

**APPROVED MEETING MINUTES
 SPECIAL MEETING
 CENTRAL CITY REDEVELOPMENT ADVISORY BOARD (CCRAB)
 CITY HALL
 8th FLOOR CONFERENCE ROOM
 100 NORTH ANDREWS AVENUE
 FORT LAUDERDALE, FLORIDA
 WEDNESDAY, JUNE 25, 2019 – 4:00 PM**

September 2018 – August 2019

| BOARD MEMBERS | | <u>Regular Meetings</u> | | <u>Special Meetings</u> | |
|------------------------------|---|-------------------------|---------------|-------------------------|---------------|
| | | <u>Present</u> | <u>Absent</u> | <u>Present</u> | <u>Absent</u> |
| Mark Antonelli, Chair | P | 6 | 0 | 2 | 0 |
| Danella Williams, Vice Chair | A | 6 | 0 | 1 | 1 |
| Leslie Brown | A | 2 | 0 | 0 | 1 |
| Luis Castillo-Olivera | P | 3 | 0 | 1 | 0 |
| Pieter Coetzee | P | 3 | 3 | 1 | 1 |
| Charlene Gunn | P | 3 | 0 | 1 | 0 |
| Peter Kosinski | P | 5 | 1 | 2 | 0 |
| Laxmi Lalwani | P | 4 | 2 | 2 | 0 |
| Theodore Spiliotes | P | 6 | 0 | 2 | 0 |
| Zachary Talbot | P | 5 | 1 | 2 | 0 |
| Alex Workman | A | 4 | 1 | 0 | 1 |

At this time, there are 11 appointed members to the Board; therefore, 6 constitute a quorum.

Staff:

Don Morris, Central Beach/Central City Manager
 Cija Omengebar, CRA Planner/Liaison
 Tatiana Guerrier, Prototype, Inc.

I. Call to Order

Chair Antonelli called the meeting to order at 4:08 p.m. It was noted that a quorum was present.

Chair Antonelli called for a motion to make a change in the Agenda.

Motion was made by Member Lalwani, seconded by Member Castillo-Olivera, to switch the Public Comment and Communications to the City Commission on the Agenda. In a voice vote, the motion passed unanimously (8-0).

II. Rezoning Project Update – Permitted Uses

Don Morris introduced Althea Jefferson, Senior Associate, The Mellgren Planning Group, to make a PowerPoint Presentation (attached) on permitted uses for the Rezoning Project. Also provided were copies of permitted use tables (attached). The purpose of this meeting is to gather Board and Public Comments. Additional meetings will address items other than permitted uses. Ms. Jefferson proceeded to explain the maps involved in the rezoning and the concepts represented on slides of the presentation. The next step will be completing permitted use tables using the feedback from the Board and Public to go before the City Commission; two public hearings would be required before adoption.

Board Comments:

Member Castillo-Olivera noted the exercise of deciding what would be permitted versus not permitted, and if it already allowed should it be allowed to continue. Ms. Jefferson said this was a big part of the considerations. Promises were made to the community and Staff not to create any non-conformities in the new zoning districts; such allowances would become a “non-conforming use” that do not meet today’s standards. Such designations could complicate financing for new or evolving businesses. The Board was encouraged to contribute input on what is or is not appropriate as well as anything that may have been omitted in these rezoning proposals. Grandfathering property uses was discussed; the only exception would be a single family residence to protect lifetime savings and security.

Member Coetzee said this is a great opportunity to rezone a neighborhood mixed-use area and recommended the except for existing automotive areas, future automotive uses be removed from this planning. This should not encourage retail automotive parts stores that don’t do repairs.

Member Spiliotes noted the 13th Street above Home Depot area, that there is already a lot of liquor being sold amongst two package stores and several restaurants. Ms. Jefferson asked about wine specialty stores; Member Spiliotes said there already is one in the area that should suffice. Member Gunn agreed with this reasoning. Further discussion followed on the existing number of package liquor stores, of which there are at least four in the immediate area; particularly not encouraged would be the late-night-drive-through liquor stores, but high-end stores in the commercial corridor should be allowed. Requirements for distance separations as well as name-changing to package liquor stores, bar rooms, and restaurants that serve alcohol were discussed; some of these could be beneficial for the area in future developments.

Member Coetzee stated that the next time the Board meets there is a discussion on making zoning more liberal, defining certain aspects, like mother-in-law cottages, etc.

Chair Antonelli asked about spot zoning in certain areas. Ms. Jefferson noted some reasons are acreage retouches and the guidelines used; out parcels zoned RD15 which included a church, parking lot, store could use further consideration. The City would like to retain such community facilities. Chair Antonelli requested that these areas be sized-out and be considered for CCC zoning. Next question was on the current code requirement for mobile vendors; Ms. Jefferson will research this as well as to differentiate service mobile vendors versus beverage mobile vendors.

