



**APPROVED**  
**RESCHEDULED REGULAR MEETING MINUTES**  
**CITY OF FORT LAUDERDALE**  
**CENTRAL CITY REDEVELOPMENT ADVISORY BOARD**  
**MONDAY, OCTOBER 10, 2022 – 1:00 PM**  
**CITY HALL – COMMISSION CHAMBERS**  
**FORT LAUDERDALE, FL 33301**

<b>Board Members</b>	<b>Present/Absent</b>	<b>Cumulative Attendance September 2022-August 2023</b>	
		<b>Present</b>	<b>Absent</b>
Ray Thrower, Chair	P	2	0
Edward Catalano	P	2	0
Justin Greenbaum	P	1	1
Jason Hoffman	P	1	1
Shane Jordan	P	1	0
Joseph Maca	A	1	2
Christina Robinson	P	2	0
Dennis Ulmer, Vice Chair	P	1	1

At this time, there are 8 appointed members to the Board; therefore, 5 constitute a quorum.

**Staff:**

Al Battle, Deputy Director of Development Services  
Cija Omengebar, CRA Planner/Liaison  
Karlanne Devonish, Planner  
Karen Warfel, Transportation Planning Manager  
Clarence Woods, CRA Manager

**Others:**

Linda Taylor  
Linda Fleischman  
Sarah Glass  
Gary Konner

**Communication to the City Commission:**

~~None~~

**I. Pledge of Allegiance**

~~The Board recited the Pledge of Allegiance.~~

~~Motion made by Mr. Catalano, seconded by Mr. Jordan, to provide a letter of support for the grant project. In a voice vote, motion passed unanimously.~~

**VI. Discussion and Recommendation Rezoning of the Northwest Quadrant Presentation**

Mark Alvarez, Project Director, Corradino Group, provided a Power Point presentation, a copy of which is attached to these minutes for the public record. There were changes in timing, implementation, and the recommendations for the code.

Mr. Alvarez stated there would be a public participation meeting on the change to the rezoning of the Northwest quadrant on October 11 and it would be presented to the Planning and Zoning Board on November 16. If the Planning and Zoning Board approved, the project would go to the City Commission for first reading on December 20<sup>th</sup>, and second reading on January 10<sup>th</sup>.

Regarding the Central City mixed-use district, Mr. Alvarez recalled the Board's questions about the transitional edge border near Sunrise Boulevard. He stated they were still working on the text for this.

Mr. Alvarez described the text changes regarding form-based code, height limits, Sunrise frontage requirements, and definitions of horizontal mixed-use, which were still in process.

Mr. Alvarez stated they also needed a Land Use Plan Amendment and Comprehensive Plan change to make the Mixed-Use District [MUD] work well. He said there would be another meeting, probably in December, to discuss proposed changes. Then they would hold a public participation meeting, present it to the Planning and Zoning Board in January and the City Commission for first and second reading in February and March. Then the City would likely start the Land Use Plan amendment process.

Chair Thrower felt the Northwest corridor change was an improvement. He asked about conditional uses and Mr. Alvarez said this would require Planning and Zoning Board approval.

Mr. Greenbaum asked if the conditional uses shown would have been permitted uses under RM-15 and Mr. Alvarez stated all the uses shown in RM-15 were conditional in RM-15 now; they were only making a map change. Mr. Greenbaum said his concern was that multiple social service facilities had located in Central City and these presented a problem for residents when they were not operated properly. He was concerned the facilities would seek a conditional use to relocate into RM-15. Mr. Alvarez stated this would operate as RM-15 did now; a public hearing would be required for approval.

Mr. Catalano asked whether there were two public participation meetings. Mr. Alvarez clarified that there were two scheduled, one for the rezoning of the Northwest Quadrant, and the second for the remaining rezoning. Ms. Omengabar stated the January public

participation meeting was tentative because staff was still working on the MUD. The Northwest Quadrant rezoning would have a public hearing the following day and it would be presented to the Planning and Zoning Board on November 16.

Mr. Battle said the Northwest Quadrant residential rezoning was Phase 1, which had its own schedule. Phase 2, regarding amending the zoning code, also had its own schedule. The Land Use Plan amendment had another schedule.

Ms. Taylor asked what phase 13<sup>th</sup> Street would be in. Mr. Battle responded that it was in Phase 2.

Linda Fleischman asked about the density increase and Mr. Alvarez said this referred to residential units per acre. He said most municipalities averaged 2.5-3 people per dwelling unit. Linda Taylor asked about the number of units per acre that would be allowed in the MUD area. Mr. Alvarez stated in Fort Lauderdale, the zoning code allowed certain density but it could not allow more than what was determined by the Comprehensive Plan. Mr. Alvarez proceeded to explain the Comprehensive Plan Future Land Use Map and the per-acre requirements of the different color areas. He added that any change required a change to the Comprehensive Plan, a much different and longer process to be done later.

Ms. Taylor asked if the City was working with the County regarding affordable housing and if these changes would facilitate that. Mr. Battle said the County Gellar Amendment determined that a developer building new housing must include affordable housing or pay a fee City-wide.

**Motion** made by Mr. Greenbaum, seconded by Mr. Catalano to approve the changes to the Northwest quadrant, based on today's proposal. In a voice vote, motion passed unanimously.

Ms. Omengebar reminded everyone that the public input meeting would be held the following day, October 11, at 6 PM in the 8th floor conference room.

**~~VII. Program and Project Status Update~~**

- ~~• NE 4th Avenue Streetscape Project~~

~~Ms. Omengebar reported there had been no change; they were still drafting the solicitation.~~

- ~~• Non-Residential Incentive Programs~~

~~Ms. Omengebar stated she was working with one applicant and hoped there would be a presentation in November.~~

**~~VIII. Communication to City Commission~~**

~~None~~

**~~IX. Old/New Business~~**