Here is an update that you can share.

CENTRAL CITY FAÇADE AND LANDSCAPE PROGRAM

F&L Applications					\$ 150,000.00
	ADDRESS	TYPE	WORK	STATUS	
1	1118 NW 4 AVE	SF-HMSTD	Paint & Landscape	In Progress	\$ 5,000.00
2	1200 NW 4 AVE	SF-HMSTD	Landscape	Completed	\$ 5,000.00
3	1206 NW 4 AVE	SF-HMSTD	Landscape	Completed	\$ 5,000.00
4	1217 NW 4 AVE	SF-HMSTD	Paint & Landscape	Completed	\$ 4,985.00
5	1218 NW 4 AVE	SF-HMSTD	Paint & Landscape	In Progress	\$ 5,000.00
6	1115 NW 3 AVE	SF-HMSTD	Landscape	Completed	\$ 5,000.00
7	1112 NE 5 TERR	SF-HMSTD	Landscape	In Progress	\$ 5,000.00
8	1008 NW 2 AVE	SF-HMSTD	Paint & Landscape	In Progress	\$ 5,000.00
9	1207 NE 1 AVE	SF-HMSTD	Paint & Landscape	In Progress	\$ 5,000.00
10	1119 N Andrews Ave	SF-HMSTD	Paint & Landscape	In Progress	\$ 5,000.00
Total Paid Out					\$ 19,985.00 4 Completed
Encumbered					\$ 30,000.00 6 In Progress
Balance					\$ 100,015.00

VII. Old/New Business

**Cija Omengebar
CRA Planner**

- Miscellaneous

- June Agenda Recommended Items
 1. Proposed CC_MU Ordinance Presentation

VIII. Communication to City Commission

**Troy Liggett
Chair**

IX. Adjournment

**Troy Liggett
Chair**