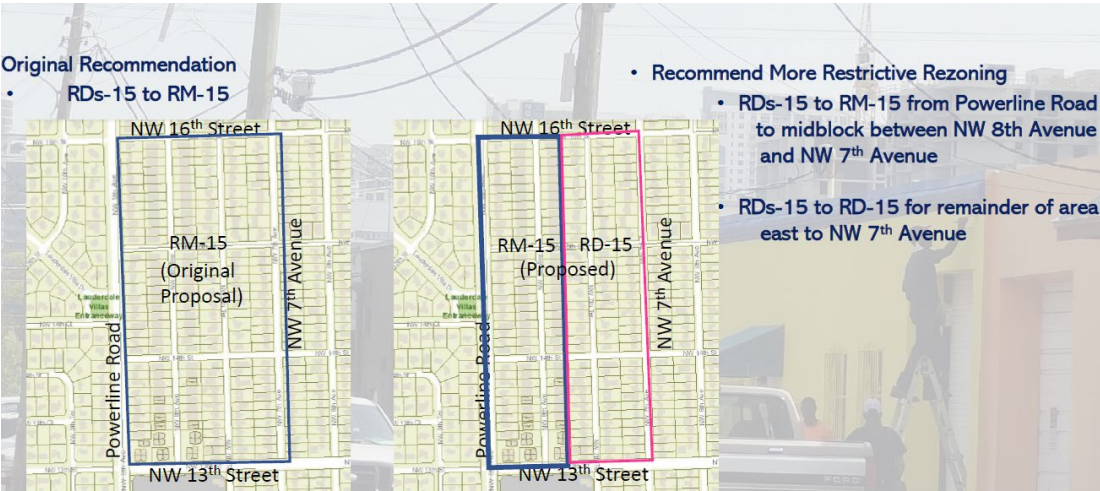


**CENTRAL CITY REZONING OF THE NORTHWEST QUADRANT
MARCH 1, 2023 PUBLIC PARTICIPATION MEETING SUMMARY**

March 6, 2023

On March 1, 2022 a second public participation meeting was held at City Hall Commission Chamber to discuss the proposed rezoning of the Central City Northwest Quadrant from Residential Single Family/ Medium Density District (RDs-15) to Residential Multifamily Low Rise/Medium Density District (RM-15); and the alternative option of Residential Single Family/Duplex/Low Medium Density District (RD-15) for the midblock between NW 8th Avenue and NW 7th Avenue. The area to be rezoned is bounded by NW 7th Avenue to the east, NW 16th Street to the north, Powerline Road\NW 9th Avenue to the west and NW 13th Street to the south.



AGENDA I. PRESENTATION

The presentation led by Principal Urban Planner, Lorraine Tappen, included a brief history of the project's outreach efforts, associated costs, public meetings, and the differences between the original proposal RM-15, and alternative proposal which is a combination of RM-15 and RD-15. The presentation examined the permitted uses and dimensional requirements between the existing zoning district, RDs-15, and the proposed zoning district RM-15 and RD-15. Lastly, it informed of the notice requirements and the approval process schedule. A copy of the presentation is provided as attachment 1.

AGENDA II. PUBLIC COMMENT

A total of 29 people attended the meeting. Of the attendees, 22 were neighbors, 7 staff members. Neighbors were asked to sign-in and complete a comment card to speak, make a comment or ask questions. The comment card included a section on where the attendee may indicate support, oppose, or is neutral toward the project. The following provides the account of the opinion poll:

REZONING OF CENTRAL CITY NWQ - OPINION POLL			
Support	Oppose	Neutral	Decline to Answer
10	2	7	3

Neighbors asked questions regarding the impacts of the rezoning, building types as well as dimensional requirements. A detail of the comments made, and staff responses is provided as Attachment 2.

ATTENDEE LIST

NEIGHBOR	
1. Dennis Ulmer	16. Jason Morin
2. Charles Lightner	17. Lorraine Saunders
3. Charlie US Elavariste	18. Harry Denis
4. Kim Manning	19. David Bedoya
5. Gracie Robinson Alexander	20. Carol Weller for Jamie Morrison
6. Jean Jules Dreulifaite	21. Marie
7. Matt Hooper	22. Dean
8. Andrea & Dion Samuel	STAFF
9. Laura Castro	1. Lorrain Tappen, Principal Urban Planner
10. Dana Neil Oaklynd	2. Karlanne Devonish, Principal Urban Planner
11. Larry Guldorf	3. Ella Parker, UDP Manager
12. Edward Catalano	4. Alfred Battle, DSD Deputy Director
13. Lin Morgan	5. Clarence Woods, CRA Manager
14. William Cody	6. Cija Omengebar, CRA Planner
15. Ray Thrower	7. Jerry Jean-Philippe, Technical Support Analyst

REZONING MEETING OUTREACH EFFORTS

Substantial efforts have been made to notify the community of the rezoning project since the project started in January 2018. Staff maintains several Rezoning webpages on the City's website, and an email list to communicate updates and notify meetings as needed. The distribution list includes neighborhood association presidents and neighbors who sign-up to receive project status updates.

Outreach to encourage property owners and residents within this area started on February 17, 2023. A copy of Public Participation Notice, communication email, door



knocker, and sign are provided as attachment 3. The following chart details the steps taken to notify the community of the NWQ rezoning:

DATE	DESCRIPTION
1. FRIDAY - FEBRUARY 17, 2023	<ul style="list-style-type: none"> 3 Language Public Participation Meeting Notification letters via snail mail to residents in the target area, and residents within 300 FT from target area. Total of 379 mailers. Web posting to Central City Rezoning webpages.
2. TUESDAY, FEBRUARY 21, 2023 FRIDAY, FEBRUARY 24, 2023 MARCH 1, 2023	Electronic Mailing List - Notification Letter attached. Reminder email of upcoming meetings.
3. WEDNESDAY - FEBRUARY 22, 2023	Hand delivered 30 copies of mail notice to Lauderdale Manor Civic Association President
4. FRIDAY, FEBRUARY 24, 2023	<ul style="list-style-type: none"> Distributed door knockers in proposal boundary limits. Signs posted around perimeter of proposed zoning area. Delivered 260 copies of mail notice to South Middle River Civic Association for distribution.
5. MONDAY, FEBRUARY 27, 2023	Called attendees from PZB Meetings.

A video recording of the public participation meeting, and records of the comment cards may be requested by contacting CRA Planner, Cija Omengebar, comengebar@fortlauderdale.gov.

Cija Omengebar, CRA Planner
Central City Community Redevelopment Area

Attachments

- Attachment 1: March 1 Rezoning Central City Northwest Quadrant Presentation
- Attachment 2: March 1 Public Participation Meeting Comments and Responses
- Attachment 3: March 1 Public Participation Meeting Notice & Email Communication

**MARCH 1, 2023 PUBLIC PARTICIPATION MEETING
 CENTRAL CITY CRA NORTHEAST QUADRANT REZONING PROPOSAL
 FROM RESIDENTIAL SINGLE FAMILY/MEDIUM DENSITY DISTRICT (RDs-15) to RESIDENTIAL MULTIFAMILY LOW RISE/MEDIUM DENSITY DISTRICT (RM-15) AND RESIDENTIAL
 SINGLE FAMILY/DUPLEX/LOW MEDIUM DENSITY (RD-15) IN CENTRAL CITY COMMUNITY REDEVELOPMENT AREA**

COMMENT CARD	ADDRESS	NAME	QUESTION	ANSWER
1 Supports	1007 NW 11 Place	Dennis Ulmer		
2 Neutral	1445 NW 7th Ave	Charles Lightner	asked if 7th Ter had majority of duplex.	its 8th ave. LT informed that a look into bcps data show area is majority duplex, 1 triplex and about 8 or 9 4 unit buildings.
3 Supports	1340 NW 7th Ter	Charlie Us Elavariste		
4 Opposes	1520 NW 9th Ave	Kim Manning	concerned with neighbors on both side, should they do something, how would she find out? 2) if neighbor sell, how will I know what is going to be next door to me.	responded to the process. 2) Karlanne -it will be a residential unit, if in this case, allowed to run a daycare, its run in the residential.
5 Supports	1405 NW 7 Ter	Gracie Robinson Alexander		
6 Neutral	1324 NW 9 Ave	Jean Jules Dreuilfaite		
7 No Response	1401 NW 7 Ave	Matt Hooper	is there project population in this block? 2) are there existing parts of the City where these areas are? 3) recently, a whole new street of house were built on north side of south middle river, where townhouse, where a religious place used to be. 4) what is the zoning of the south east and north?	generally we expect more people to move to the city of fort lauderdale. 2) responded to examples in victoria park. Using example of 2 story town house and single family next door. With town house development, it's a requirement to add more trees, that is a plus and a requirement currently. Lorraine showed more images, noting landscaping requirement with such development. 3) that is in an area that is RC-15, so there was a public meeting and involvement of neighbors. Once question was clarified, Lorraine covered the various requirement including school availability, trips. 4) referencing area east of rezoning proposal in question, it is RDs-15, the area south is RD-15.
8 Supports	1341 NW 7 Ter	Andrea & Dion Samuel		
9 Opposes	1516 NW 9 Ave	Laura Castro	on the other side, for business. RM-15? Concerned with where shes a property owner, between 16th and 14th, whether she will be forced to sell her property. 2) 68% or area are renters, if there is new construction, would we have to bring up certain updates to our home? 3) how will our property taxes raise?	responded to different type of uses as well as conditional uses. 2nd response, no obligation to do anything the property if no desire for it. 2) no, you are not required to do anything to your home. 3) this depends on market value and market trends. In addition, CW added information on "save our homes" cap, adding rents may raise.
10 Neutral	1721 NW 7 Ter	Dana Neil Oaklynd		
11 Neutral	1721 NW 7 Ter	Larry Guldorf		
12 Supports	1245 NW Ave	Edward Catalano		
13 Supports	1621 NW 7 Ave	Lin Morgan	Commented on living here for 21 years, tired of the blight, city and code and PD haven't been able to clean that up. 7th ave is cleaning up nicely and 7th terrace. Early 2000s walking the streets and complaining to code of slumb lord to change the area, she will stand on that as long as City keeps raising her property taxes.	
14 Supports	1245 NW 2 Ave	William Cody	if someone build a duplex, triplex, is there a parking requirement. 2) Does the trees and shrub have to be native? 3) what is zero lot line vs cluster .	generally 2 per unit, if townhouse, also have to provide guest parking. 2) there are specific requirement that ensure survive, and hurricane. 3) its going to the pulling a house to one lot line.
15 Supports	1239 NW 1 Ave	Ray Thrower		
16 Neutral	1421 NW 7 Ter	Jason Morin		
17 Supports	1735 NW 7th Ave	Lorraine Saunders	why would we cut it in half to be rezoned, if its already multi family. 2) lovely development, its nice (referring to new development under area RC-15)	suprisingly its not multi family, we did the count, referring to the slide from Jan 18th, 114 are single family, 73 duplex, 1 triplex and 7 fourplex or 4 unit buildings. Lorraine explained P2B position and thinking of dividing the area.
18 Neutral	1512 NW 6 Ave	Harry Denis		
19 Supports	1500 NW 9 Ave	David Bedoya		
20 Neutral	1424 NW 7 Ter	Carol Weller for Jamie Morrison		
21 No Response		Marie	commented using examples of Miami and Haitian population being misplaces, adds that this housing problem will happen here in fort lauderdale. 2nd comment - on renters in a way paying for rent and upkeep on behalf of owner through rental fees. Feels renters absorb high rent yet have no say.	1) good points. 2) LT commented to situation with renting, wage not increase, and additional pressures.
22 No Response		Dean	adds example of rent \$1800 for 1b/1b, asked if properties will be taken via eminent domain. 2) how many of medium density with 15 units to acre are going up?	There is no eminent domain, City has no plans on buying any property here. Lorraine, explains area is already medium density, it means up to 15 units per acre, adding that City is not aware of any developments planned for this area at this time. Karlanne, clarified additional options that are provided for the property owner under the proposal as opposed to the restriction currently under RDs-15.
23		Lorraine Tappen		
24		Cija Omengabar		
25		Karlanne Devonish		
26		Clarence Woods		
27		Ella Parker		
28		Al Battle		

