

From: [Lin Morgan](#)
To: [Lorraine Tappen](#); [Cija Omengabar](#); [Ray Thrower](#); [Robert Miller](#); [Edward Catalano](#); [William Cody](#); [Marie](#)
Subject: [-EXTERNAL-] P&Z. Tonight
Date: Wednesday, January 18, 2023 10:01:56 PM

I was surprised tonight by the opposition from our neighbors from the west side of Powerline, Lauderdale Manors, a different neighborhood completely. I spoke with these people after the meeting and they have some good points but they said they don't want development moving into their neighborhood. So, if we want this, we are going to have to work for it.

Lorraine and Cija, you are welcome to present at all our next membership meetings. Jan 24 is next. Zoom only, easy! Whatever it takes. Lorraine, don't forget to add your presentation to the civic association on Nov. 15, 2022.

I have lived in the 300 area for 20 years. Lorraine, I think you need to bring up the past city records for crime and code on 8th. Our neighbors have been complaining to the city for years about 8th Ave. One of the highest crime streets in Fort Lauderdale. Blight, dangerous! Captain Stone with the FLPD (954-828-6964, he would know. Ed presented some good photos tonight showing that. I would recommend the board visit this area. Maybe you can arrange it when they are having the neighborhood dog fighting.

P&Z brought up , "have the landlords clean up their properties". Please, we have tried.

I will speak at the next P&Z meeting. (CIJA, CAN YOU GET ME THE CEILING HEIGHT OF THE COMMISSION CHAMBERS? VERY IMPORTANT. THANK YOU!)

Ed, Will, Robb, Lorraine, let's get our meeting signs out on Friday and we need them along Powerline(I got One house) and 13th Street, 16th Streets. Joey has lots of signs. I also reviewed our member's list and no one is a member on 7th Ave and Terr, 8th and 9th Ave. I recommend hitting the BCPA and find the owner occupied and have a chat. Who's willing to help. Cija, if you have this information, I would love to have it.

Let's spread the word!
Thank you everyone for all your work! I am available for you,
Lorraine Tappen. Let me know what you need.

Lin
954-522-8359

From: dennisu512@aol.com
To: [Cija Omengebar](#)
Subject: [-EXTERNAL-] P&Z CASE UOP-22017
Date: Wednesday, January 18, 2023 2:45:59 PM

City of Fort Lauderdale Planning & Zoning Board Via Cija Omengebar, Central City Redevelopment Agency Board Liaison

Dear Board Members:

RE CASE Z22017

I have served on the Central City Redevelopment Agency for the past two years.

The item before you tonight in the above mentioned case, has had public input even previous to my board appointment. In my opinion, this is what the neighborhood wants, and I have voted for as a board member. I based my vote on the presentations made to the board, and comments from the public during public input meetings.

I urge you to support the original request as presented.

Thank you

Dennis Ulmer Board Member, Central City Redevelopment Agency

Email dennisu512@aol.com
Telephone 954 763 1913

From: [gunn4944](#)
To: [Steven Glassman](#); [Cija Omengebar](#); [Clarence Woods](#); [Ray](#); [Lin Morgan](#)
Subject: [-EXTERNAL-] Rezoning Project CRA
Date: Wednesday, January 18, 2023 8:29:19 PM

Hello

Watching the Planning and Zoning Board Meeting tonight, regarding above, was shocking. Many public meetings and notices have been posted and letters sent to the property owners affected. The suggestion that renters (68%) be notified and have a vote for this rezoning was unreasonable. The 3 or 4 people who own property in Lauderdale Manors spoke of the government taking their land, unfortunately not understanding rezoning. A majority of owners including those affected by this zoning change approve. Now there will be a delay and the City will be spending money to republish the notice in three different languages required tonight by the P and Z Board. Are we going to be an area left out for future potential improvements? We hope not, and believe the P and Z board is not familiar with what has transpired over the years or even the current increased pricing of current homes and multi residents in this area. P and Z stated tonight that the possibility of two of the three new commissioners are questioning the validity this project also. Hope this rezoning is supported by you.

