

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

DATE: MONDAY, January 13, 2025

TIME: 6:00 P.M

**LOCATION: Development Services Department Lobby
700 NW 19 Avenue, FORT LAUDERDALE, FL 33311**

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| I. | The Pledge of Allegiance | Kimber White
Chair |
| II. | Call to Order & Determination of Quorum | Kimber White
Chair |
| III. | Approval of Minutes
December 4, 2024 Regular Meeting | Kimber White
Chair |
| IV. | Chair Opening Remarks | Kimber White
Chair |
| V. | <u>Rezoning Project Phase II:</u>
1) December 4 th Effort Recap | Karlanne Devonish
Principal Urban Planner
Development Services |
| | 2) Presentation | Jason Crush
Attorney
Crush Law, P.A. |
| | 3) Public Comments | Public Attendees |
| | 4) Board Discussion and Recommendation | CCRAB Members |
| VI. | Communication to City Commission | CCRAB Members |
| VII. | Adjournment | Kimber White
Chair |

THE NEXT CCRAB REGULAR MEETING WILL BE HELD ON – FEBRUARY 5, 2025

Ordinance No. C-13-08 purpose and duties of the board: (a) to review the Plan for the Central City CRA and recommend any changes to the plan; (b) to make recommendations regarding the exercise of the City Commission's powers as a community redevelopment agency in order to implement the Plan and carry out and effectuate the purposes and provisions of Community redevelopment Act in the Central City CRA; (c) to receive input from members of the public interested in redevelopment of the Central City CRA and to report such information to the City Commission sitting as the Community Redevelopment Agency.

Note: Two or more Fort Lauderdale City Commissioners or Members of City of Fort Lauderdale Advisory Board may be in attendance at this meeting.

Note: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Anyone needing auxiliary services to assist in participation at the meeting should contact the City Clerk at (954) 828-5002, two days prior to the meeting.

Note: Advisory Board members are required to disclose any conflict of interest that may exist with any agenda item prior to the item being discussed.

Note: If you desire auxiliary services to assist in viewing or hearing the meeting or reading agendas or minutes for the meetings, please contact the City Clerk's Office at 954-828-5002 and arrangements will be made to provide these services.

I. The Pledge of Allegiance

**Kimber White
Chair**

II. Call to Order & Determination of Quorum

**Kimber White
Chair**

**III. Approval of Minutes
December 4, 2024 Regular Meeting**

**Kimber White
Chair**



CITY OF FORT LAUDERDALE

DRAFT
REGULAR MEETING MINUTES
CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD
WEDNESDAY, DECEMBER 4, 2024 – 6:00 PM
101 NE 3 AVENUE, SUITE 1100
FORT LAUDERDALE, FL 33301

Board Members	Present/Absent	Cumulative Attendance	
		September 2024-August 2025	
		Present	Absent
Kimber White, Chair	P	4	0
Antoinette Wright, Vice Chair	A	3	1
Edward Catalano	P	4	0
Linda Fleischman	P	4	0
Justin Greenbaum	P	3	1
Troy Liggett	P	4	0
Thomas Mabey	P	4	0
Jason Ross	A	2	1
Carlton Smith	A	1	3
Nikola Stan	P	4	0
Bobby Tinoco	P	4	0

Ms. Fleischman arrived at 6:02 p.m.

Staff:

Tania Bailey-Watson, CRA Senior Administrative Assistant
 Karlanne Devonish, Principal Planner II, Development Services
 Anthony Fajardo, Assistant City Manager
 Cija Omengabar, CRA Planner/Liaison
 Laura Reece, Acting Asst City Manager
 Lorraine Tappen, Principle Urban Planner
 Clarence Woods, CRA Manager

Others:

Jason Crush, Crush Law
 Matt Hooper
 Randall Klett
 Ross Parker
 Christina Robinson
 Justin Weinstein
 Olga Zamora
 K. Cruitt, Recording Secretary, Prototype Inc.

Communication to the City Commission:

Agreed Upon Election of Officers Rule

Motion by Mr. Liggett, seconded by Mr. Catalano, to adopt a new policy that the election of officers for the CRA Board be conducted annually in the month of August, and that an independent representative from the City, not the CRA, shall oversee and preside over the election. In a roll vote, the **motion** passed unanimously.

I. Pledge of Allegiance

Board members recited the Pledge of Allegiance.

II. Call to Order & Determination of Quorum

The meeting was called to order at 6:01 p.m. Roll was called, and it was noted that a quorum was present.

Mr. Fajardo highlighted Sunshine Law and reminded members of the possible ramifications in the event of a violation. Ms. Reece acknowledged that members are enthusiastic and suggested creating protocols to assist in compliance. Chair White expressed concern that members could inadvertently find themselves in violation without additional policy; discussion ensued on restricting communications between CRA staff and members.

Motion by Mr. Catalano, seconded by Mr. Mabey, that all one-way communications are to be sent to Ms. Omengebar, and not to be distributed until the next meeting. In a roll vote, the **motion** passed with five members in favor; three opposed.

III. Informative Presentation: Rezoning Update / Recommended Options

Chair White clarified that the objective was to review the options being presented for further discussion, in preparation for presentation to and input from the public at the January meeting.

Ms. Karlanne Devonish, Principal Urban Planner, provided a PowerPoint presentation on the four recommended rezoning options, a copy of which is public record.

Option A was initially proposed at the March 6, 2024 CCRAB meeting as one zoning district with a range of heights. Mr. Liggett strongly disagreed that Option A was consistent with the vision for the area. He stated that when the charettes were conducted, 83% of attendees were opposed to a height of five stories, and that Middle River Terrace Neighborhood Association voted unanimously against that proposal.

Option B was the recommendation made at the March 6, 2024 CCRAB meeting; it would split the area into three zoning districts based on height. Following discussion on map boundaries and shading, Mr. Fajardo agreed to incorporate the modifications as discussed.

Option C outlined five proposed zoning districts under the Uptown Master Plan, with rezoning assistance from City staff for property owners in that area. Mr. Fajardo clarified that commercial and residential property owners could avail themselves of incentives based on their zoning districts, and they had seen some success in the Uptown area. Chair White commented that this option would be best suited to a larger area, and may not be appropriate for residential neighborhoods in the CRA. Mr. Fajardo clarified that the Uptown example worked in that part of the city and was presented for consideration as it was a way to compromise with owners that have concerns about being forced to rezone; he added that additional research would be needed if there was interest in that concept.