Proposed Central City CRA NW Quadrant Rezoning

March 1, 2023
Public Participation Meeting



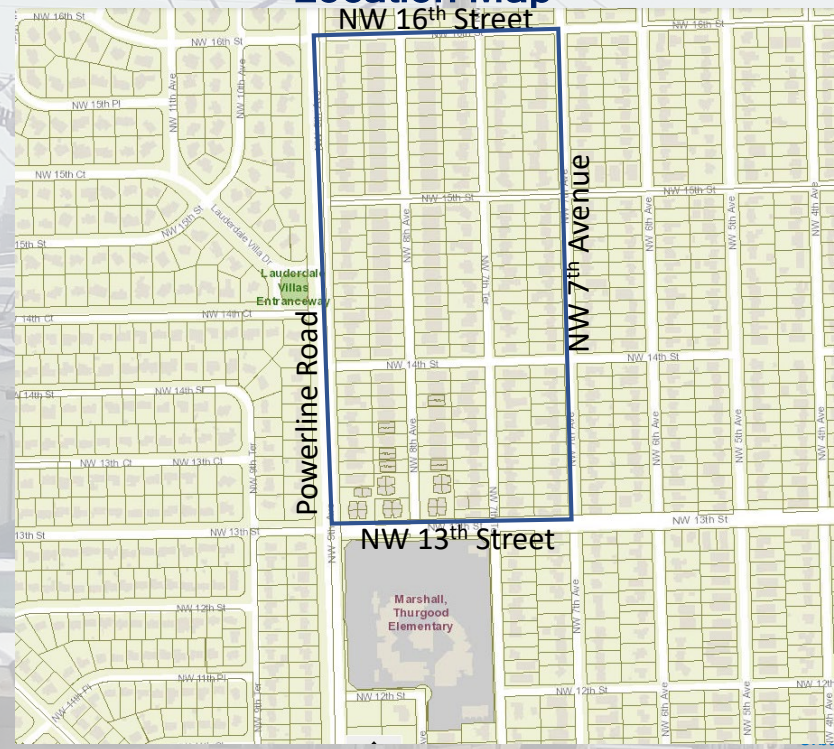
Urban Design and Planning Division



Central City CRA



Central City CRA NW Quadrant Rezoning Location Map



Design and Planning Division

Central City CRA



Central City CRA NW Quadrant Rezoning Schedule and Outreach

Project Orientation, Information Gathering, Public workshops, Stakeholder Consensus (12 Meetings)	January 2018 - June 25, 2021
Central City CRA Board Meetings	August 3 and 24, 2022 October 10, 2022
Presentation to South Middle River Terrace Neighborhood Association	October 26, 2022
1 st Public Participation Meeting (11 attendees)	October 11, 2022
Presentation to South Middle River Terrace Neighborhood Association	November 15, 2022
Planning and Zoning Board Meetings (Two Meetings/Public Hearings)	November 16, 2022 January 18, 2023
2 nd Public Participation Meeting - 6PM, City Commission Chambers	March 1, 2023
3 rd Planning and Zoning Board (Public Hearing)	March 15, 2023
City Commission Meetings (1 st and 2 nd Readings)	May 2 and May 16, 2023

Central City CRA



Central City CRA NW Quadrant Rezoning Schedule and Outreach

Cost of Mailing to Property Owners and Residents in CRA- \$20,000

 <p>FORT LAUDERDALE C.R.A. Central City Rezoning Public Meeting</p> <p>THURSDAY - MAY 31, 2018 - 6:00 PM</p> <p>War Memorial Auditorium 800 NE 8th St, Fort Lauderdale, FL 33304</p> <p>To R.S.V.P. call (954) 828-4756, or email centralcityrezoning@fortlauderdale.gov</p> <p>You are invited to join your neighbors, the City of Fort Lauderdale, and the Fort Lauderdale Community Redevelopment Agency (CRA) at a meeting to discuss new mixed-use zoning classifications for the Central City CRA.</p> <p>The CRA needs community input during this important effort. Your attendance is needed to help prioritize goals and identify community preferences, needs, and focus areas. With your valued feedback, the new zoning can be the next step in making the Central City CRA a distinctive place to live, work, play, shop, and visit.</p>  <p>NOTE: Two or more Fort Lauderdale City Commissioners or members of a City of Fort Lauderdale Advisory Board may be in attendance at this meeting.</p> <p>If you require ADA accommodations, please contact City Clerk's Office at (954) 838-3333 and arrangements will be made to provide these services for you.</p> <p>For more details, visit http://www.fortlauderdale.gov/CCCRP</p>	 <p>FORT LAUDERDALE C.R.A. Central City Rezoning Public Meeting</p> <p>WEDNESDAY - JULY 11, 2018 - 6:00 PM</p> <p>War Memorial Auditorium 800 NE 8th St, Fort Lauderdale, FL 33304</p> <p>To R.S.V.P. call (954) 828-4756, or email centralcityrezoning@fortlauderdale.gov</p> <p>You are invited to join your neighbors, the City of Fort Lauderdale, and the Fort Lauderdale Community Redevelopment Agency (CRA) at Public Meeting #2 to discuss new mixed-use zoning classifications for the Central City CRA.</p> <p>The CRA needs community input during this important effort. Your attendance is needed to help prioritize goals and identify community preferences, needs, and focus areas. With your valued feedback, the new zoning can be the next step in making the Central City CRA a distinctive place to live, work, play, shop, and visit.</p>  <p>NOTE: Two or more Fort Lauderdale City Commissioners or members of a City of Fort Lauderdale Advisory Board may be in attendance at this meeting.</p> <p>If you require ADA accommodations, please contact City Clerk's Office at (954) 838-3333 and arrangements will be made to provide these services for you.</p> <p>For more details, visit http://www.fortlauderdale.gov/CCCRP</p>	 <p>FORT LAUDERDALE C.R.A. Central City Rezoning Special Meeting</p> <p>WEDNESDAY - SEPTEMBER 26, 2018 - 6:00 PM</p> <p>Fort Lauderdale City Hall 1st Floor Chambers 100 N. Andrews Ave. Fort Lauderdale, FL 33304</p> <p>You are invited to a Special Meeting of the City of Fort Lauderdale Community Redevelopment Agency (CRA) Advisory Board to review the proposed mixed-use zoning classification(s) for the Central City CRA. There will be a time designated for public comment at this meeting.</p> <p>The CRA needs community input during this important effort. With your valued feedback, the new zoning can be the next step in making the Central City CRA a distinctive place to live, work, play, shop, and visit.</p>  <p>Comments or Questions? Call (954) 828-4756, or email centralcityrezoning@fortlauderdale.gov</p> <p>If you require ADA accommodations, please contact City Clerk's Office at (954) 838-3333 and arrangements will be made to provide these services for you.</p> <p>For more details, visit http://www.fortlauderdale.gov/CCCRP</p>	 <p>FORT LAUDERDALE C.R.A. Central City Rezoning Meeting</p> <p>WEDNESDAY - NOV. 7, 2018 - 6:00 PM</p> <p>Fort Lauderdale City Hall 1st Floor Chambers 100 N. Andrews Ave Fort Lauderdale, FL 33301</p> <p>You are invited to a meeting of City of Fort Lauderdale Central City Redevelopment Advisory Board to review the proposed mixed-use zoning for the Central City CRA. There will be a time designated for public comment at this meeting.</p> <p>The CRA needs community input during this important effort. With your valued feedback, the new zoning can be the next step in making the Central City CRA a distinctive place to live, work, play, shop, and visit.</p>  <p>Comments or Questions? Call (954) 828-4756, or email centralcityrezoning@fortlauderdale.gov</p> <p>NOTE: Two or more Fort Lauderdale City Commissioners or members of a City of Fort Lauderdale Advisory Board may be in attendance at this meeting.</p> <p>If you require ADA accommodations, please contact City Clerk's Office at (954) 838-3333 and arrangements will be made to provide these services for you.</p> <p>For more details, visit http://www.fortlauderdale.gov/CCCRP</p>
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Urban Design and Planning Division

Central City CRA



Central City CRA NW Quadrant Rezoning

Recent Communication

Recent Communication	
Notice mailed in Spanish and Haitian Creole to Property Owners in the Proposed Zoning Area and within 300 Feet regarding Public Participation Meeting and March 15 PZB Meeting	February 17, 2023
Email to South Middle River Civic Association	February 21, 2023
Hand delivered 30 copies of mail notice to Lauderdale Manors Civic Association President	February 22, 2023
Door knockers distributed Signs posted around perimeter of proposed zoning area Delivered 260 copies of mail notice to South Middle River Civic Association for distribution	February 24, 2023
Called attendees from Prior Public Participation and PZB Meetings	February 27, 2023

- Cost for Upcoming Public Participation Meeting:
 - Translation \$268
 - Door Knockers \$53
 - Envelope/Postage \$478
 - Signs \$448
 - Total \$1,247
- Total Cost (Previous and Future Communication) - \$21,247

JOIN US!
CENTRAL CITY CRA
NW QUADRANT REZONING
PROPOSAL PRESENTATION

PUBLIC PARTICIPATION MEETING

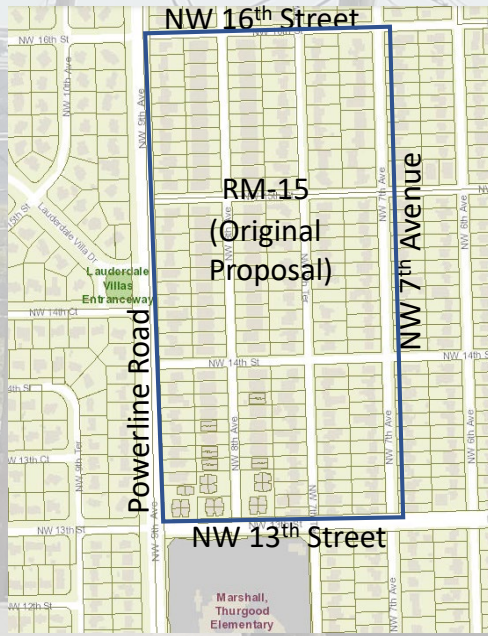
WEDNESDAY-MARCH 1, 2023
6:00P.M.
CITY HALL COMMISSION
CHAMBER
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FL 33301
 SEE BACK THE BACK FOR MORE INFORMATION.