Charlene (Charlie) and Dave Gunn
95 NE 17 Ct.

From: [Rockell Hendrickson](#)
To: [Cija Omengebar](#)
Cc: [Clarence Woods](#)
Subject: [-EXTERNAL-] Feedback on meeting held on 1/18/23
Date: Wednesday, January 25, 2023 7:39:51 PM

Dear Sir/Madam,

I attended the planning and zoning board meeting on the above mentioned date and some things that were discussed and expectations has left me flabbergasted.

The request for communication to be provided in languages other than English is asking too much in a country where English is our primary language and our pledge of allegiance to date is in ENGLISH.

It could be written /spoken in every language that exists it probably still would not make a difference.

Based on my observations it was more lack of knowledge and ignorance.

Homeowners/tenants who attended the meeting on the said date had no basis for claims that were made like properties would be taken away ,taxes and rent would increase.No one can legally take away anyone's property without sale or proper transfer.Taxes can go up regardless and rent goes up as well due to inflation etc.That's why even social security recipients receive a cost of living increase.

Preservation of the area was also mentioned what a joke because this area is plagued with illegal dumping and is an ongoing issue.

I've had to call the police numerous times and endured fines as a result of illegal dumping.

Please be mindful that at the end of the day investors can chose to invest elsewhere and where they don't face so much controversies.

There has been studies to prove that there is a dire need for affordable housing in Ft.Lauderdale.In the end they will continue to have a housing crisis especially among the poorer class because if they are unable to afford housing in these areas they definitely won't be able to afford Las Olas etc.

I hope a time will come when more flexibility and favor will be extended to investors in Ft. Lauderdale.

As an investor Ft.Lauderdale is not very welcoming to investors especially in the opportunity zoned neighborhood.

There is too much unnecessary and unrealistic expectations.

My best,
Rockell McShan

From: [gunn4944](#)
To: [Cija Omengebar](#); [Clarence Woods](#); [Steven Glassman](#)
Subject: [-EXTERNAL-] Fw: Rezoning of Powerline Corridor
Date: Wednesday, February 15, 2023 10:06:50 PM

FYI

----- Forwarded Message -----

From: Robert Miller <robleroymiller@gmail.com>
To: Ray Thrower <ray.thrower@yahoo.com>; terry nolen <babanolen@gmail.com>; kimber white <kimber.lmt@gmail.com>; MARIE MCGINLEY <mizmallow@aol.com>; Elly du Pré <edupre@faasb.org>; Lin Morgan <linmorgan@live.com>; gunn4944@bellsouth.net <gunn4944@bellsouth.net>; Gabriel Soltura <gabosoltura@gmail.com>; William Cody <codywilliam002@gmail.com>; Ed Catalano <ed@bui2.com>; Lorraine Saunders <lasaunders1856@gmail.com>; Alan H. Beck <abeckcfm@aol.com>; Joey <jcardinot@comcast.net>
Sent: Wednesday, February 15, 2023 at 02:53:26 PM EST
Subject: Rezoning of Powerline Corridor

Hello SMR residents. I am unsure or who is aware of the proposed rezoning project by the city for the Powerline corridor. This is changing the Powerline corridor from single family to multi family. This will give property owners the opportunity to make better use of their land for additional housing. This will hopefully increase the value of their properties if they wish to expand but in reality the collateral benefit will be that some would be willing to sell their properties at a higher market price. This would encourage new energy along the 8th Ave corridor that we all know has been a burden for our community.

My thought is that we each compose a letter to the Commissioners and send it to Lin. This way Lin can send this as a package with her own letter to Glassman on their next meeting. The last meeting regarding this that was set for a vote had a pretty strong opposition. Unfortunately these people are not residents of SMR but Lauderdale Manors. The vote was delayed. Along wit these letters I feel its in our best interest to actually speak at the next vote meeting sometime in March to offset the opposition.