Option D was an ULDR Prior Zoning Regulations Provision for the Central Beach Regional Activity Center, and a copy of code Sec. 47-26A.1 was provided.

IV. Advisory Board Discussion

Chair White reminded members that the CRA had missed three booms, unlike surrounding areas, and added it will take four to five years to develop so everyone would have to come together as a group to be able to move forward.

Mr. Fajardo clarified that the Board could proffer a combination of the options presented. Mr. Greenbaum noted that some of those options could be beneficial to getting the needed development in the area.

Mr. Jason Crush, Crush Law, highlighted that he addressed the Board several months ago; he represents the majority of commercial property owners on 13 Street, and that their outside architect is close to completing an analysis of what would work for his clients. Mr. Crush stated that Option B is a non-starter for the 13 Street commercial property owners; 55 feet and mixed use development would not be supported. He added that Option A as presented is closer to their needs and the opportunity to attend the January meeting was appreciated. Their architect will present the consensus of those owners and they hope to find a middle ground. Mr. Crush acknowledged that Option D is onerous, and that Option C could be acceptable if combined with the heights in Option A.

Mr. Randall Klett inquired about the status of the underlying land use changes. Mr. Woods stated that he was advised by Procurement that the RFP would be out before end of the year.

Ross Parker, Call of Africa, shared his vision for an art and dining district in conjunction with his plan to build an art gallery, four retail spaces and a 'good' restaurant on 13 Street. In his opinion, 13 Street is the most neglected street in the area; reducing height would diminish potential density and hinder the ability of businesses to thrive. Mr. Parker suggested that 100 feet would be appropriate, and he hoped they could all find a happy medium.

Ms. Christina Robinson stated that she was on the Board when it was decided to bring the heights down, and it had been communicated to the Board that there was a majority consensus among commercial property owners. She inquired whether Mr. Crush would accept Option A if heights were to be reinstated. Mr. Crush stated it was possible, but necessary to discuss the issue with their architect to balance the benefits with what was taken away. Mr. Crush also stated there was no consensus about what was done in March, based on his conversations with owners. Mr. Liggett clarified that he did not say that all commercial owners were in favor, and added that the Central City Alliance had sent a letter indicating that five stories would be the maximum.

Mr. Crush agreed to provide a map of the affected commercial properties on 13 Street at the January meeting.

Chair White stated that in his view, it is not feasible to expect a business to be successful at 55 feet, so some compromise on density is needed. He added that cutting out sections, or spot

zoning, would not blend well once development begins so the Board should evaluate what the entire community would look like in five to ten years.

Mr. Stan agreed that it is important to align on the vision for the neighborhood to balance the quality of life with monetizing the properties. Mr. Fajardo highlighted that individual applications are governed by the comprehensive plan which governs underlying land use, and some compromise will be necessary to achieve development goals. Discussion ensued on density.

Mr. Liggett stated that this rezoning must be done to get redevelopment; the majority of the area, with the exception of near railroad tracks, is currently zoned for mixed-use but developers had told them repeatedly that it had not happened due to the conditional use along '13th and 4th Avenue' and projects are subject to neighborhood compatibility tests. He stated that what is being changed is the elimination of the neighborhood compatibility process, making it 100 feet next to the residential properties. Mr. Liggett emphatically disagreed with 100 feet by right bordering residential properties; he recommended an amendment to change that to 55 feet with incentives, and a provision to allow greater height subject to the neighborhood compatibility test.

Mr. Liggett also stated that the plan all along was to have transition areas into the neighborhoods, as in Option B, and highlighted his proposed amendment to allow height between 'Sunrise and 11th'; step down along 4th Avenue, and raise the triangle by the railroad tracks to 80 feet to achieve density'.

Ms. Fleischman recalled that there would be setbacks and step backs for anything above 55 feet, which was more visually appealing than a narrow straight face of 105 feet on 13 Street.

Mr. Liggett proposed that the North side of the intersection at 4th and 13th Avenue be reduced to 55 feet instead of 80 feet. He was not in favor of a wholesale change under Options C and B, and stated that the plan was to consider and vote on a recommendation at the next meeting. Mr. Greenbaum commented that Mr. Liggett did not take in to account the Live Local Act and was of the opinion that pulling back would be worse for development. Chair White agreed, and added that federal funds would eventually be invested. Mr. Fajardo referenced Sears Town, highlighted development on the North side of the river, and suggested that compatibility be 'baked in' for patterns to flourish over time. Chair White referred to the impact of zoning and development in Wilton Manors, and reiterated the importance of compromise between groups in the community to avoid remaining stagnant with a 55 foot restriction.

Mr. Tinoco surveyed each board member to determine which options they are in favor of. Mr. Liggett then clarified that his proposed amendments are to Option B. Additional discussion ensued on the benefits of Options A and B, and amendments proposed by Mr. Liggett, copies of which are in the public record. Property sizes in the subject area were described as relatively small and that was identified as a feasibility challenge to the amendments proposed by Mr. Liggett.

Chair White reiterated that the Board should wait to hear from the public at the next meeting so that a more informed decision can be made after hearing from those stakeholders.

Motion by Mr. Greenbaum, seconded by Mr. Catalano, to vote on the rezoning topic at the January 2025 meeting. In a roll vote, the **motion** passed unanimously.

Ms. Omengebar was asked to invite each community board within the CRA to the January 13, 2024 meeting; she will consult with the DSD to identify an appropriate venue for that meeting.

Chair White recommended that members review all options in preparation for voting in January.

V. Public Comments

Public Comments were incorporated above, under Item IV.

VI. Approval of Minutes: November 6, 2024 Regular Meeting

Motion by Mr. Catalano, seconded by Mr. Stan, to approve the November 6, 2024 Regular Meeting minutes. In a roll vote, the **motion** passed unanimously.