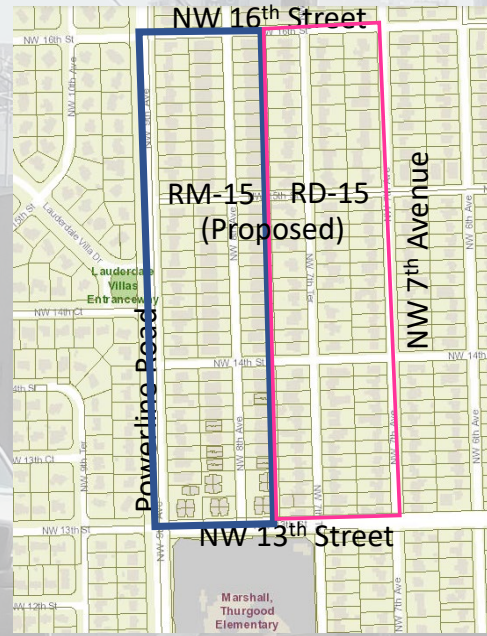
Planning and Zoning Board Review Options

Original Recommendation

- RDs-15 to RM-15



- Recommend More Restrictive Rezoning
 - RDs-15 to RM-15 from Powerline Road to midblock between NW 8th Avenue and NW 7th Avenue
 - RDs-15 to RD-15 for remainder of area east to NW 7th Avenue



Existing Zoning District	Proposed Zoning District	Proposed Zoning District
RDs-15 Residential Single Family/Medium Density District	RD-15 Residential Single Family Duplex/Medium Density District	RM-15 Residential Multifamily Low Rise/Medium Density District
Permitted Uses	Permitted Uses	Permitted Uses
Single Family Dwelling	Single Family Dwelling	Single Family Dwelling
Existing Dwelling Units	Single Family Dwelling, Attached, Duplex	Single Family Dwelling, Attached, Duplex
	Single Family Dwelling, Attached, Cluster (PZB Review Required)	Single Family Dwelling, Attached, Cluster (PZB Review Required)
	Single Family Dwelling, Zero Lot Line (PZB Review Required)	Single Family Dwelling, Zero Lot Line (PZB Review Required)
		Single Family Dwelling, Attached, Townhouse
		Multifamily
Community Residence (Max 3 Residents)	Community Residence (Max 3 Residents)	Community Residence (Max 3 Residents)
Family Community Residence (4 to 10 Residents)	Family Community Residence (4 to 10 Residents)	Family Community Residence (4 to 10 Residents)
Public Purpose Facilities	Public Purpose Facilities	Public Purpose Facilities
Day Care Facilities	Day Care Facilities	Day Care Facilities
Accessory Uses, Buildings and Structures	Accessory Uses, Buildings and Structures	Accessory Uses, Buildings and Structures
Urban Agriculture	Urban Agriculture	Urban Agriculture
Conditional Uses	Conditional Uses	Conditional Uses
Family Community Residence (10+ residents)	Family Community Residence (10+ residents)	Bed and Breakfast
Transitional Community Residence (4+ residents)	Transitional Community Residence (4+ residents)	Mixed-Use Development (13 th Street only in this area)
Community Residence		House of Worship
		School
		Social Service Facility, Level II

Central City CRA NW Quadrant Rezoning RDs-15, RD-15 and RM-15 Comparison of Dimension Requirements

Requirements	RDs-15 and RD-15	RM-15
Maximum building height (ft.)	35'	35'
Minimum front yard (ft.):	25'	25'
Minimum side yard (ft.):	5'	5'
Minimum rear yard (ft.):	15'	15'/20' for townhouses
Corner yard(ft.)	No Less than 10'	No Less than 10'
Minimum Lot Width	50'	50'
Minimum Lot Size (Square Feet)	6,000 Single Family	5,000 Single Family/Duplex 7,500 Townhouses/Multifamily

Urban Design and Planning Division

Central City CRA



Planning and Zoning Board Review Options

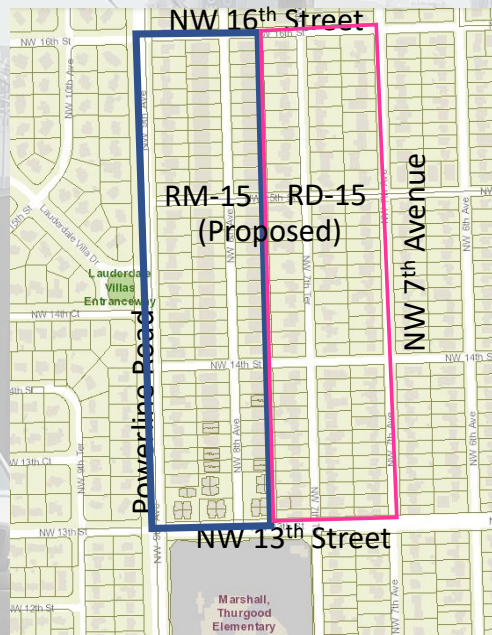
Original Recommendation

- RDs-15 to RM-15



• Recommend More Restrictive Rezoning

- RDs-15 to RM-15 from Powerline Road to midblock between NW 8th Avenue and NW 7th Avenue
- RDs-15 to RD-15 for remainder of area east to NW 7th Avenue





Spanish and Haitian Creole Notice Enclosed

February 17, 2023

Meeting Notice: Planning and Zoning Board

Dear Property Owner:

You are invited to attend a public participation meeting as follows:

6:00 PM, Wednesday, March 1, 2023
Proposed Rezoning of the Central City NW Quadrant
City Commission Chambers
100 N. Andrews Avenue
Fort Lauderdale, FL 33301

At the public participation meeting, City staff will discuss the Proposed Rezoning of the Central City NW Quadrant (See Map) which is scheduled for a public hearing by the Planning and Zoning Board on Wednesday, March 15th, at 6:00 p.m. in the City Commission Chambers, City Hall, 100 North Andrews Avenue, Fort Lauderdale, Florida.

Table with 2 columns: Field Name and Value. Fields include Case Number, Request, Applicant, Project Name, General Location, and Commission District.

The Planning and Zoning Board meeting will be accessible through the City's local government access channel- FLTV at: https://www.fortlauderdale.gov/fltv. You may send comments by email to LTappen@fortlauderdale.gov or by mail to:

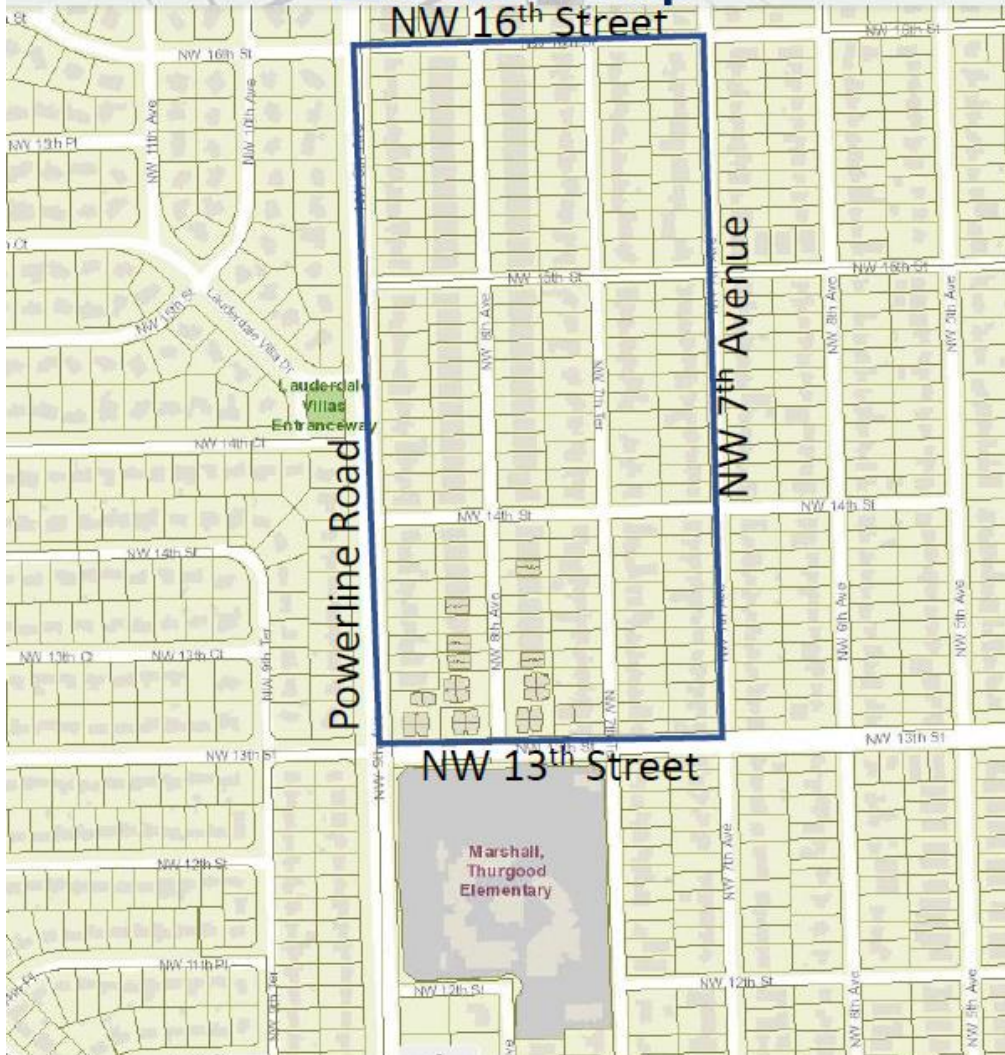
Urban Design and Planning Division
Attention: Lorraine Tappen, Case No. UDP-Z22017
700 NW 19th Avenue
Fort Lauderdale, Florida, 33311

Sincerely,
Lorraine Tappen
Lorraine Tappen, AICP, Principal Urban Planner

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.