Thoughts? Thanks..Robb P&Z committee.

Lorraine Tappen

From: gunn4944 <gunn4944@bellsouth.net>
Sent: Saturday, February 25, 2023 1:03 PM
To: Cija Omengebar; Clarence Woods; Steven Glassman; Lorraine Tappen; Lin Morgan
Subject: [-EXTERNAL-] Rezoning Proposal UDP-222017

We will be watching this up coming meeting since a majority of SMR and SMRCA approve of this zoning change. It's definitely needed for our community moving forward.
Thank you.

Charlene (Charlie) and Dave Gunn
95 NE 17 Ct.
Fort Lauderdale

Cija Omengebar

From: Marie <mizmallow@aol.com>
Sent: Wednesday, March 1, 2023 12:14 PM
To: Cija Omengebar; Lorraine Tappen
Cc: Ed Catalano
Subject: [-EXTERNAL-] Support for the Rezoning of the NW Quadrant of South Middle River

Cija and Lorraine,

I will not be able to make the Public Participation Meeting tonight regarding the rezoning of the NW Quadrant of South Middle River. Please accept this email as my participation in the meeting and support for the rezoning. This project has been a long time in the making and the creation of the CRA was neighborhood driven and a close collaboration with the City to improve the slum and blight within the boundaries of the Central City CRA. It was always anticipated that rezoning would be a component of the plan to improve the area. The NW quadrant, in particular, suffers the unintended consequences of zoning changes which grandfathered in duplexes with limitation in the level of renovation that can be undertaken.

As a community, we never asked for an increase in density in this area of the neighborhood and the proposed zoning doesn't include an increase in zoning. It simply allows a greater variety of building types. You have my full support.

Thank you very much,

Marie McGinley
Member of SMRCA
Secretary of
Central City Alliance

From: [Justin Greenbaum](#)
To: [Cija Omengebar](#)
Subject: [-EXTERNAL-] P&Z Meeting: CCRAB - NW Quadrant Rezoning
Date: Thursday, March 2, 2023 3:45:14 PM

Cija,

Please have this email submitted for the record.

Thank you,

Justin

Dear Planning and Zoning Board Members:

I ask that you support the request to rezone the NW quadrant, as presented by the Central City Redevelopment Advisory Board. While I do not live or own property in the NW quadrant, I am a 23 year Fort Lauderdale resident, I own commercial real estate within the CRA, and am presently a member CCRAB.

Having had the privilege of serving on the CCRAB off and on since 2013, I've had the opportunity to be part of the CRA rezoning effort since its commencement. Over the years, the amount of community outreach conducted by staff and consultants seemed never ending and I'm certain more was done than what is required by the City. Out of all those workshops and meetings, the plan presented is the one that received the community support.

To me, it seems as though the P&Z Board did not support the application at previous meetings because the number of dissenters in the audience outweighed the supporters, which would make me hesitant to approve it as well. However, those showing up to speak against it are for the majority, if not all, renters. While their concerns about being displaced should not be disregarded, the P&Z Board should consider whether their statements have merit. For the vast majority of property owners in the NW quadrant, the economics don't exist to warrant demolishing an income producing property to build what would be allowed under the proposed zoning. The evidence of this is just a few blocks to the south where the existing zoning is RMM-25. Their density is 40% higher than what's proposed in the NW quadrant yet the area has seen scant development - even during the most recent best of times. Therefore, to think a change in the NW quadrant to RM-15 is going to usher in a wave of new development is totally misguided and out of check with reality. And if I were wrong, you'd see a number of lobbyists stepping up to the podium requesting your support.

My primary reason for supporting the rezoning is so that all the legally non-conforming dwellings, of which there are many, will revert back to conforming. This will allow property owners the option to invest in and improve their properties without the hurdles in place to prevent improvements to legally non-conforming structures.

For the reasons stated above, it is my opinion that the application should be approved as presented.

Respectfully,

Justin Greenbaum