**VII. Communication to City Commission
Agreed Upon Election of Officers Rules**

Motion by Mr. Liggett, seconded by Mr. Catalano, to adopt a new policy that the election of officers for the CRA Board be conducted annually in the month of August, and that an independent representative from the City, not the CRA, shall oversee and preside over the election. In a roll vote, the **motion** passed unanimously.

VIII. Adjournment

There being no further business, the meeting was adjourned at 8:37 p.m.

[Minutes prepared by K. Cruitt, Prototype, Inc.]

IV. Chair Opening Remarks

**Kimber White
Chair**

Ground Rules : Participants agree to follow and ensure productive and respectful discussion

- Stay focused on the agenda
- Actively listen before speaking
- All questions directed to the Chair
- Each person limited to 2 minutes
- Chair will recognize the individuals to speak
- Public will sign up to speak
- Be respectful of other's viewpoint

V. Rezoning Project Phase II:

1) December 4th Effort Recap

**Karlanne Devonish
Principal Urban Planner
Development Services**

2) Presentation

**Jason Crush
Attorney
Crush Law, P.A.**

3) Public Comments

Public Attendees

4) Board Discussion and Recommendation

Attachments:

- Emailed Comments**

	DATE <i>newer</i>	NAME	ADDRESS OR DESCRIPTION	SUPPORT REZONING	OPPOSE REZONING	SPECIFIED
1	1/13/2025	LISSA MATYKA	1305 NE 2 AVE	X		CONCERNS WITH 10-15 STORIES; SUPPORTS RESPONSIBLE DEVELOPMENT.
2	1/13/2025	DICK HALIBURTON	1137 NE 14 AVE	X		SUPPORT OPTION B FOR NE 13TH ST.
3	1/13/2025	ALGEISA NE 8 AVE	1622 NE 8 AVE	X		OPPOSES 10-15 STORIES FOR VARIOUS REASONS, SUPPORTS OPTION B - VARIOUS REASONS.
4	1/12/2025	RANDI BARRY**	801 NE 15 ST	X		SUPPORTS NEIGHBORHOOD FRIENDLY BUILDING, OPPOSES A.
5	1/12/2025	GARY BOHAC	1226 NW 14 AVE	X		NOT IN SUPPORT OF A, BUILDING HEIGHTS CLOSER TO RESIDENTIAL.
6	1/12/2025	KENNETH HABECK	NE 12TH AVE	X		FOR OPTION B, AGAINST A, DOES NOT SUPPORT LARGE BUILDINGS ON NE 13 ST
7	1/12/2025	WILWIPS	MRT RESIDENT	X		AGAINST OPTION A
8	1/12/2025	CHRISTOPHER CASEY	724 NE 16 STREET	X		AGAINST HIGH RISE DEVELOPMENT ON 13TH STREET.
9	1/11/2025	STEPHEN JAQUA	1115 NE 12 AVE	X		AGAINST TALL BUILDINGS.
10	1/11/2025	ROBERT MAZZOLA	1525 NE 5 AVE	X		AGAINST DENSITY 10 STORY BUILDING.
11	1/11/2025	KEN ZARILLI **	OWNER NE 13 ST/ (3) 9 AVE	X		COMMENT & LETTER DATED April 14, 2021
12	1/8/2025	GUILLERMO GAPARINI	736 NE 15 CT	X		SUPPORT FOR OPTION B, VARIOUS REASONS-SEE COMMENTS
13	1/8/2025	CHARLENE & DAVE GUNN**	95 NE 17 CT	X		EXPRESS NEED FOR HIGHRISE, INCREASED WORKFORCE, NEW BUSINESS ESTABLISHMENT.
14	1/8/2025	JAVIER CAVERO	1441 NE 10 AVE	X		OPOSE OPTION A TO REZONE HIGH RISE NEXT TO SINGLE FAMILY HOMES.
15	1/6/2025	PAUL RIKEIT	UNKNOWN	X		VOTE AGAINST A, AGAINST 10+ STORY HIGHRISE TO TOWER OVER HOUSE AND BACK YARD
16	1/4/2025	JOHN VANVLACK	823 NE 17 ST	X		SUPPORT FOR OPTION B
17	1/3/2025	TERESA MANGINI**	731 NE17 CT		X	CONCERNS OVER NEGATIVE IMPACTS OH DEVELOPMENT TO SMALL AREA.
18	12/30/2024	DONALD GLOZER**	708 NE 16 CT	X		OPTION B, DOES NOT SUPPORT 10 TO 15 STORIES.
19	12/29/2024	NATE GALBREATH**	524 NE 16 CT	X		ONLY ALLOW TALLER BUILDINGS ON SUNRISE AND LIMIT HEIGHTS CLOSER TO RESIDENTIAL AREAS
20	6/25/2024	CHARLENE & DAVE GUNN**	95 NE 17 CT	X		SUPPORTS REZONING.
21	4/2/2024	ERIC EDIDIN	1142 NE 4TH AVE	X		NOT IN SUPPORT OF REDUCING HEIGHTS.
22	3/13/2024	CALDWELL COOPER	3 PROPERTIES ON NE 13TH	X		NOT IN SUPPORT OF REDUCING HEIGHTS.
23	3/12/2024	DEVIN GRIEF	530 NE 13 ST	X		SUPPORT DEVELOPMENT, NOT IN SUPPORT OF REDUCING HEIGHT.
24	3/12/2024	JAMIE STURGIS	OWNER(S) REP	X		NOT IN SUPPORT OF REDUCING HEIGHT
25	3/5/2024	TERESA MANGINI**	UNKOWN		X	2-3 STORIES WITH BOTTOM RETAIL.
26	3/4/2024	JOHN JUSTICE	808 NE 17 CT	X		NE 13TH LIMIT TO 5 STORIES
27	3/4/2024	CHRISTOPHER KEN MAYS	1719 NE 7 TER	X		NE 13TH LIMIT TO 3-5 STORIES
28	3/4/2024	DAVID BRACKETT	UNKNOWN		X	PREFERENCE 2 STORIES, 3-5MAX
29	3/4/2024	KEN EUNICE**	NE 5 AVE, S OF 13TH ST	X		ALLOW 8 STORIES/DENSITY
30	3/4/2024	LINDA WREN	817 NE 16 PL	X		LIMIT 3-5 STORIES
31	3/4/2024	MIKE VONDER MUELEN	UNKNOWN	X		LIMIT 10-15 STORIES
32	3/4/2024	DONALD ALLEN GLOZER**	708 NE 16 CT		X	IF SO, LIMIT 1-2 STORIES
33	3/3/2024	MARCO MERNANDEZ	RESIDENT MRT	X		NE 13 LIMIT 1-2 STORIES, NOT TALLER THAN ADJACENT EXISTING HOMES
34	3/3/2024	RANDI BARRY**	801 NE 15 ST	X		NE 13 LIMIT TO 3-5 STORIES, NOT TALLER THAN ADJACENT EXISTING HOMES
35	3/3/2024	NATE GALBREATH**	524 NE 16 CT	X		NE 13 LIMIT 1-2 STORIES, NOT TALLER THAN ADJACENT EXISTING HOMES
36	3/3/2024	RANDALL KLETT	RESIDENT, BUSINESS OWNER	X		ALLOW BUILDINGS UP TO 8 STORIES IN THE REZONED AREAS.
37	3/3/2024	CHRISTIAN MARCELLO	RESIDENT MRT	X		ADVOCATES FOR TRANSFORMATION SOUTH OF NE 13 ST
38	3/1/2024	EXALENE SAINT LOUIS	1175 ME 6 AVE		X	NO NEW TALL BUILDINGS AND TOWNHOUSES
39	10/6/2023	KEN EUNICE**	WORKSIN AREA TO BE REZONED	X		FOR REZONING, EASE TO REDEVELOP/DENSITY
40	9/26/2023	FRANK LUCCISANO	535,545,603 NE 13 ST	X		FOR MIXED USE, VARIOUS REASONS - LETTER