Central City NW Quadrant Rezoning Location Map





Se adjunta el aviso en inglés y creol haitiano

15 de Febrero del 2023

Aviso de reunión: Junta de Planificación y Zonificación

Estimado/a propietario/a:

Se le invita a asistir a la siguiente reunión de participación pública:

**Miércoles, 1.º de Marzo del 2023, 6:00 p. m.,
Propuesta de rezonificación del cuadrante noroeste de Central City
Auditorio de la Comisión de la Ciudad
100 N. Andrews Avenue
Fort Lauderdale, FL 33301**

En la reunión de participación pública, el personal de la Ciudad debatirá la propuesta de rezonificación del cuadrante noroeste de Central City (ver mapa). La Junta de Planificación y Zonificación convoca esta audiencia pública el día **Miércoles 15 de Marzo a las 6:00 p. m.** en el auditorio de la Comisión de la Ciudad, en el Ayuntamiento, ubicada en 100 North Andrews Avenue, Fort Lauderdale, Florida. La Junta de Planificación y Zonificación determinará si la siguiente solicitud cumple las metas, los objetivos y las políticas del Plan Integral y del Código Unificado de Desarrollo de Tierras (ULDR, por sus siglas en inglés) de la Ciudad.

Número de caso:	UDP-Z22017
Solicitud:	Rezonificación de Distrito Residencial de Viviendas Unifamiliares/Densidad Media (RDs-15) a Distrito Residencial de Viviendas Multifamiliares de Baja Altura/Densidad Media (RM-15) y Distrito Residencial de Viviendas Unifamiliares/Dúplex/Densidad Media Baja (RD-15)
Solicitante:	Ciudad de Fort Lauderdale
Nombre del proyecto:	Rezonificación del cuadrante noroeste de Central City
Ubicación general:	Powerline Road\NW 9 th Avenue al oeste, NW 16 th Street al norte, NW 7 th Avenue al este, y NW 13 th Street al sur
Distrito de la Comisión:	Distrito 2 – Steven Glassman

Se podrá tener acceso a la reunión de la Junta de Planificación y Zonificación mediante el canal de la acceso del gobierno local de la Ciudad - FLTV en el sitio web <https://www.fortlauderdale.gov/fltv>. Puede enviar comentarios al correo electrónico LTappen@fortlauderdale.gov o por correo postal a:

Urban Design and Planning Division
Attention: Lorraine Tappen, Case No. UDP-Z22017
700 NW 19th Avenue
Fort Lauderdale, Florida, 33311

Atentamente,

Lorraine Tappen

Lorraine Tappen, AICP, Urbanista Principal

Si una persona decide apelar cualquier decisión tomada con respecto a cualquier asunto tratado en esta reunión o audiencia pública, necesitará un registro de los procedimientos y, para tal fin, deberá asegurarse de que se realice un registro textual de los procedimientos, incluidos los testimonios y las pruebas en los que se basará la apelación. Si desea servicios auxiliares para ver o escuchar las reuniones o leer las agendas y actas de las reuniones, comuníquese con el Secretario de la Ciudad por el (954) 828-5002 dos (2) días antes de la reunión y se harán los arreglos necesarios para proporcionarle estos servicios. Además, también está disponible un sistema de video llave en mano para su uso durante esta reunión.

Anons sa a ni an panyòl ni an kreyòl

17 Fevriye 2023

Anons reyinyon an: Komite Planifikasyon ak Òganizasyon zòn

Pou tout mèt kay:

N ap envite w nan yon rankont pou piblik la k ap fèt:

Mèkredi premye mas 2023 a 6:00 PM
Osiyè chanjman yo sijere nan Klasifikasyon zòn "Central City NW Quadrant"
Nan lokal reyinyon Manm komisyon vil la
100 N. Andrews Avenue
Fort Lauderdale, FL 33301

Nan rankont sa a, anplwaye vil la pral pale de Chanjman yo sijere nan Klasifikasyon zòn "Central City NW Quadrant" (Tcheke Kat la) nan yon reyinyon piblik manm Komite Planifikasyon ak Òganizasyon zòn yo deja planifye pou **Mèkredi 15 mas a 6:00 p.m.** nan lokal reyinyon Manm komisyon vil la, City Hall, 100 North Andrews Avenue, Fort Lauderdale, Florida. Komite Planifikasyon ak Òganizasyon zòn nan va detèmine si aplikasyon pou chanjman yo ann akò ak bi, ak Objektif epi ak Politiik Plan Global vil la epi ak Kòd Devlopman seri tè vil la (ULDR).

Nimewo ka a:	UDP-Z22017
Demann:	Chanje klasman kay sofi nan Distri kay pou yon sèl fanmi/Kay ki pa pran twòp moun (RDs-15) rive nan Distri kay ki pa twò wo ki fèt pou plizyè fanmi/Ki pa fèt pou twòp moun (RM-15) Epi Distri ak kay pou yon sèl fanmi /Pou 2 fanmi/Ki pa pran twòp moun (RD-15)
Kote ki aplike a:	Vil Fort Lauderdale
Non pwojè a:	Central City North-West Quadrant Rezoning
Zòn nan an jeneral:	Powerline Road\NW 9 th Avenue sou bò wès, NW 16 th Street sou bò Nò, NW 7 th Avenue sou bò ès, ak NW 13 th Street sou bò sid
Distri Komisyon an:	Distri 2 – Steven Glassman

Reyinyon Komite planifikasyon ak Òganizasyon zòn nan sou chèn televizyon leta a- FLTV sou sit wèb sa a: <https://www.fortlauderdale.gov/fltv>. Ou kab voye kòmantè ou yo sou imel sa a LTappen@fortlauderdale.gov oubyen voye yo pa lapòs sou adrès sa a:

Urban Design and Planning Division
Attention: Lorraine Tappen, Case No. UDP-Z22017
700 NW 19th Avenue
Fort Lauderdale, Florida, 33311

Mwen salye ou,

Lorraine Tappen

Lorraine Tappen, AICP, Ibanis anchèf

Si gen moun ki deside konteste nenpòt desizyon parapò a nenpòt sijè yo trete nan rankont ak popilasyon an oswa nan reyinyon piblik sa a, moun nan dwe gen dosye rankont sa yo, epi pou rezon sa a, fò moun nan asire li dosye a gen tout sa moun di nan rankont sa yo mo pou mo, dosye sa a dwe gen temwayaj ak prèv kontestasyon an pral baze sou li a. Si ou bezwen lòt asistans pou ede w gade oswa koute reyinyon sa yo oubyen li ajennda ak nòt yo pran pandan rankont sa yo, tanpri kontakte sekretè minisipal la nan (954) 828-5002 de

Central City North-West Quadrant Rezoning Proposal



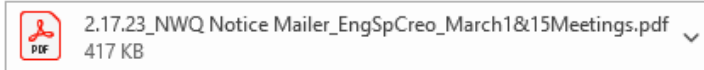
CentralCityRezoning

To CentralCityRezoning

Bcc swierner@turnstonedev.org; info@hertzrealtygrp.com;
chudzikiewiczherbchodkiewicz@yahoo.com; branden@hertzrealtygrp.com; +209 others



2/21/2023



Good afternoon,

You are invited to attend a public participation meeting as follows:

6:00 PM, Wednesday, March 1, 2023
Proposed Rezoning of the Central City NW Quadrant
City Commission Chambers
100 N. Andrews Avenue
Fort Lauderdale, FL 33301


At the public participation meeting, City staff will discuss the Proposed Rezoning of the Central City NW Quadrant (See Map) which is scheduled for a public hearing by the Planning and Zoning Board on **Wednesday, March 15th, at 6:00 p.m.** in the City Commission Chambers, City Hall, 100 North Andrews Avenue, Fort Lauderdale, Florida. The Planning and Zoning Board will determine whether the following application is found to be consistent with the Goals, Objectives and Policies of the Comprehensive Plan and the City's Unified Land Development Code (ULDR).

Case Number:	UDP-Z22017
Request:	Rezoning from Residential Single Family/Medium Density (RDs-15) District to Residential Multifamily Low Rise/Medium Density (RM-15) District and Residential Single Family/Duplex/Low Medium Density District (RD-15)
Applicant:	City of Fort Lauderdale
Project Name:	Central City North-West Quadrant Rezoning
General Location:	Powerline Road\NW 9 th Avenue to the west, NW 16 th Street to the north, NW 7 th Avenue to the east, and NW 13 th Street to the south
Commission District:	District 2 – Steven Glassman

The Planning and Zoning Board meeting will be accessible through the City's local government access channel- FLTV at: <https://www.fortlauderdale.gov/fltv>.
You may send comments by email to LTappen@fortlauderdale.gov or by mail to:

Urban Design and Planning Division

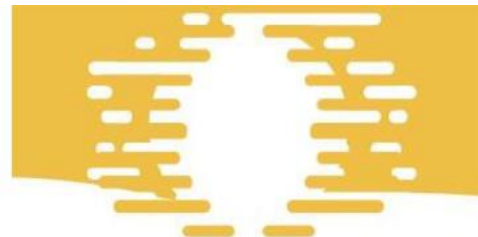



DOOR KNOCKER




JOIN US!
CENTRAL CITY CRA
NW QUADRANT REZONING
PROPOSAL PRESENTATION

PUBLIC PARTICIPATION MEETING

WEDNESDAY-MARCH 1, 2023
6:00P.M.
CITY HALL COMMISSION
CHAMBER
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FL 33301
SEE THE BACK FOR MORE INFORMATION.





NORTHWEST QUADRANT PROPOSAL




You are invited to join us in a meeting to discuss the current proposal to rezone the above area from Residential Single Family/Medium Density (RDs-15) District to Residential Multifamily Low Rise/ Medium Density (RM-15) District and Residential Single Family/ Duplex/Low Medium Density (RD-15).