III. Public Comment

- Ross Parker, 920 NE 13th, noted that on 5th Avenue there are about 40 restaurants and alcohol is very successful on that street. Parking situations on the street for different types of businesses should be reconsidered. Would like to build a new art gallery/retail space, but parking is currently a problem until requirements for new construction can be more practical.
- Randall Klent, address not given, had several comments:
 - The cannabis dispensary discussed at a previous meeting should be included in the N-MXD, not just on Sunrise Blvd.
 - Wondered how the description that goes with MXD will promote redevelopment of that area when overarching concern seems to be compatibility with the existing residential stock; wasn't CRA's purpose to remove the substandard residential stock in the area?
 - Wondered what kind of density is going to be allowed.

Chair Antonelli brought up several examples of conditional use regarding CBD sales in the CCC zoning. Ms. Jefferson will go back to revisit this, the concerns for neighbors and the Board. Mr. Morris noted that only one CBD dispensary is currently permitted per district.

- Erik Schofield, 1427 NW 7th Terrace, is surprised the RDS north of 13th is not considered for more dramatic change in zoning; mixed use should be considered, this is one of the worst streets in the area and needs to be torn down. Ms. Jefferson will go back to meeting notes to see how this came about.
- Andrew Sigaloft, address not given, wonders if light manufacturing really should be restricted in the mixed-use zoning (CCC areas).
- Chuck Gregory, 1517 NE 5th Terrace, Apt. 1, had questions about inconsistent security systems permitted in the CCC areas (pages 37 and 39). He would like to see more of what is happening on 13th street; there should be more restaurants and bars and he has no problem with package stores. Discussion followed, Ms. Jefferson will recheck the language and make adjustments.
- Rich Rodriguez, 1427 NW 7th Terrace, would like to see higher zoning density in the northwest corridor of the CRA. Suggested flipping the land's value ratio, making it more valuable, encouraging redevelopment, and gave reasoning for possible N-MXD on top of RMM-25. Mr. Morris said discussion will continue on land density related to land use; Ms. Jefferson notes with RDS 15 zoning the existing code states that if a duplex is destroyed, it can only be replaced with a single family home; she will take a look with regard to code enforcement and permissibility to keep x-number of units.
- Edward Catatano, 1245 NW 2nd Ave, suggested taking the TE along 13th Street (which includes his house) and put it on Powerline. Once it is changed to a transitional area, those places will quickly disappear. There is no need to put transitional on 13th street, but on Powerline it will help the neighborhood.
- Justin Greenbaum, address not given, wondered why dry cleaners are not allowed in the district. Ms. Jefferson said it is not ideal for N-MXD, but is permissible for CCC; but it could be changed.
- Tim Smith, address not given, former City Commissioner and currently President Emeritus of Central City Alliance, expressed pleasure with the progress of this project toward dramatic changes in the area. Multiple comments were made on the existing areas that need attention to bring the area into a functioning, tax-paying part of the City. Specific comments were on SSRFs and at least a 1,000 foot disbursement rule in every district. Also questioned was the ban on nursery and equipment rental in CCC; does that mean that Thrift's garden center and Home

Depot's equipment rental would not be permissible? Ms. Jefferson said these can both be revisited as an accessory use. Mr. Smith wondered what a convenience kiosk is; Ms. Jefferson said that is to cover pop-up shops; also, food trucks in commercial areas are allowed at an event, but not on a permanent basis as unfair to established restaurants. A brief discussion followed on the topic of food trucks and other accessory uses, such as auction houses.

In closing, Chair Antonelli noted that for some time a lot of people have been working hard on this project. Member Coetzee wondered if it might be possible to do another N-MXD in the RD15 area, because to really change that area a big developer using tax credits and the Housing Authority could be used; it is important to go bold on that side to turn that side.

Mr. Morris gave some background information on the process and the next steps, coming back to CCRAB with the suggested changes and edits, and then moving forward with recommended permitted uses. Ms. Jefferson recommended the Board Members keep the PowerPoint handouts and Permitted Use Tables and make notes on them to scan/email to her. This project is scheduled to go before City Commission in 2019, regulations are 90-95% done. Items remaining are two processes which establish these new districts that do not currently exist and the ordinances to rezone these new districts. Two ordinances have been drafted; now the suggestions made tonight can be added in (cannabis/CBD oil distinctions and parking requirements are but two).

Chair Antonelli noted that an application was heard and passed by the Planning & Zoning Department that in the Central City four commercial properties had parking reductions which were accomplished with Administrative Review. This will relate to other districts, as it is considerably easier and less expensive to use this process to amend a parking ratio requirement. A brief discussion followed.

IV. Communications to City Commission

There were none.

V. Adjournment

Motion to adjourn the meeting was duly made and seconded. There being no further business, the meeting was adjourned at 6:20 p.m.

Attachments: PowerPoint Presentation
Permitted Use Tables

[Minutes written by M. Moore, Prototype, Inc.]