Rezoning Phase II Comments received by email

1. Lissa Matyka | 1/13/25

To whom this may concern,

I am writing to express my concerns regarding the proposed 10-15 story building development at the corner of 4th Ave and 13 street in Fort Lauderdale.

As a resident of this neighborhood for the last 2 years, I want to contribute constructive feedback to the development planning process.

While I support thoughtful development in our community, I have several specific concerns about the current proposal:

Height and Neighborhood Character:

- The proposed building height of 10-15 stories would be significantly taller than the existing structures in our primarily residential neighborhood, where most buildings are 5 stories or less.
- This dramatic change in scale could fundamentally alter the neighborhood's character and create an unwelcome precedent for future development.

Traffic and Infrastructure Impact:

- Our residential streets were not designed to handle the increased traffic volume that a building of this size would generate.
- The additional strain on local infrastructure (water, sewage, parking) needs careful consideration and thorough assessment.

Environmental and Quality of Life Concerns:

- The building's height could create significant shadowing effects on nearby homes and green spaces.
- The construction phase would bring extended noise, dust, vermin and disruption to a quiet residential area.

Suggested Modifications

I respectfully request that the planning commission consider:

1. Reducing the building height to better align with existing neighborhood scale
2. Requiring a comprehensive traffic and infrastructure impact study
3. Implementing strict construction management guidelines to minimize disruption
4. Moving the project along Sunrise BLVD where it is not as residential.

I would welcome the opportunity to discuss these concerns further at upcoming public meetings. Our community supports responsible development that respects the existing neighborhood character while meeting our city's growth needs.

Thank you for your attention to these concerns.

Sincerely, Lissa Matyka, 1305 NE 2nd Ave, Fort Lauderdale, FL 33304

2. Dick Haliburton | 1/13/25

Dear Sirs

I wish to support Option B for the proposed rezoning of the Fort Lauderdale NE 13th St corridor. In my opinion the City's "Option A" will overload the traffic on NE 13th St including adjacent areas, and will also overload the potable water, sewerage, electrical/communications systems throughout the proposed rezoning area and adjacent areas, resulting in a permanent loss of amenity throughout the NE 13th St corridor and adjacent areas.

I regret I shall not be able to attend the Central City Redevelopment Advisory Board meeting this evening 13th January 2025, but I trust you will take my opinion on this matter into consideration.

Yours faithfully

D J Haliburton, PrEng, MSc(CE), MSAICE , 1137 NE 14th Ave ,Fort Lauderdale 33304

3. Algeisa Vazquez Hitchins | 1/13/25

Greetings and Happy New Year!

Last March, after years of public input, the city board responsible for recommending a rezoning plan for the NE 13th Street corridor endorsed a neighborhood-friendly plan that would spur development while maintaining the character of our neighborhood.

I am both the owner and resident of the property located in Middle River Terrace. I it is my understanding the initial decisions were taken on Central City CRA Rezoning Project with additional input expected from the community tomorrow, January 13th, 2025. After reviewing the options presented together with my neighbors and the MRTNA, I would like to express my strong opposition to Option A and my full support for Option B.

Opposition to Option A

Option A proposes allowing 10-to-15 story high-rise buildings in much of the Central City area. While this may initially appear to boost development, I believe it will have significant long-term negative consequences for both our neighborhood and the city at large:

1. **Loss of Neighborhood Identity:** The introduction of high-rise buildings in predominantly low-rise residential areas will drastically alter the character and charm of our neighborhood, undermining the unique qualities that make Central City attractive to families and small businesses.
2. **Negative Impact on Livability:** Taller buildings bring increased density, which could lead to overcrowding, traffic congestion, and strain on infrastructure and services. These issues will not only reduce the quality of life for current residents but may also deter potential future residents who value livability over density.
3. **Short-Term Gains vs. Long-Term Costs:** While increased property values may temporarily generate higher tax revenues, these gains come at a cost. Gentrification and rising costs of living often displace long-term residents and small businesses, replacing them with a transient population and national chains. This erodes the community's social fabric and economic stability over time, which could ultimately reduce the area's appeal and hinder sustainable growth.
4. **Increased Inequality:** A focus on high-end developments risks excluding diverse income groups and creating an area that caters only to wealthier residents. This would undermine the city's broader goals of inclusion and affordability, making Central City less accessible to working families and essential workers who are vital to the local economy.

Support for Option B

In contrast, Option B strikes a more thoughtful and balanced approach, allowing for growth while respecting the needs of existing residents.