Please note, this proposal is also scheduled for a public hearing by the Planning and Zoning Board at 6:00 p.m. on Wednesday- March 15, 2023. Location: City Hall Commission Chamber.



CONTACT
Fort Lauderdale Community Redevelopment Agency
914 Sistrunk Boulevard, Suite 200

T: (954) 828-6130
E: CentralCityRezoning@fortlauderdale.gov
Web: www.fortlauderdale.gov/CCCRP



PUBLIC NOTICE SIGN



CITY OF FORT LAUDERDALE PUBLIC NOTICE

PLANNING AND ZONING BOARD MEETING

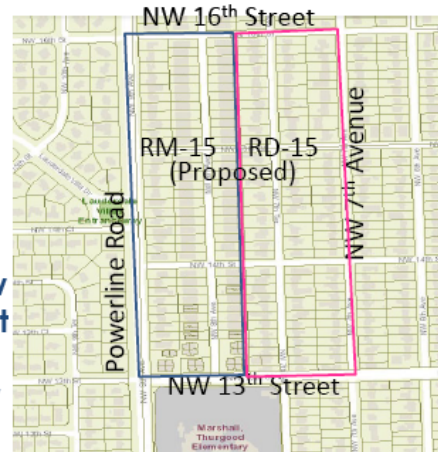
DATE: MARCH 15, 2023

TIME: 6:00 P.M.

CASE: UDP-Z22017

PROJECT: CENTRAL CITY CRA
NW QUAD REZONING

Rezoning from Residential Single
Family/Medium Density (RDs-15)
District to Residential Multifamily Low
Density (RM-15) District
REQUEST: Rise/Medium Density (RM-15) District
and Residential Single
Family/Duplex/Low Medium Density
District (RD-15)



LOCATION: CITY COMMISSION CHAMBERS
CITY HALL, 100 N ANDREWS AVENUE

INFORMATION: CONTACT (954) 828-6520
<http://www.fortlauderdale.gov>



This Notice is the property of the City of Fort Lauderdale. In accordance with City Code Section 16-29, it shall be unlawful for any person to injure, cut, break or destroy in any manner any building or other thing belonging to or under the control of the City. Persons marring or removing the Notice may be subject to fine and/or imprisonment.





**CITY OF FORT LAUDERDALE
COMMUNITY REDEVELOPMENT AGENCY**

**CENTRAL CITY REZONING OF THE NORTHWEST QUADRANT
OCTOBER 11, 2022 PUBLIC PARTICIPATION MEETING
SUMMARY**

NOVEMBER 3, 2022

On October 11, 2022 a public participation meeting was held at City Hall 8th floor conference room to discuss the proposed rezoning of the Central City Northwest Quadrant from Residential Single Family/ Medium Density District (RDs-15) to Residential Multifamily Low Rise/Medium Density District (RM-15). The area to be rezoned is bounded by NW 7th Avenue to the east, NW 16th Street to the north, Powerline Road\NW 9th Avenue to the west and NW 13th Street to the south.

Area to Be Rezoned RDs-15 to RM-15



COMMUNITY REDEVELOPMENT AGENCY
914 SISTRUNK BLVD., SUITE 200, FORT LAUDERDALE, FL 33311
TELEPHONE (954) 828-6130
WWW.FORTLAUDERDALE.GOV

AGENDA I. PRESENTATION

The presentation led by Principal Urban Planner, Lorraine Tappen, included a brief overview of the Central City Community Redevelopment Area boundaries, highlighting the target site referred to as the Central City Northwest Quadrant (NWQ). The presentation examined the permitted uses and dimensional requirements between the existing zoning district, RDs-15, and the proposed zoning district RM-15. Lastly, it informed of the notice requirements and the approval process schedule. A copy of the presentation is provided as attachment 1.

AGENDA II. PUBLIC COMMENT

A total of 15 people attended the meeting. Of the attendees, 11 were neighbors, 3 staff members and the consultant on the rezoning project. Neighbors were asked to sign a comment card to speak, make a comment or ask questions. The comment card included a section on where the attendee may indicate support, oppose, or is neutral toward the project. The following provides the account of the opinion poll:

REZONING OF CENTRAL CITY NWQ - OPINION POLL			
Support	Oppose	Neutral	Decline to Answer
5	0	4	2

Neighbors asked questions regarding the impacts of the rezoning, building types as well as dimensional requirements. A detail of the comments made, and staff responses is provided as Attachment 2.

ATTENDEE LIST

NEIGHBOR	
1. Genia Jean Gilles	9. Jonathan L. Saigent
2. Harry Denis	10. Mark Antonelli
3. Denis Ulmer	11. David Bedoya
4. Moshe Yehoshua	STAFF
5. Ray Thrower	1. Lorraine Tappen, Principal Urban Planner
6. Elly Du Pre	2. Cija Omengabar, CRA Planner
7. Peter L. Maitland	3. Mark Alvarez, Rezoning Project Director
8. Arturo Macias	4. Chris Cooper, DSD Director

REZONING MEETING OUTREACH EFFORTS

Substantial efforts have been made to notify the community of the rezoning project since the project started in January 2018. Staff maintains several Rezoning webpages on the City's website, and an email list to communicate updates and notify meetings as needed. The distribution list includes neighborhood association presidents and neighbors who sign-up to receive project status updates.

The community outreach for the rezoning of the Northwest Quadrant began on the fourth week of September as the project team continue the remainder of the project. A copy of the communication email and the Public Participation Notice Letter are provided as attachment 3. The following chart details the steps taken to notify the community of the NWQ rezoning:

DATE	DESCRIPTION
1. THURSDAY - SEPTEMBER 22, 2022	Public Participation Meeting Notification letter via snail mail to residents in the target area, and residents within 300 FT from target area. Total of 379 mailers.
2. TUESDAY - SEPTEMBER 27, 2022	3 Meetings notification – CCRA Oct meeting/ Oct 11 Public Participation Meeting/ Nov 16 PZB Meeting via rezoning mass email, web posting to Central City Rezoning webpages and City Event Calendar.
3. SATURDAY - SEPTEMBER 29, 2022	District 2 Agenda Email blast included notification letter and Sept 27 email content.
4. TUESDAY – OCTOBER 4, 2022	District 2 Agenda Email blast included notification letter and Sept 27 email content.
5. FRIDAY - OCTOBER 7, 2022	Mass email via rezoning email list of Public Participation Meeting Reminder included agenda and presentation. Meeting notice posted on CRA door and online on the Central City Rezoning webpage.
6. MONDAY – OCTOBER 10, 2022	Public Participation Meeting Notice/Agenda posted in City Hall TV.
7. TUESDAY – OCTOBER 11, 2022	Rezoning email communication of the Public Participation Meeting Reminder/Agenda
8. MONDAY – OCTOBER 31, 2022	(8) Rezoning Sign Notices on H stakes scheduled to be installed in the NWQ area.
9. TUESDAY – NOVEMBER 1, 2022	Nov 16 th Planning and Zoning Board Notification letter via snail mail to residents in the target area, and residents within 300 FT from target area. Total of 379 mailers.

A video recording of the public participation meeting, and records of the comment cards may be requested by contacting CRA Planner, Cija Omengabar, comengabar@fortlauderdale.gov.



Cija Omengabar, CRA Planner
Central City Community Redevelopment Area

Attachments

- Attachment 1: Rezoning Central City Northwest Quadrant Presentation
- Attachment 2: Public Participation Meeting Comments and Responses
- Attachment 3: Public Participation Meeting Notice & Email Communication

COMMUNITY REDEVELOPMENT AGENCY
914 SISTRUNK BLVD., SUITE 200, FORT LAUDERDALE, FL 33311
TELEPHONE (954) 828-6130
WWW.FORTLAUDERDALE.GOV

CENTRAL CITY REZONING PUBLIC PARTICIPATION HISTORY			
DATE	DESCRIPTION	TYPE	
1	Thursday, May 31, 2018	Workshop 1 - identify issues & Preferences	Community Engagement
2	Tuesday, June 26, 2018	Round Table Meeting - developers, bankers and realtors	Community Engagement
3	Wednesday, July 11, 2018	Community Workshop 2 - Testing, Exploring Opportunities	Community Engagement
4	Wednesday, September 26, 2018	Proposed Mixed Use Zoning Presentation	CCRAB Special Meeting
5	Wednesday, November 7, 2018	Proposed Mixed Use Zoning Presentation II	CCRAB Regular Meeting
6	Wednesday, February 6, 2019	Proposed Mixed Use Zoning Presentation III	CCRAB Regular Meeting
7	Tuesday, June 25, 2019	Proposed Permitted Uses Presentation and Discussion	CCRAB Special Meeting
8	Wednesday, February 3, 2021	Rezoning Project Refresher - Current Status and Next Steps	CCRAB Regular Meeting
9	Wednesday, March 3, 2021	Rezoning Project Update	CCRAB Regular Meeting
10	Friday, April 16, 2021	Rezoning Project - Path Forward & Addressing Gap Issues	CCRAB Special Meeting
11	Wednesday, August 24, 2022	Final Rezoning Code Proposal	CCRAB Special Meeting
12	Monday, October 10, 2022	Rezoning Project Update - NW Quadrant Proposal and Recommendation	CCRAB Special Meeting
13	Wednesday, October 26, 2022	Rezoning Status Update at Middle River Terrace Neighborhood Association	Community Engagement

Proposed Central City NW Quadrant Rezoning

Residential Single Family/Medium Density District (RDs-15)

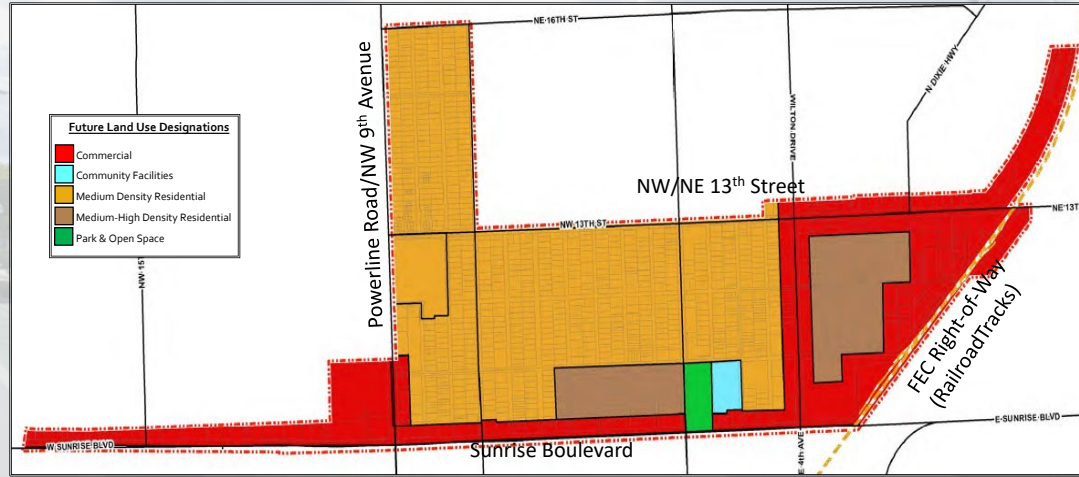
to

Residential Multifamily Low Rise/Medium Density District (RM-15)

