



October 23, 2023

Ray Thrower  
Chair, Central City Redevelopment Advisory Board  
c/o Central City Community Redevelopment Agency  
914 Sistrunk Boulevard, Suite 200  
Fort Lauderdale, FL 33311

Dear Chair Thrower:

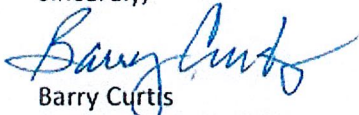
I write on behalf of the Central City Alliance. Our organization is a coalition representing Central City business interests. We work to promote a thriving commercial business district in the NE 13th Street corridor.

The Central City Alliance supports rezoning to encourage development. Although we support the rezoning in general, our membership met and discussed some concerns about any potential rezoning proposal. We voted unanimously to endorse the following three parameters for rezoning in Central City, and we ask that you incorporate them in the proposal.

1. The current zoning structure curtails the construction of tall buildings along NE 13th Street because of the shallow width of the Commercial Business (CB) zone. If the rezoning proposal combines the current CB and RMM-25 zones to allow the construction of taller buildings, the proposal should limit heights to no more than 5 stories for all properties facing NE 13th Street and the area currently zoned RMM-25. Taller buildings are not appropriate for this commercial business corridor.
2. We support mixed-use zoning throughout Central City. However, the proposal should not allow automobile sales and services, warehousing, storage, and industrial uses for the properties facing NE 13th Street and the area currently zoned RMM-25, even if the uses are conditional. We have worked hard to promote a thriving, neighborhood-friendly business corridor on NE 13th Street. These uses are not appropriate on NE 13th Street and could destroy our progress.
3. The proposal must ensure that new developments have sufficient parking. The lack of parking is a problem for current businesses, and relaxing parking requirements for new developments will only exacerbate the problem. Unless the Community Redevelopment Agency can identify additional parking elsewhere, relaxing parking requirements in the rezoning proposal will exacerbate the problem.

Thank you for your consideration of our requests.

Sincerely,

  
Barry Curtis  
President, Central City Alliance

cc: Mayor Dean Trantalis  
Commissioner Steve Glassman  
City Manager Greg Chavarria



4th Avenue

13th Street



Home Depot

CC-NMU – 55'

CC-GMU – 80'

CC-CMU – 105'+

# URGENT NOTICE

Hello Neighbor and Happy New Year!

***We really need your help.***

Last March, after years of public input, the city board responsible for recommending a rezoning plan for the NE 13<sup>th</sup> Street corridor endorsed a neighborhood-friendly plan that would spur development while maintaining the character of our neighborhood. City staff are now pressuring the board to change its recommendation and adopt what they call OPTION A over the neighborhood-friendly plan that the board already endorsed, which they have named OPTION B.

The City's OPTION A rezoning plan would give the green light to high-rise buildings (10+ stories) along and near NE 4<sup>th</sup> Avenue and NE 13<sup>th</sup> Street. OPTION A would allow high-rise buildings next to single-family homes without any opportunity for homeowners to object. In fact, OPTION A would repeal residents' right to testify at the Planning and Zoning Board against new high rises in Middle River Terrace that are too big, would create too much traffic, or are otherwise inappropriate for our neighborhood. And OPTION A would set a terrible precedent for development throughout Middle River Terrace. *See the back of this flyer for more info.*

**We need your help to defeat the City's OPTION A plan that would forever change Middle River Terrace – and not for the better!**

## HERE'S WHAT YOU CAN DO TO HELP

1. **Attend the public meeting of the Central City Redevelopment Advisory Board** on **Monday, January 13, 2025, at 6:00 p.m.** to show your support for Middle River Terrace and voice your concerns about OPTION A. The meeting will be at the **Fort Lauderdale Development Services Building, 700 NW 19th Avenue**. ***We really need a big turnout!***
2. **Sign the neighborhood petition opposing OPTION A.** You can sign at [bit.ly/No-On-A](https://bit.ly/No-On-A) (case sensitive) or with this **QR code**:
3. **Send an email to [comengebar@fortlauderdale.gov](mailto:comengebar@fortlauderdale.gov)** to share your opinion with the advisory board.



Please spread the word to your neighbors! Thank you for your support!



This flyer was produced by the Middle River Terrace Neighborhood Association. For more information or to volunteer in this effort, please contact us at [MRTNA.FTL@gmail.com](mailto:MRTNA.FTL@gmail.com) or visit our Facebook page at [bit.ly/MRTNA.FB](https://bit.ly/MRTNA.FB).