1. **Preservation of Neighborhood Character:** By limiting building heights near residential areas and concentrating taller buildings along Sunrise Boulevard, Option B ensures that the unique identity of the Central City neighborhood is preserved.
2. **Smart Growth Principles:** Option B promotes development in strategic areas while minimizing disruption to existing homes and families, creating a more sustainable and inclusive approach.

3. **Community Compatibility:** This plan reflects a greater sensitivity to the needs and concerns of residents, maintaining a harmonious balance between development and livability.

I firmly believe the Committee got it right in March by recommending Option B is the best path forward to achieve the goals of revitalizing the Central City area without compromising the integrity of the community.

Thank you for considering my comments and for providing a platform for residents to share their perspectives. I look forward to participating in this process, starting with the meeting on January 13th, 2025, and future discussions. Please do not hesitate to contact me if further input or clarification is needed.

Algeisa Vazquez Hitchins, Homeowner , 1622 NE 8th Ave, Fort Lauderdale, FL 33305

4. Randi Barry | 1/12/25

Good Day,

We are Middle River Terrace residents who support Option B - reasonable neighborhood friendly building and oppose Option A.

Thank you,

Daryn & Randi Dalton, 801 NE 15th Street, Fort Lauderdale, Florida 33304

5. Gary Bohac | 1/12/25

Hi,

My name is gary bohac. I live at 1226 NE 14th ave, fort lauderdale fl. 33304

I strongly vote no on A which limits building heights closer to residential areas.

Sincerely, gary bohac

6. Kenneth Habeck | 1/12/25

Hello,

I'm writing to show my and my wifes support for Option B.

Building such large buildings along 13th St would destroy the character of the neighborhood and increase traffic. Not to option A.

Thank you!

Ken Habeck , NE 12th Ave, Fort Lauderdale FL 33304

7. Wilwips | 1/12/25

I am an MRT resident and am against Option A rezoning

8. Christopher Casey | 1/12/25

I'm a Middle River Terrace resident who is against the Option A high-rise development being discussed for our neighborhood on 13th Street This a residential neighborhood that is organically growing a small and unique business district on 13th Street that serves our community well. Your 10-15 story building plans will destroy this business district and the residential essence of Middle River Terrace. The only people you will be helping with these plans are real estate developers who don't live in the neighborhood or even Fort Lauderdale. Please support your local residents by opposing those plans and keeping 13th Street development under 5 stories in height.

Thanks, Chris Casey, 724 NE 16th Street , Middle River Terrace

9. Stephen Jaqua | 1/11/25

Hello,

As a resident of the Lakeridge neighborhood I would like to strongly express my opposition to Option A for the 13th street corridor. This would bring tall buildings thus destroying the character of the neighborhood and would increase traffic. Putting tall buildings next to single family or townhomes is just wrong for this peaceful neighborhood and creates an opening for expansion of further development.

I want to express my approval for a more neighborhood friendly Option B. This would allow for some increased development, while maintaining the integrity of the neighborhood.

Thank you,

Stephen Jaqua, 1115 NE 12th Ave, Fort Lauderdale FL 33304

10. Robert Mazzola | 1525 NE 5 Ave

To whom it may concern. As a Middle River Terrace homeowner and registered voter, I am against the overdevelopment of 13th St. I am against high density 10 story buildings in our suburban neighborhood. I vote no on Option A.

I will be attending Mondays meeting. Robert Mazzola, 1525 NE 5th Ave. 33304

11. Kenneth Zarrilli | 1/11/25

Cija,

I am beyond remiss in not following through on some of my suggestions to control those meetings. As well as repeating my compliments to you regarding your depth unknown patience.

Too many only worried about their own property and for the most part few have spend a dime to improve their own properties. They seem to want the benefits of the successes of Fat village and Progresso.

The areas existed because people invested in rehabs, attracted new tenants and ambiance and that actually made those areas, which in turn attracted the replacement developments.

I fear our little CC crowd thinks they can jump a step when nobody knows anything about it and there are few things to attract people and create a "village". Skipping crucial steps will not work.

And that horrible name you were forced to use has no ring to it and no attractive nature. AND one day people will finally realize if they still have hair left after scratching their head realize to admit it it not the central city.

There is a way to make quid pro quo zoning for those who do the right thing.

You know what say baby & myself have done but that's not enough to succeed. I have national credit tenants and they are all in 850 retail because of my own little, inadequate efforts to push a name on my own. They have no interest in buying, installing & maintaining Christmas and are happy to assume it's a donor thing.

The group needs real vision. The only concern is the math is the zoning rights.

If I have sent this to you by mistake due to sunshine laws then please hit a mistaken addresses reply

Please call me today Saturday if you can. I am here and will buy you a coffee (if allowed) but I leave again at 5pm . Ken

12. Guillermo Gasparini | 1/8/25

Dear Central City Rezoning Team,

My name is Guillermo Gasparini, and I am both the owner and resident of the property located at 736 NE 15th CT, Fort Lauderdale, FL 33304. While I did not attend previous meetings, I have taken the time to inform myself about the Central City CRA Rezoning Project, as it is a matter of great importance to me and my neighborhood. I am also planning to attend the upcoming meeting on January 13th, 2025, and subsequent discussions to stay engaged in this process.

After reviewing the options presented, I would like to express my strong opposition to Option A and my full support for Option B.

Opposition to Option A

Option A proposes allowing 10-to-15 story high-rise buildings in much of the Central City area. While this may initially appear to boost development, I believe it will have significant long-term negative consequences for both our neighborhood and the city at large:

1. **Loss of Neighborhood Identity:** The introduction of high-rise buildings in predominantly low-rise residential areas will drastically alter the character and charm of our neighborhood, undermining the unique qualities that make Central City attractive to families and small businesses.

2. **Negative Impact on Livability:** Taller buildings bring increased density, which could lead to overcrowding, traffic congestion, and strain on infrastructure and services. These issues will not only reduce the quality of life for current residents but may also deter potential future residents who value livability over density.

3. **Short-Term Gains vs. Long-Term Costs:** While increased property values may temporarily generate higher tax revenues, these gains come at a cost. Gentrification and rising costs of living often displace long-term residents and small businesses, replacing them with a transient population and national chains. This erodes the community's social fabric and economic stability over time, which could ultimately reduce the area's appeal and hinder sustainable growth.