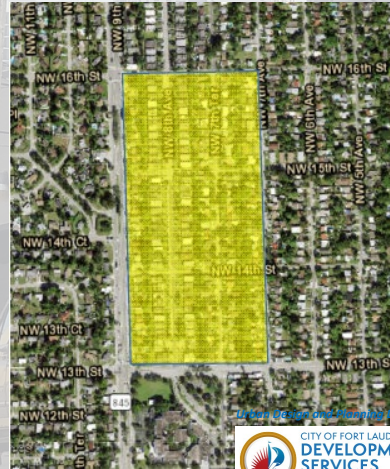
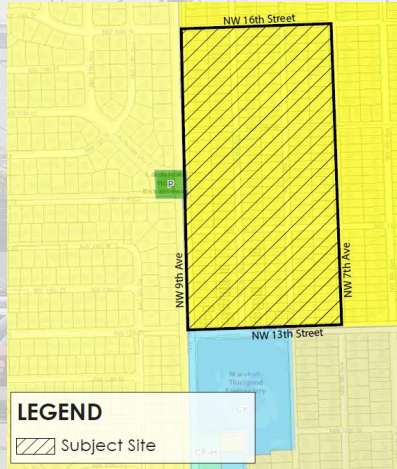
October 11, 2022
Public Participation Meeting



Central City Community Redevelopment Area



Central City NW Quadrant Rezoning Area to be Rezoned RDs-15 to RM-15



Central City NW Quadrant Rezoning RDs-15 and RM-15 Comparison of Uses

Existing Zoning District	Proposed Zoning District
RDs-15	RM-15
Permitted Uses	Permitted Uses
Single Family Dwelling	Single Family Dwelling
	Cluster Dwelling
	Zero-lot-line
	Duplex
	Townhouse
	Multifamily
Community Residence (Max 3 Residents)	Community Residence (Max 3 Residents)
Family Community Residence (4 to 10 Residents)	Family Community Residence (4 to 10 Residents)
Public Purpose Facilities	Public Purpose Facilities
Child Day Care Facilities	Child Day Care Facilities
Accessory Uses, Buildings and Structures	Accessory Uses, Buildings and Structures
Urban Agriculture	Urban Agriculture
Conditional Uses	Conditional Uses
Family Community Residence (10+ residents)	Bed and Breakfast
Transitional Community Residence (4+ residents)	Mixed-Use Development
Community Residence	House of Worship
	School
	Social Service Facility, Level II

Central City NW Quadrant Rezoning RDs-15 and RM-15 Comparison of Dimension Requirements

Requirements	Existing Zoning District	Proposed Zoning District
	RDs-15	RM-15
Maximum building height (ft.)	35'	35'
Minimum front yard (ft.):	25'	25'
Minimum side yard (ft.):	5'	5'
Minimum rear yard (ft.):	15'	15'/20' for townhouses
Corner yard(ft.)	No Less than 10'	No Less than 10'
Minimum Lot Width	50'	50'
Minimum Lot Size (Square Feet)	6,000 Single Family/Duplex	5,000 Single Family/Duplex 7,500 Townhouses/Multifamily



Central City NW Quadrant Rezoning Notice Requirements

- Mail Notice to Property Owners within Area and within 300 Feet
 - Public Participation Meeting
 - Planning and Zoning Board Hearing
- Email to Neighborhood Association Regarding Public Participation Meeting
- Sign Notice Prior to Planning and Zoning Board and City Commission Hearings
- Newspaper Notice Prior to City Commission - 1st and 2nd Readings



Central City NW Quadrant Rezoning Schedule

Public Participation Meeting	October 11, 2022
Planning and Zoning Board	November 16, 2022
City Commission Meeting - 1st Reading of Ordinance	December 20, 2022
City Commission Meeting - 2nd Reading of Ordinance	January 10, 2023



Tuesday - October 11, 2022		PUBLIC PARTICIPATION MEETING REZONING OF CENTRAL CITY NORTHWEST QUADRANT FROM RDs-15 TO RM-15	
OPINION POLL	NAME	QUESTION OR COMMENT	STAFF RESPONSE
1	No Answer	Genia Jean Gilles	None
2	No Answer	Harry Denis	None
3	Support	Denis Ulmer	comments on the CCRAB if anyone wants to attend meetings the agenda is posted online.
4	Support	Moshe Y	None
5	Support	Ray Thrower	Comment: vast improvement and a good step, is supportive.
6	Neutral	Ely du Pre	None
7	Neutral	Peter L. Maitland	Zero lot line with 5 foot minimum yard? Lorraine will share zero lot line regulations as they vary.
8	Neutral	Arturo Macias	Comment <u>Non-zoning</u> : lives on NW 7 Terrace, comments that they desperately need a sidewalk on NW 16th street. Issues with drivers driving at high speed, area is lots of families with kids and pets. Stop signs and speedways not helping. connect with PW. 10.12.2022 staff reached out to PW. 10.13.2022 PW responded and recommended starting the request via QAlert. Through contacting 8000 I learned QAlert is a system used by staff, the portal for neighbors is through LoudenServ, customer service will notate the request and route to the appropriate department to handle the request. Emailed Arturo and Jonathan same day, regarding this process.
9	Neutral	Jonathan L. Saigent	1) If this were to pass or change, you could in essence tear down a house and build a duplex home? 2) Question on new development being raised ie: 4ft next to his property, due to flooding. I know some of the neighborhood has second property, rental property in several spots in the neighborhood, is that something still allowed and would that continue to be allowed under the new zoning. Keep your single family and build another property to rent. 1) correct. 2) all new development has to be reviewed by our flood plain staff and engineering division and they look at drainage impacts. How water would flow out to the roadway and neighbors. The expectation is you would have to expect water should collect on your property. we can look at the regulation in more detail to give a more definitive answer about building a separate home on a existing single family lot.
10	Support	Mark Antonelli	Comment: sounds like a great idea, this level of liberality. Enough to entice developers and make it economic feasible. Explained rainwater systems that mitigate flood and water on property as required for even small project. Touched on zero lotlines, what it means for setbacks, homes inside development separated by 5 feet, adding it would have to require someone to combine so many properties in order to take advantage of zero lotline. This would bring better project, better landscaping etc. He thinks its [rezoning of this area to RM-15] a great idea. typically a corner yard setback measures 20% of the lot not to be less than... is that still the case? Not to be less than 10 2) if I have a 100 ft lot, I still have a 10 corner yard setback? Its not 20% of the lot width? Comments about his experience with building townhomes in the area despite area. Little by little lots around also improved. Project does this, encourages development. straight forward its not less than 10, this is the minimum setback. In this case, you can always have a larger setback, this is the minimum. 2) Will need to double check that. None
11	Support	David Bedoya	1) will property tax be effected. 2) whats to know what he can build, can he build up to 5 ft of the fence, indicating lives in a corner.3) question on height 35ft. 4) Can he build something he can rent out? 5) wonders if zoning doesn't much changes but provide opportunities? Comments on 8th Avenue security concerns. Wanders if zoning will help with that. Comments on security and his experience with it. 1) no not a direct and immediate impact but could be a factor at somepoint however is regulated by the property appraiser. Its possible if you renovate property thereby increasing property value than likely tax will also go up. 2) explained the requirement of a corner lot and the options. 3) explained requirement of angling if building a townhouse to have fewer impacts on the neighbors. 4) Maybe, will have to take a look at regulations for accessory dwelling. There maybe some nuances. 5) thats correct, its a slight changes in possibilities in residential development. We can get you in touch with someone to see what applies to your property. 1) 8th ave is in the site that would be rezoned, but for anything to change the property owner would have to decide. CRA can coordinate with the police with it. 10.12.22 Done -reached out to PD; pending response, provided attendees contact information. 10.14.22 PD reached out to contact.
12		Chris Cooper, DSD Director	Accessory dwelling units are permitted in the current district and RM-15, there's minimum lot sizes and other conditions to be met, ie: sq footage of structures, set back etc. .
13		Lorraine Tappin	
14		Cija Omangebar	
15		Mark Alvarez	

ATTACHMENT 2: PUBLIC PARTICIPATION MEETING COMMENTS AND RESPONSES



**CITY OF FORT LAUDERDALE
COMMUNITY REDEVELOPMENT AGENCY**

PUBLIC PARTICIPATION MEETING NOTICE – CENTRAL CITY REZONING

September 22, 2022

RE: Proposed Rezoning from Residential Single Family/Medium Density District (RDs-15) to Residential Multifamily Low Rise/Medium Density District (RM-15) in Central City Community Redevelopment Area

Dear Neighbor:

This letter is to invite you to a public participation meeting regarding a proposed rezoning initiated by the Central City Community Redevelopment Agency. The public participation meeting will be held on:

**Tuesday, October 11, 2022, 6:00 PM
City Hall – 8th Floor Conference Room
100 N. Andrews Avenue
Fort Lauderdale, FL 33301**

The area to be rezoned is bounded by NW 7th Avenue to the east, NW 16th Street to the north, Powerline Road\NW 9th Avenue to the west and NW 13th Street to the south. Please see location map and aerial map on the back of this letter.

If you wish to submit written comments or have questions, please contact:

Lorraine Tappen, AICP, Principal Urban Planner
Urban Design and Planning Division
Development Services Department
Phone: (954) 828-5018
Email: LTappen@fortlauderdale.gov

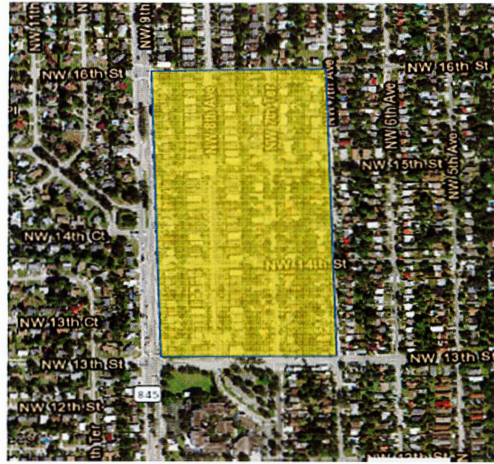
Please be advised there will also be an opportunity for public input at the City of Fort Lauderdale Planning and Zoning Board hearing, which will be held at 6 PM, Wednesday, November 16, 2022 in the City Commission Chambers, City Hall, 100 N. Andrews Avenue, Fort Lauderdale, FL 33301.

