



CITY OF FORT LAUDERDALE

APPROVED MINUTES
REGULAR MEETING MINUTES
CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD
WEDNESDAY, JANUARY 4, 2023 – 3:30 PM
CITY HALL – 8TH FLOOR CONFERENCE ROOM
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FL 33301

Board Members	Present/Absent	Cumulative Attendance September 2022-August 2023	
		Present	Absent
Ray Thrower, Chair	P	5	0
Edward Catalano	P	5	0
Linda Fleischman	P	3	0
Justin Greenbaum [arr. 3:32]	P	4	1
Jason Hoffman	P	3	2
Shane Jordan	P	5	0
Christina Robinson [arr. 3:55]	P	3	2
Scott Sheckman [arr. 3:32]	P	3	0
Dennis Ulmer, Vice Chair	P	4	1

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

Staff:

Cija Omengabar, CRA Planner/Liaison
Clarence Woods, CRA Manager
Carla Blair, Recording Secretary, Prototype Inc.

Communication to the City Commission:

None

I. Pledge of Allegiance

Board members recited the pledge of allegiance.

II. Call to Order & Determination of Quorum

Chair Thrower called the meeting to order at 3:31 p.m. Roll was called, and it was noted that a quorum was present.

III. Introduction of Board Members and Staff

Board members and guests introduced themselves.

IV. Approval of Meeting Minutes

- Regular Meeting: December 7, 2022

Motion by Mr. Jordan, seconded by Mr. Catalano to approve the minutes of the December 7, 2022 meeting. In a voice vote, motion passed unanimously.

V. Program and Project Status Update

- NE 4th Avenue Streetscape Project

Ms. Omengebar reported procurement had not put the RFP put yet.

- Incentive Programs

Ms. Omengebar had an application for 900 NE 15th Street.

Ms. Omengebar said the wedding venue project had fallen through because the owner did not want to mortgage or lien the property.

- Rezoning Project

Ms. Omengebar said the mixed-use district [MUD] proposal was still being reviewed. Regarding the northwest quadrant, she said the Planning and Zoning Board had deferred the item to their January 18 meeting and she encouraged Board members to attend.

Mr. Catalano had photographed some of the homes in the area to provide to the Planning and Zoning Board members. He believed this was the best way to show the Planning and Zoning Board members what the neighborhood looked like now. There was currently no green space because it was used as parking for residents.

Mr. Woods recalled that at the last Planning and Zoning Board meeting, a Board member had suggested a modification. Ms. Omengebar said the proposal was to make the entire area RM-15, but the Planning and Zoning Board member had suggested keeping some of the area RDS-15. Board members and staff discussed the possible changes that the rezoning would bring.

Ms. Omengebar said staff was meeting to discuss how to make the presentation to the Planning and Zoning Board.

Chair Thrower said the Planning and Zoning Board had the CCRAB minutes and knew the Board supported the rezoning proposal. Ms. Omengebar said Planning and Zoning Board members had questions about the larger project, so staff would provide a holistic view explaining all three parts and the background.

Mr. Greenbaum asked about neighborhood outreach and Chair Thrower said prior to the first presentation to the Planning and Zoning Board, it had been presented to the South Middle River Civic Association [SMRCA] and there had been no negative comments. Mr. Catalano said some attendees were not members of the civic association but owned property in the area and supported the plan. He stated one resident and one person from Lauderdale Manors opposed the plan. The resident feared that she would be pushed out of her home.

Ms. Omengebar said staff hoped to bring presentations on the MUD to the CCRAB and to neighborhoods in March.

- Façade and Landscaping Program

Ms. Omengebar stated they planned to start marketing the program this month. She stated she would canvass the area, starting on 5th and targeting single-family homes. She discussed the scarcity of single-family homes in that area. Mr. Catalano agreed to provide Ms. Omengebar with a list of homeowners' contact information on 4th.

Board members and Mr. Woods discussed their ability to advertise/market the program and provide information to the public. Mr. Woods stressed that they wanted as much of the money as possible to go into the actual work.

Mr. Woods described to Ms. Fleischman the process for providing the funds.

Chair Thrower noted that the properties with road closures between 11th and Sunrise Boulevard were typically in the poorest condition.

VI. Review available funds in Fiscal Year 2023

Mr. Woods discussed the Balance Sheet and said the \$883,213.00 was the City ad valorem property taxes for the area for 2023. He stated revenues had increased approximately 30%, suggesting an increase in property values. He pointed out they had allocated slightly more for operations. They were allocating \$732,000 for this year's incentives and were requesting the City return the approximately \$700,000 in funds they had not expended last year. Mr. Woods noted that they could increase an expenditure using a budget modification during the year.

Chair Thrower stated of the \$1.4 million for incentives, \$150,000 had already been allocated. He said they must choose projects that would have impact on the community.

Mr. Woods explained that increasing revenue from a CRA district was typically slow unless there was a change in zoning or a large-scale project to bring significant funds to the tax rolls.

VII. Communication to City Commission

None

VIII. Old/New Business

- July 5 meeting rescheduled to July 6

Ms. Omengebar said there had been a conflict with the City Commission meeting.

- February Agenda Item Suggestions

Chair Thrower stated they would continue to work on the rezoning project.

IX. Adjournment

There being no further business, the meeting was adjourned at 4:53 p.m.

The next meeting will be held on February 1, 2023.

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