4. **Increased Inequality:** A focus on high-end developments risks excluding diverse income groups and creating an area that caters only to wealthier residents. This would undermine the city's broader goals of inclusion and affordability, making Central City less accessible to working families and essential workers who are vital to the local economy.

Support for Option B

In contrast, Option B strikes a more thoughtful and balanced approach, allowing for growth while respecting the needs of existing residents.

1. **Preservation of Neighborhood Character:** By limiting building heights near residential areas and concentrating taller buildings along Sunrise Boulevard, Option B ensures that the unique identity of the Central City neighborhood is preserved.

2. **Smart Growth Principles:** Option B promotes development in strategic areas while minimizing disruption to existing homes and families, creating a more sustainable and inclusive approach.

3. **Community Compatibility:** This plan reflects a greater sensitivity to the needs and concerns of residents, maintaining a harmonious balance between development and livability.

I firmly believe that Option B is the best path forward to achieve the goals of revitalizing the Central City area without compromising the integrity of the community.

Thank you for considering my comments and for providing a platform for residents to share their perspectives. I look forward to participating in this process, starting with the meeting on January 13th, 2025, and future discussions. Please do not hesitate to contact me if further input or clarification is needed.

Sincerely,

Guillermo Gasparini | Owner of 736 NE 15th CT | Fort Lauderdale, FL 33304

13. Charlene And Dave Gunn 1/8/25

Good Morning:

So many years have gone by since the above plans seem to drag on for reasonable development to this area. Very disappointing that the small business here has not been successful, however not surprising. Many have changed hands several times and there is not the draw of people to support them. The need for new high rises whether it be rentals, condos, affordable or senior housing has always made sense and will bring the needed improvements to get this area desirable. With a growing downtown and city including a need for an increased work force and with new business being established, the location is ideal. Public transportation is also available. Unfortunately the area is still referred to as blighted.

Thank you for the time and effort you have spent on this and other areas to make us a wonderful place to live. The Florida Trend economic profile of the Fort Lauderdale area this month was nothing but fabulous! Have a happy, healthy and successful year.

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

14. Javier Cavero | 1/8/25

I am resident of Fort Lauderdale living at 1441 NE 10 Ave. Fort Lauderdale and I am not in favor of Redevelopment of Option A to rezone high rise buildings next to single family homes.

I can not make the next meeting but I want my voice heard on this issue.

Sincerely,
Javier Cavero

15. Paul Rikeit | 1/6/24

Please vote against Option A!

My husband and I bought a house in Middle River Terrace (17th Ct) 4 months ago. One of the main reasons we decided to move to this neighborhood was the charm and the walkability here. It is a quaint, quiet neighborhood, I love going on walks, meeting the neighbors or riding my bike through the streets.

Neighborhood-friendly rezoning can preserve the quality of life in Middle River Terrace. I strongly oppose "Option A" which would allow for buildings taller than 5 stories anywhere in the outlined 13th street corridor. Option A threatens to overshadow homes with towering structures, increase traffic on already narrow streets, and further strain our already limited parking and resources. Families, homeowners, and local businesses will bear the brunt of the consequences, which could irreversibly alter the area we call home. Without transition zones, our neighborhood will be left with towering structures and no way to stop incompatible projects.

We have a chance to create something more sustainable and in line with the needs of the residents here. Having grown up in Europe, I see a lot of potential for Middle River Terrace to adopt zoning that is less focused on cramming in as many stories as possible, attracting cars and congestion, creating a concrete jungle. Instead we should focus on transition zones, creating a walkable, bikeable neighborhood that serves the people who already live here, bringing in small businesses and restaurants, adding to the charm and flair instead of covering it up. I would not want a 10+ story highrise to tower over my house and backyard, without having any say in the plans for the neighborhood that I am investing my tax dollars in.

Again, please vote against Option A! I will attend the Advisory Board Meeting on January 13 to ensure the voices of Middle River Terrace are heard.

Thank you! Dr. Paul Rikeit

16. John Vanvlack | 7/4/25

Dear Advisory Board:

As proposed, Option A for rezoning the area from Sunrise Blvd up NE 4th Avenue to NE 13th Street to allow buildings up to 10-15 stories seems extreme and incompatible with the character the adjacent neighborhood where I live, Middle River Terrace.

Option B, which is supported by my neighbors in the Middle River Terrace Neighborhood Association, seems like a reasonable compromise between the current zoning and Option A. Option B seems to allow enough increased height and density to serve as an incentive for the redevelopment of the areas proposed without the abrupt height change that Option A will allow that will hurt the character of our neighborhood.

Regards,

John Van Vlack, 823 NE 17th Street, Fort Lauderdale, FL 33305

17. Teresa Mangini | 1/3/25 | 731 NE 17 CT

To Whom it may concern:

As a resident of Middle River Terrace I am deeply concerned about our neighborhood and it's survival. By increasing building heights and bringing even more development into a very small area can only bring negative impacts. The 13th St. corridor is a very important east west route for evacuations to the West. The city has already narrowed this corridor and even more population would be disastrous should an evacuation become necessary. The neighborhoods around the area have tried to keep what is left of our Fort Lauderdale lifestyle. The development in this area into tall buildings and even more businesses promises to bring more city problems into quiet neighborhoods.

Please consider the residents of the city who have been established here and how their livelihood would change. When is enough, enough? Keep downtown, downtown!

Most Sincerely,

Teresa Mangini

731 NE 17th Court

Fort Lauderdale

18. Donald Glozer | 12/30/24

To Whom it May Concern:

I find it ludicrous that the City is even considering allowing 10 to 15 story buildings to in essence strangle a Neighborhood. This should not even be considered, let alone something that we need to fight to protect our area.

OPTION B, the Neighborhood friendly plan is the only one that should be considered. Vote Option B Only.

A Very Concerned Resident Home Owner,

Donald Glozer, 708 NE 16th Court, Fort Lauderdale, FL 33305

19. Nate Galbreath | 12/29/24

Dear Advisory Board:

I am a member of the Middle River Terrace Neighborhood Association. I strongly oppose the Option A rezoning plan that would give the green light to high-rise buildings (10+ stories) along and near NE 4th Avenue and NE 13th Street.