Sincerely,

Cija Omengabar
CRA Planner

COMMUNITY REDEVELOPMENT AGENCY
914 SISTRUNK BLVD., SUITE 200, FORT LAUDERDALE, FL 33311
TELEPHONE (954) 828-6130
WWW.FORTLAUDERDALE.GOV

Area to Be Rezoned RDs-15 to RM-15



COMMUNITY REDEVELOPMENT AGENCY
 914 SISTRUNK BLVD., SUITE 200, FORT LAUDERDALE, FL 33311
 TELEPHONE (954) 828-6130
 WWW.FORTLAUDERDALE.GOV

Cija Omengebar

From: Cija Omengebar
Sent: Wednesday, October 26, 2022 2:39 PM
To: CentralCityRezoning
Subject: FW: Central City Rezoning Project September 2022 Update
Attachments: 9.22.22_CRA NWQ Rezoning Public Participation Notice_signed.pdf; 9.22.22_CRA NWQ Location Map.pdf

From: CentralCityRezoning
Sent: Tuesday, September 27, 2022 11:15 AM
To: CentralCityRezoning <CentralCityRezoning@fortlauderdale.gov>
Subject: Central City Rezoning Project September 2022 Update

Greetings Neighbors and Community Leaders,

As part of our rezoning efforts of the Central City Community Redevelopment Area, we want to share the scheduling of a few key meetings in the following weeks. Based on the assessment and analysis of the proposed rezoning report, and more recent feedback from the rezoning presentation made at the Central City Redevelopment Advisory Board meeting on August 24, 2022, we are eager to announce that we are moving forward with a proposal to rezone the northwest quadrant of Central City while we continue to review the remainder of the proposed rezoning report. The area to be rezoned is bounded by NW 7th Avenue to the east, NW 16th Street to the north, Powerline Road/NW 9th Avenue to the west and NW 13th Street to the south.

The meetings ahead of us are part of the community engagement requirement to obtain additional feedback, support and comments for the rezoning of the northwest quadrant of Central City Only. The proposal is to change the zoning district from Residential Single Family/Medium Density District (RDs-15) to Residential Multifamily Low Rise/Medium Density District (RM-15). Efforts have been made to notify residents within the northwest quadrant and residents located within 300 ft of the target area. Please see the attached public participation meeting notice, and location map for reference.

You are invited to share your thoughts at one of these meetings, and we hope you will accommodate, and work with us as we plan for the future of Central City CRA.

MEETING DATES AHEAD:

- **Wednesday – October 5, 2022 | Central City Redevelopment Advisory Board (CCRAB) Regular Meeting**
 - Time: 3:30 PM
 - Location: City Hall, 8th Floor Conference Room
 - Purpose: Discussion and recommendation of the proposed rezoning from Residential Single Family/Medium Density District (RDs-15) to Residential Multifamily Low/Medium Density (RM-15) in Central City Community Redevelopment Area.
 - [Online access](#) to CCRAB agenda and supporting documents for this meeting.

- **Tuesday – Oct 11, 2022 | Public Participation Meeting – Central City Rezoning of the Area’s Northwest Quadrant**
 - Time: 6:00 PM
 - Location: City Hall, 8th Floor Conference Room

- Purpose: Discussion and Feedback gathering of the proposed rezoning from Residential Single Family/Medium Density District (RDs-15) to Residential Multifamily Low/Medium Density (RM-15) in Central City Community Redevelopment Area.
- **Wednesday – November 16, 2022 | Planning and Zoning Board**
 - Time: 6:00 PM
 - Location: City Hall, 1st Floor Commission Chambers
 - Review and approval or disapproval of the proposed rezoning from Residential Single Family/Medium Density (RDs-15) to Residential Multifamily Low/Medium Density (RM-15) in Central City Community Redevelopment Area.
 - [Online access](#) to PZB agenda and supporting documents.

ONLINE RESOURCES:

- [Fort Lauderdale Community Redevelopment Agency](#) What we do
- [Central City Redevelopment Advisory Board](#) past and current agendas and supporting documents
- [Central City CRA Rezoning Project](#) Links to *Project Overview, Context-Vision-Goal, Public Meeting Summaries, Attend a Meeting info, Frequently Asked Questions*

If you have any questions, or to be added to the email list to receive updates, reach out by emailing CentralCityRezoning@fortlauderdale.gov.

If you wish to be removed from this mailing list, please reply back and add "REMOVE EMAIL" to the subject line.

Regards,

Project Team

"PLEASE NOTE, TWO-WAY COMMUNICATION BETWEEN MEMBERS OF A CITY OF FORT LAUDERDALE IS PROHIBITED BY SUNSHINE LAW. DO NOT REPLY TO ANY BOARD MEMBER, DISCUSSION SHOULD TAKE PLACE AT A SCHEDULED BOARD MEETING."

Central City CRA Rezoning Project Team Contact Information

City of Fort Lauderdale | Community Redevelopment Agency
914 Sistrunk Boulevard, Suite 200
Fort Lauderdale, FL 33311

Email: centralcityrezoning@fortlauderdale.gov

Phone Numbers:

Main Office (954) 828-6130
Project Questions (954) 828-4756
 (954) 828-4776



AFFIDAVIT FORM

Applications: As Required | Rev. 07/21/2022

INSTRUCTIONS: Indicate with an [X] for the type of meeting, provide the applicable project information, hearing date, and indicate applicable public notice requirements. Sign the affidavit with notary. For specific public notice requirements, refer to the Public Participation and Sign Notice Guide or contact the Case Planner. Please print legibly.

STATE OF FLORIDA, BROWARD COUNTY
AFFIDAVIT PUBLIC NOTICE REQUIREMENTS

[X] DEVELOPMENT REVIEW COMMITTEE [X] PLANNING AND ZONING BOARD [] HISTORIC PRESERVATION BOARD [] CITY COMMISSION

CASE NUMBER: UDP-22017 PROPERTY: Central City Northwest Quadrant MEETING DATE: 10/11/2022

APPLICANT OR AGENT (IF REPRESENTING APPLICANT): Lorraine Tappen, Principal Urban Planner APPEAL REQUEST:

BEFORE ME, the undersigned authority, personally appeared 10/27/2022 who upon being duly sworn and cautioned, under oath deposes and says:

- 1. Affiant is the Applicant or Agent representing the applicant in the above cited City of Fort Lauderdale Review Case.
2. The Affiant/Applicant has completed the following (indicate all applicable sections with an [X])

[X] DEVELOPMENT REVIEW COMMITTEE MAIL NOTICE
a. Affiant has been mailed a letter(s) or sent an email(s) to all official city-recognized civic organization(s) within 300 feet of the proposed project.
b. Letter or email referenced above in (a) was sent at least twenty-one (21) days prior to the date of the Development Review Committee meeting noted above.
c. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office ten (10) days prior to the date of Development Review Committee and if the Affidavit is not submitted, the meeting on this case shall be cancelled.

[] HISTORIC PRESERVATION BOARD MAIL NOTICE
a. Affiant has paid for and ensured that letters were mailed to all property owners located within three hundred (300) feet of the property that is the subject of the application.
b. Letter referenced above (a) was sent at least fifteen (15) days prior to the date set for the first Historic Preservation Board meeting cited above.
c. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office ten (10) days prior to the date of Historic Preservation Board and if the Affidavit is not submitted, the meeting on this case shall be cancelled.

[X] PROJECT PRESENTATION MEETING
a. Affiant has sent a letter(s) via regular mail or sent an email(s) to all property owners whose real property is located within three hundred (300) feet of the proposed project and mailed a letter(s) or sent an email(s) to all official city-recognized civic organization(s) within 300 feet of the proposed project.
b. Letter referenced above (a) was mailed prior to the submittal of the application to the Planning and Zoning Board application.
c. Affiant has prepared a summary of the Project Presentation meeting cited above that documents the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion and comments expressed during the process.
d. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office fifteen (15) days prior to the date of the Planning and Zoning Board meeting and if the Affidavit has not submitted, the Public Hearing on this case shall be cancelled.

[] 10-DAY PUBLIC SIGN NOTICE or [] 15-DAY PUBLIC SIGN NOTICE
a. Posted or has caused to be posted on the Property signage provided by the City of Fort Lauderdale, which such signage notifies the date, time and place of the meeting.
b. That [provide number of signs posted] sign(s) as referenced above (a) was posted on [provide date of posting] the property in such manner as to be visible from adjacent streets and waterways and was posted a minimum [see above marked 10 or 15 days] prior to the date of the meeting cited above and has remained continuously posted until the date of execution and filing of this Affidavit.
c. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case.
d. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office five (5) calendar days prior to the meeting date and if the Affidavit has not submitted, the meeting on this case shall be cancelled.

3. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefor.

[Signature]
AFFIANT SIGNATURE

IF APPLICANT COMPLETE BELOW
STATE OF FLORIDA:
COUNTY OF:
The foregoing instrument was sworn to and subscribed before me by means of [] physical presence or [] online notarization, this day of 2022, by who is personally known to me or who has produced as identification.

IF AN AGENT COMPLETE BELOW
STATE OF FLORIDA:
COUNTY OF: BROWARD
The foregoing instrument was sworn to and subscribed before me by means of [] physical presence or [] online notarization, this day of 2022, by LORRAINE TAPPEN of a Florida corporation, on behalf of the corporation. He/she is personally known to me or has produced as identification.

[SEAL] NOTARY PUBLIC STATE OF FLORIDA
TAMARA LAKIC
Commission # HH 260633
Expires May 3, 2026

[Signature]
(Signature of Notary Public - State of Florida)
TAMARA LAKIC
(Print, Type, or Stamp Commissioned Name of Notary Public)



AFFIDAVIT FORM

Applications: As Required | Rev. 07/21/2022

INSTRUCTIONS: Indicate with an [X] for the type of meeting, provide the applicable project information, hearing date, and indicate applicable public notice requirements. Sign the affidavit with notary. For specific public notice requirements, refer to the Public Participation and Sign Notice Guide or contact the Case Planner. Please print legibly.

