



CITY OF FORT LAUDERDALE

**DRAFT**  
**RESCHEDULED REGULAR MEETING MINUTES**  
**CITY OF FORT LAUDERDALE**  
**CENTRAL CITY REDEVELOPMENT ADVISORY BOARD**  
**WEDNESDAY, JANUARY 12, 2022 – 3:30 PM**  
**CITY HALL - 8<sup>th</sup> FLOOR CONFERENCE ROOM**  
**FORT LAUDERDALE, FL 33301**

<b>Board Members</b>	<b>Present/Absent</b>	<b>Cumulative Attendance September 2021-August 2022</b>	
		<b>Present</b>	<b>Absent</b>
Ray Thrower, Chair	P	4	1
Robert Ayen	P	4	1
Luis Castillo-Olivera	P	5	0
Adam Gellar	A	2	3
Charlene Gunn	P	5	0
Shane Jordan	P	4	1
Christina Robinson	P	2	2
Dennis Ulmer, Vice Chair	P	5	0
Moshe Yehoshoua	P	5	0

At this time, there are 9 appointed members to the Board; therefore, 5 constitute a quorum.

**Staff:**

Cija Omengebar, CRA Planner/Liaison  
Clarence Woods, CRA Manager  
Mark Alvarez, consultant, The Corradino Group  
Carla Blair, Prototype Inc. Recording Secretary

**I. Pledge of Allegiance**

The Board recited the Pledge of Allegiance.

**II. Call to Order & Determination of Quorum**

Chair Castillo-Olivera called the meeting to order at 3:32 p.m. and Roll was called, and it was noted that a quorum was present.

**III. Approval of Minutes**

- Regular Meeting December 1, 2021

**Motion** made by Mr. Thrower, seconded by Mr. Ayen, to approve the December 1, 2021 minutes. In a voice vote, motion passed 8-0.

**Motion** made by Ms. Gunn, seconded by Mr. Ayen, to hear Item V before Item IV, since the presenter for Item IV had not arrived. In a voice vote, motion passed 8-0.

#### **IV. Program and Project Status Update**

- Rezoning Project – increase of scope

Mr. Woods recalled Mayor Trantalis had asked how much the additional analysis would cost and how long it would take. The City Attorney had opined that the additional work was new work and should be put out to bid. They were now waiting to see if this consultant would be permitted to bid. Mr. Castillo-Olivera noted they had now wasted eight months it would have taken for the project.

Mr. Castillo-Olivera recalled the prior contractor had been told that one priority in South Middle River was to improve this area because it was the most depressed area in the entire neighborhood. Mr. Woods stated they now understood the issues and what the remedy was but there were procurement technicalities to iron out.

Mark Alvarez, consultant, The Corradino Group, acknowledged the northwest quadrant was the most blighted area and said the zoning must be changed from RD-15 to allow two-family homes. Advisory board members and developers had indicated this was not enough: they needed to offer more. The issue was the City's Comprehensive Plan, which they could not exceed. The project had then been amended to change the Comprehensive Plan as well, which must be submitted to the County and State. Then there was the issue of procurement regarding adding this to the existing project or re-bidding.

Mr. Woods stated his biggest concern was whether the consultants would be able to respond to the new solicitation, because he felt there were economies of scale if they continued.

Chair Thrower said several years ago, they had decided on a smaller request for the peninsula because they did not want to spend the additional time and money for the land use amendment. They had been concentrating on getting Sunrise rezoned where the lots were shallow. Opinions had changed, and people wanted the whole package because NW 8<sup>th</sup> Avenue was so blighted. He asked when the procurement issue would be resolved and Mr. Woods stated he was working on it now. He thought the new bid would take two to three months.

Mr. Alvarez said the results of a study must be presented to the City Commission to change the zoning via ordinance, but he felt the City Commission would not do that, because of the bid to amend the Comprehensive Plan. Ms. Robinson thought that as time went on, this could be less desirable if the housing market declined. She said people in the neighborhood could also see the changes happening. She stated her area, on NW

3<sup>rd</sup> was significantly better than it was four years ago when she purchased her home there. Ms. Robinson said the time to make the changes was now.

- Incentive Programs

Ms. Omengabar said they now had approximately \$1 million. The Lofts project may apply for additional funding and the church was considering a food hall for which she thought they may apply for funding.

## **V. Nomination and Selection of Chair Position**

Ms. Gunn nominated Mr. Thrower for Chair, and in a voice vote, Mr. Thrower was elected unanimously.

Ms. Gunn nominated Mr. Ulmer for Vice Chair, seconded by Mr. Thrower. In a voice vote, Mr. Ulmer was elected unanimously.

## **VI. Communication to City Commission**

None

## **VII. Old/New Business**

- February Agenda Items Suggestions

Chair Thrower thought the homeless problem on Sunrise had tripled in the last few months. He pointed out that there were road closures that backed up to Sunrise and those roads were very dark. Chair Thrower wanted to consider using CRA funds to add lighting on those streets and clean the sidewalks, which he thought they were doing in the Northwest CRA. Mr. Woods said the Northwest did not use CRA funds for that, it was a City “Clean Team” program. Chair Thrower asked specifically about solar pedestrian lighting, like that used in the Northwest area.

Ms. Robinson asked how they could fund additional lighting and Mr. Woods explained they needed to consider this in a holistic way, along with streetscape. He suggested putting this discussion on the next agenda. Ms. Omengabar said they could also conduct a workshop in the future. She agreed to do additional research regarding lights and street closures.

Mr. Ulmer requested someone from the Homeless Outreach program and Public Works attend their next meeting to discuss homelessness and the Clean Team. The Board could ask about expanding these programs in the CRA.

Board members discussed open Board positions now that Ms. Gunn and Mr. Castillo-Olivera were leaving.

## **VIII. Adjournment**

There being no further business, the meeting was adjourned at 5:03 p.m.

The next meeting will be held on February 2, 2022.

[Minutes written by J. Opperlee, Prototype, Inc.]