I am in favor of the neighborhood-friendly plan that the board already endorsed, now named OPTION B, which would only allow taller buildings along Sunrise Boulevard and limit heights closer to residential areas.

Please DO NOT allow Option A to be adopted and ruin our neighborhood.

Thank you,

Nathan Galbreath, Homeowner, 524 NE 16th CT

20. Charlene and Dave Gunn 06/25/24

Hello:

We are definitely supporting the above project. It will hopefully continue to improve the SMR area encouraging development at a faster pace!

Hope all is well with you all.

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

21. Eric Edidin | 4/2/24

Cija-

I am in agreement with Jaime. This is a clear taking of our current property rights, and I don't think will be helpful to the neighborhood.

Very surprised that this is being considered.

Thanks, Eric

22. Caldwell Cooper | 3/13/24

To whom it may concern

The central city rezoning plan has just been brought to my attention. It's my understanding the city intends on taking away my zoning rights on the (3) properties we own on NE 13th street by reducing our allowable building height. To make matter worse you have a person Mr Liggett whom is leading the charge that is a (he represented he has spoken to or met with all the owners in the area) I have never heard this name nor met with him (LIAR)!

I think it would be in the cities best interest to pause before taking away my rights which I Will vigorously defend if such route is taken!

Please Conduct Yourself Accordingly!

Caldwell C. Cooper, President/CEO , Cooper Properties Management of Ft. Lauderdale, Inc.

Cooper Group Management (Property Managers for your investment)

23. Devin Grief | 3/12/24

I agree with Jaime's analysis. While I appreciate that Mr. Liggett is trying to be thoughtful in his approach, I agree it is completely counter productive to spur development. Considering we have not seen appetite from developers in the area as is, zoning down the heights of new development will clearly kill any potential for the area. I also have to note that I have never been contacted for my input as a business and land owner on 13th street by my Mr. Liggett or anyone on the advisory board. I think given that most owners on 13th will oppose the recommendation, it's best to nip this new direction in the bud and not waste resources moving in the wrong direction.

24. Jamie Sturgis | 3/12/24

Hi Cija,

I am copying several of the property owners in the area hereto as per your request.

Please note that I do NOT support the recommendation presented and believe it will negatively affect the property rights and values of owners in the area.

Many of the properties are already zoned for 150' as of right, and despite that height there have been no meaningful mixed-use developments even proposed in the area during one of the strongest real estate cycles in history, the idea that by reducing the as-of-right height to 55-80', or even the 105' would spur investment and development is counter intuitive. If people can not make the numbers pencil currently, reducing the vertical height and increasing the units by only 10 units per acre does not provide enough density for a project to be economically viable.

In my opinion, the DU/acre needs to increase dramatically for any project to pencil under the current zoning, much less if the properties heights as-of-right are cut in half, or even 1/3 as the current proposal recommends, the viability of these being redeveloped becomes nearly impossible.

If the city is intent on taking away property current zoning rights without providing significant compensation in exchange per the revised zoning recommendation, then I think something like Transferable Development Rights (TDR's) should be considered.

The owners copied on this email (bcc'd for privacy) collectively make up the majority of property owners on 13th Street and N.E. 4th Avenue and I believe also do not support the proposed resolution but will let them chime in.

25. Teresa Mangini | UNKNOWN – 3/5/24

It's got to stop somewhere!! Please stop the city from invading what's left of our sweet neighborhoods! 2 or 3 stories with bottom retail. Leeks keep our neighborhoods. Consider our neighborhood! Teresa Mangini

26. John Justice | 3/4/24

Dear Central City CRA —

I'm a resident of Middle River Terrace and want to share my opinion on rezoning around NE 13th Street. Generally I support rezoning that will spur neighborhood-friendly development. But I do not support rezoning that allows tall buildings and significantly increases density similar to Flagler Village, which would increase traffic on our already congested streets. If the city rezones the NE 13th Street corridor, the rezoning should limit building heights to 5 stories in the southern part of Middle River Terrace and require that new buildings not be significantly taller than adjacent existing single-family homes.

Sincerely,

John Justice

808 NE 17th Ct, Fort Lauderdale, FL 33305

27. Christopher Ken Mays | 3/4/24

Greetings, I have been a resident in Middle River Terrace since November 2020 and follow all important issues affecting our neighborhood.

- I support the rezoning of the NE 13th Street corridor in Middle River Terrace.
- I support rezoning that allows taller buildings and significantly increases density similar to Flagler Village.
- If the city rezones the NE 13th Street corridor, the rezoning should limit building heights to 3-5 stories.

Best

Christopher Ken Mays, 1719 NE 7th Terrace, Fort Lauderdale, FL 33305

28. David Brackett | 3/4/24

13th Street Rezoning:

I go not support rezoning the NE 13th Street corridor in Middle River Terrace.

I do not support rezoning that allows tall buildings and significantly increases density similar to Flager Village. If the city rezones the NE13th St. corridor, the rezoning should limit building heights no preferably 2 stories, but no more than 3-5 stories.

I do not support limiting the height of new buildings so that they are not significantly taller than adjacent existing homes.

I realize everything is growing, but I also think we must keep local areas. Thanks!

David Brackett

29. Ken Eunice | 3/3/24

Ms. Omengabar,

I own property and live on NE 5th Ave, just East of 4th and just below 13th St. I urge you to support the rezoning in Central City CRA as I and many others do. Allowing buildings of up to 8 stories will increase density and help bring development to our area. Removing paved swales, parking reduction, and reduced setbacks will all help improve our chances of making our part of the city a better, more successful and attractive place to live.

I appreciate your time in reading this, and hope you can help us as we strive to make our part of the city the best it can be.

Ken Eunice

30. Lindy Wren | 3/4/24

I do support the rezoning.

I do support allowing tall buildings.

If rezoned, the buildings should be no taller than 3-5 stories.

I do not think we should limit the height to existing homes in the area.

Thank you for including my opinion.

Lindy Wren – Homeowner, Middle River Terrace, 817 NE 16 Place, Fort Lauderdale, Florida 33305

31. Mike Vonder Muelen | 3/4/24

I support rezoning the NE 13th Street corridor in Middle River Terrace.