STATE OF FLORIDA, BROWARD COUNTY
AFFIDAVIT PUBLIC NOTICE REQUIREMENTS

[] DEVELOPMENT REVIEW COMMITTEE [X] PLANNING AND ZONING BOARD [] HISTORIC PRESERVATION BOARD [] CITY COMMISSION

CASE NUMBER: UDP-222017 PROPERTY: Central City Northwest Quadrant MEETING DATE: 10/11/2022

APPLICANT OR AGENT (IF REPRESENTING APPLICANT): Lorraine Tappen, Principal Urban Planner APPEAL REQUEST:

BEFORE ME, the undersigned authority, personally appeared 10/27/2022 who upon being duly sworn

- 1. Affiant is the Applicant or Agent representing the applicant in the above cited City of Fort Lauderdale Review Case.
2. The Affiant/Applicant has completed the following (indicate all applicable sections with an [X])

[] DEVELOPMENT REVIEW COMMITTEE MAIL NOTICE
a. Affiant has been mailed a letter(s) or sent an email(s) to all official city-recognized civic organization(s) within 300 feet of the proposed project. The letter(s) or email(s) sent by the Affiant includes a notification of the date, time, and place of the Development Review Committee meeting.
b. Letter or email referenced above in (a) was sent at least twenty-one (21) days prior to the date of the Development Review Committee meeting noted above.
c. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office ten (10) days prior to the date of Development Review Committee and if the Affidavit is not submitted, the meeting on this case shall be cancelled.

[] HISTORIC PRESERVATION BOARD MAIL NOTICE
a. Affiant has paid for and ensured that letters were mailed to all property owners located within three hundred (300) feet of the property that is the subject of the application. The letter sent by mail to the property owners includes a notification of the date, time, and place of the Historic Preservation Board meeting.
b. Letter referenced above (a) was sent at least fifteen (15) days prior to the date set for the first Historic Preservation Board meeting cited above.
c. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office ten (10) days prior to the date of Historic Preservation Board and if the Affidavit is not submitted, the meeting on this case shall be cancelled.

[X] PROJECT PRESENTATION MEETING
a. Affiant has sent a letter(s) via regular mail or sent an email(s) to all property owners whose real property is located within three hundred (300) feet of the proposed project and mailed a letter(s) or sent an email(s) to all official city-recognized civic organization(s) within 300 feet of the proposed project. The letter(s) or email(s) sent by the Affiant includes a notification of the date, time, and place of the Applicant's Project Presentation meeting.
b. Letter referenced above (a) was mailed prior to the submittal of the application to the Planning and Zoning Board application. Applicant's Project Presentation meeting was held at least thirty (30) days prior to the date of the Planning and Zoning Board meeting.
c. Affiant has prepared a summary of the Project Presentation meeting cited above that documents the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion and comments expressed during the process.
d. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office fifteen (15) days prior to the date of the Planning and Zoning Board meeting and if the Affidavit has not submitted, the Public Hearing on this case shall be cancelled.

[] 10-DAY PUBLIC SIGN NOTICE or [] 15-DAY PUBLIC SIGN NOTICE
a. Posted or has caused to be posted on the Property signage provided by the City of Fort Lauderdale, which such signage notifies the date, time and place of the meeting.
b. That (provide number of signs posted) sign(s) as referenced above (a) was posted on (provide date of posting) the property in such manner as to be visible from adjacent streets and waterways and was posted a minimum (see above marked 10 or 15 days) prior to the date of the meeting cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
c. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case. Should the application be continued, deferred or re-heard, the sign shall be amended to reflect the new dates.
d. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office five (5) calendar days prior to the meeting date and if the Affidavit has not submitted, the meeting on this case shall be cancelled.

3. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefor.

IF APPLICANT COMPLETE BELOW

STATE OF FLORIDA:
COUNTY OF:
The foregoing instrument was sworn to and subscribed before me by means of [] physical presence or [] online notarization, this day of 2022, by who is personally known to me or who has produced as identification.

IF AN AGENT COMPLETE BELOW

STATE OF FLORIDA:
COUNTY OF: BROWARD
The foregoing instrument was sworn to and subscribed before me by means of [X] physical presence or [] online notarization, this day of 2022, by LORRAINE TAPPEN of a Florida corporation, on behalf of the corporation. He/she is personally known to me or has produced as identification.

Affiant Signature

[SEAL] NOTARY PUBLIC STATE OF FLORIDA TAMARA LAKIC Commission # HH 260633 Expires May 3, 2026

Signature of Notary Public - State of Florida TAMARA LAKIC (Print, Type, or Stamp Commissioned Name of Notary Public)



AFFIDAVIT FORM

Applications: As Required | Rev. 07/21/2022

INSTRUCTIONS: Indicate with an [X] for the type of meeting, provide the applicable project information, hearing date, and indicate applicable public notice requirements. Sign the affidavit with notary. For specific public notice requirements, refer to the Public Participation and Sign Notice Guide or contact the Case Planner. Please print legibly.

STATE OF FLORIDA, BROWARD COUNTY AFFIDAVIT PUBLIC NOTICE REQUIREMENTS

DEVELOPMENT REVIEW COMMITTEE [X] PLANNING AND ZONING BOARD [X] HISTORIC PRESERVATION BOARD [] CITY COMMISSION []

CASE NUMBER: UDR-22017 PROPERTY: MEETING DATE: NOVEMBER 16, 2022

APPLICANT OR AGENT (IF REPRESENTING APPLICANT): CIJA OMENGBAR APPEAL REQUEST:

BEFORE ME, the undersigned authority, personally appeared Cija Omengebar who upon being duly sworn and cautioned, under oath deposes and says:

- 1. Affiant is the Applicant or Agent representing the applicant in the above cited City of Fort Lauderdale Review Case.
2. The Affiant/Applicant has completed the following (indicate all applicable sections with an [X])

DEVELOPMENT REVIEW COMMITTEE MAIL NOTICE

- a. Affiant has been mailed a letter(s) or sent an email(s) to all official city-recognized civic organization(s) within 300 feet of the proposed project.
b. Letter or email referenced above in (a) was sent at least twenty-one (21) days prior to the date of the Development Review Committee meeting noted above.
c. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office ten (10) days prior to the date of Development Review Committee and if the Affidavit is not submitted, the meeting on this case shall be canceled.

HISTORIC PRESERVATION BOARD MAIL NOTICE

- a. Affiant has paid for and ensured that letters were mailed to all property owners located within three hundred (300) feet of the property that is the subject of the application.
b. Letter referenced above (a) was sent at least fifteen (15) days prior to the date set for the first Historic Preservation Board meeting cited above.
c. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office ten (10) days prior to the date of Historic Preservation Board and if the Affidavit is not submitted, the meeting on this case shall be canceled.

PROJECT PRESENTATION MEETING

- a. Affiant has sent a letter(s) via regular mail or sent an email(s) to all property owners whose real property is located within three hundred (300) feet of the proposed project and mailed a letter(s) or sent an email(s) to all official city-recognized civic organization(s) within 300 feet of the proposed project.
b. Letter referenced above (a) was mailed prior to the submittal of the application to the Planning and Zoning Board application.
c. Affiant has prepared a summary of the Project Presentation meeting cited above that documents the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion and comments expressed during the process.
d. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office fifteen (15) days prior to the date of the Planning and Zoning Board meeting and if the Affidavit has not submitted, the Public Hearing on this case shall be cancelled.

10-DAY PUBLIC SIGN NOTICE or 15-DAY PUBLIC SIGN NOTICE

- a. Posted or has caused to be posted on the Property signage provided by the City of Fort Lauderdale, which such signage notifies the date, time and place of the meeting.
b. That a (provide number of signs posted) sign(s) as referenced above (a) was posted on (provide date of posting) the property in such manner as to be visible from adjacent streets and waterways and was posted a minimum (see above marked 10 or 15 days) prior to the date of the meeting cited above and has remained continuously posted until the date of execution and filing of this Affidavit.
c. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case.
d. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office five (5) calendar days prior to the meeting date and if the Affidavit has not submitted, the meeting on this case shall be cancelled.

Affiant Signature: [Handwritten Signature]

IF APPLICANT COMPLETE BELOW
STATE OF FLORIDA:
COUNTY OF:
The foregoing instrument was sworn to and subscribed before me by means of [] physical presence or [] online notarization, this day of 2022, by who is personally known to me or who has produced as identification.

IF AN AGENT COMPLETE BELOW
STATE OF FLORIDA:
COUNTY OF:
The foregoing instrument was sworn to and subscribed before me by means of [] physical presence or [] online notarization, this day of 2022, by of a Florida corporation, on behalf of the corporation. He/she is personally known to me or has produced as identification.

[SEAL]

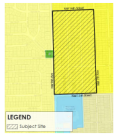
Signature of Notary Public - State of Florida
ELENI WARD-JANKOVIC
Notary Public - State of Florida
Commission # HH 14868
My Comm. Expires Oct 21, 2024
Banded through National Notary Assn.

CITY OF FORT LAUDERDALE
PUBLIC NOTICE
PLANNING AND ZONING BOARD MEETING

DATE: NOVEMBER 16, 2022
 TIME: 6:00 P.M.
 CASE: UDP-Z22017
 PROJECT: CENTRAL CITY NW QUAD REZONING

Request: Rezone from Residential Single Family/Medium Density (RDs-15) District to Residential Multifamily Low Rise/Medium Density (RM-15) District

LOCATION: CITY COMMISSION CHAMBERS CITY HALL, 100 N ANDREWS AVENUE INFORMATION: CONTACT: (754) 838-4520 <http://www.fortlauderdale.gov>



City of Fort Lauderdale is not responsible for the content of any third-party website. The City of Fort Lauderdale is not responsible for the content of any third-party website. The City of Fort Lauderdale is not responsible for the content of any third-party website.

NOVEMBER 16, 2022 PZB PUBLIC NOTICE UDP-Z22017 LOCATIONS

NW 16 STREET (NORTH BOUNDARY)	NW 13 TH STREET (SOUTH BOUNDARY)
1. NW 9 TH AVENUE	1. NW 9 TH AVENUE
2. NW 8 TH AVENUE	2. NW 8 TH AVENUE
3. NW 7 TH TERRACE	3. NW 7 TH TERRACE
4. NW 7 TH AVENUE	4. NW 7 TH AVENUE



NW 9TH AVENUE & NW 16 STREET



NW 8TH AVE & NW 16TH STREET



NW 7TH TERRACE & NW 16TH STREET



NW 7TH AVENUE & NW 16TH STREET



NW 9TH AVE & NW 13TH STREET



NW 8TH AVE & NW 13TH STREET



NW 7TH TERRACE & NW 13TH STREET



NW 7TH AVE & NW 13TH STREET