I support rezoning that allows tall buildings and significantly increases density similar to Flagler Village.

If the city rezones the NE 13th Street corridor, the rezoning should limit building heights to 10-15 stories.

I do not support limiting the height of new buildings so that they are not significantly taller than adjacent existing homes

32. Donald Allen Glozer | 3/4/24

I DO NOT support rezoning the NE 13th Street corridor in Middle River Terrace.

I DO NOT support rezoning that allows tall buildings and significantly increases density similar to Flagler Village.

If the city rezones the NE 13th Street corridor, the rezoning should limit building heights to 1-2 stories.

I SUPPORT limiting the height of new buildings so that they are not significantly taller than adjacent existing homes.

Donald Allen Glozer, Resident of Middle River Terrace

33. Marco Hernandez | 3/3/24

I am a resident of Middle River Terrace and unable to attend the meeting regarding rezoning to be held on Wednesday, March 4, 2024. Here are my thoughts regarding rezoning:

I support rezoning the NE 13th Street corridor in Middle River Terrace.

I do not support rezoning that allows tall buildings and significantly increases density similar to Flagler Village.

If the city rezones the NE 13th Street corridor, the rezoning should limit building heights to 1-2 stories.

I support limiting the height of new buildings so that they are not significantly taller than adjacent existing homes.

Cordially, Marco A. Hernandez

34. Randi Barry | 3/3/24

Good Day,

I am a resident of Middle River Terrace. I live at 801 NE 15th Street, Fort Lauderdale, Florida 33304.

- I support rezoning the NE 13th Street corridor in Middle River Terrace.
- I support rezoning that allows tall buildings and significantly increases density similar to Flagler Village.
- If the city rezones the NE 13th Street corridor, the rezoning should limit building heights to 3-5 stories
- I support limiting the height of new buildings so that they are not significantly taller than adjacent existing homes.

I would like to see some consistency in the rezoning and that it would extend up Dixie Highway.

For example, I live across the street from a commercial property yet my home and the land cannot have any businesses on it or build more than a simple accessory building. It seems strange to live across the street from a store, as well as an entire apartment complex, but not be able to use our vast property to address the lack of housing by building a multi family home. Please consider harmonizing the area by extending multi-family density so that we can keep up with the surrounding neighborhood

Thank you for your time. Kind regards, Randi Barry

35. Nate Galbreath 3/3/24

Dear City of Fort Lauderdale,

As a member of the of the Middle River Terrace Neighborhood, I want to make clear my opinions on the following:

While I do support rezoning the NE 13th Street corridor in Middle River Terrace when indicated to promote improved, planned, shared business and resident use,

- I do not support rezoning that allows tall buildings and significantly increases density, similar to Flagler Village.
- If the city rezones the NE 13th Street corridor, the rezoning should limit building heights to 1-2 stories.
- I support limiting the height of new buildings so that they are not significantly taller than adjacent existing homes.

Thank you, Nathan Galbreath, 524 NE 16th Court Fort Lauderdale, FL 33305

36. Randell Klett 3/3/24

I live, work and own property in the area south of 13th Street and east of NE 4th Avenue.

I want to go on record as supporting rezoning in the Central City CRA.

I support redevelopment that will remove the paved swales that cause street flooding in the area.

I support increased density in the area that will stimulate redevelopment in this blighted area.

I support parking reduction and reduced setbacks that will stimulate redevelopment.

I support allowing buildings of up to 8 stories in the rezoned area.

37. Christian Marcello | 3/3/24

I live and work in the Central City CRA on the SOUTH Side of 13th Street for over 10 years, and I have to tell you, I'm tired.

I'm tired of walking out of my home and seeing the guys across the street selling pot. I'm tired of the rundown houses with the garbage in front that surround the Home Depot and litter my streets. I'm tired of the unpaved dirt road that runs right through the middle of the neighborhood. But what I'm most tired of, is how incredibly long it is taking for zoning changes to work their way through the system so that all of this can get fixed.

It is so incredibly frustrating to me that once again, we have Troy Liggett and his board of "North of 13th Street" members trying to torpedo plans for an area that they do not live in. All because they don't want to look at a 'tall buildings'.

Ms. Omengbar, I don't want to look at all the blight in my neighborhood, the neighborhood I live in South of 13th Street, but I'm forced to, every day, because the promise of zoning changes just never comes, it never comes. I've gone to the meetings. It gets talked about. It gets debated on. But it never gets done.

The North of 13th group would rather complain about the existing storage building, and the new storage building about to be built, than to fix the problem by allowing the zoning to go through.

I'm tired of the quasi-industrial dysfunctional blighted dead zone that IS south of 13th. I don't want yet another decade of this. Especially when I believe that changing the zoning will transform South of 13th into a neighborhood that's as nice and desirable to live in, as the one that Troy Liggett lives in, North of 13th.

Please, please, please... get this zoning put through

(Christian Marcello)

38. Exalene Saint Louis | 10/9/23

To whom:

My name is exalene stlouis and love living in my neighborhood and do not want high rise buildings in my area. I have been a homeowner in this neighborhood since 2018 which I enjoy living here but I am now concerned with some of the proposals by the city of Fort lauderdale. I strongly object to the rezoning that allows high rise and mixed use buildings that would increase density and the extra traffic that comes with this type of zoning. I do enjoy nature but I would lose that ability to do so due to the construction of high rise buildings.

39. Ken Eunice 10/6/23

Dear Cija Omengebar,

I live in the area of Middle River Terrace that is up for rezoning. I work for a business in South Middle River that is also included in the area to be rezoned to Mixed Use District. I am tired of the constant problems with trash in swales, and swales paved for parking that cause the streets to flood with any heavy rain. The only cure for these problems is redevelopment. I am a former Real Estate agent and I know that redevelopment will only happen if the zoning is updated to make it easy to redevelop and density and building heights are increased so developers can make a profit by redeveloping the area.

Sincerely, Ken Eunice

40. Frank Luccisano 9/26/23 – letter

VI. Communication to City Commission

Board Members

VII. Adjournment

**Kimber White
Chair**