



CITY OF FORT LAUDERDALE

APPROVED MINUTES  
REGULAR MEETING MINUTES  
CITY OF FORT LAUDERDALE  
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD  
WEDNESDAY, FEBRUARY 1, 2023 – 3:30 PM  
CITY HALL – 8<sup>TH</sup> 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	6	0
Edward Catalano	A	5	1
Linda Fleischman	P	4	0
Justin Greenbaum	P	5	1
Jason Hoffman	P	4	2
Shane Jordan	A	5	1
Christina Robinson	P	4	2
Scott Sheckman	A	3	1
Dennis Ulmer, Vice Chair	P	5	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 3:36 p.m. Roll was called, and it was noted that a quorum was present.

### **III. Introduction of Board Members and Staff**

Mr. Ulmer said there was a vacancy he would fill on the Cemeteries Board of Trustees so this would be his last meeting.

### **IV. Approval of Meeting Minutes**

- Regular Meeting: January 4, 2023

**Motion** by Mr. Hoffman, seconded by Mr. Greenbaum to approve the minutes of the January 4, 2023 meeting. In a voice vote, motion passed unanimously.

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

Ms. Robinson nominated herself for Vice Chair, seconded by Mr. Hoffman. In a voice vote, Ms. Robinson was elected unanimously.

### **VI. Rezoning Project Discussion**

Planning and Zoning Board meeting January 18, 2023

Mr. Woods said the Planning and Zoning Board had recommended additional outreach. They would hold an internal meeting on February 10 to discuss this. He said his office planned to create printed marketing materials, including in Spanish and Creole, to distribute at properties. Mr. Woods stated they may be instructed not to do so, but to allow the process to run its course. He said the Planning and Zoning Board may make an amended recommendation, as discussed by Planning and Zoning Board member Jay Shechtman.

Mr. Woods noted renters were concerned about being displaced, but pointed out that 20% of the CRA budget was designated for affordable housing. In the Northwest CRA, it had taken time to accrue enough revenue to acquire property for development. Ms. Fleishman asked about the percentage of renters in the area and Mr. Woods stated according to census data, 68% of the residents of this area were renters.

Mr. Woods said the increased density would increase the tax base, providing the CRA with funds to build more affordable housing.

Chair thrower pointed out that all City protocols regarding notice and public hearings had already been followed. He said no other rezoning applications were required to publish notices in Spanish and Creole as well as English.

Mr. Greenbaum was concerned that if the Planning and Zoning Board opposed the rezoning, the City Commission would as well. He noted the rezoning would actually codify the existing non-conforming uses. He felt they should provide the Spanish and Creole notices.

Chair Thrower recalled the Planning and Zoning Board wanted them to schedule another public meeting between now and April. Ms. Omengebar said they were trying to schedule meetings with the homeowners' associations with the largest memberships. Mr. Woods noted the cost for having the consultant attend these additional meetings.

Mr. Ulmer thought Mr. Woods had done a good job explaining how CRA funding worked over time. He acknowledged the burden at the beginning when funds were low.

Mr. Woods agreed to report back to the Board after the February 10 meeting with management.

Chair Thrower said the next Middle River Civic Association meeting was on February 28 and wondered if they should make another presentation there since they had never actually voted on the rezoning. Mr. Greenbaum suggested a joint meeting with the Melrose Park association. Mr. Woods said his wish was that there would be consideration of all of the public outreach that had already taken place and they would move forward. Board members and Ms. Omengebar noted how many workshops had already been held.

**VII. Contract Amendment No. 1**

12397-105 Central City Rezoning Consultant II  
The Corradino Group

Chair Thrower said the amendment was for an additional \$17,860.

**Motion** by Mr. Greenbaum, seconded by Mr. Ulmer to approve the contract amendment. In a voice vote, motion passed unanimously.

**VIII. Program and Project Status Update**

- NE 4th Avenue Streetscape Project

Ms. Omengebar had nothing new to report.

- Non-residential Incentive Programs

Ms. Omengebar said the new owner of 900 NE 13<sup>th</sup> Street had applied for \$300,000 but this was not a worthwhile project because it did not have a community benefit.

- Residential Façade and Landscape Program

Ms. Omengebar stated she would drop off the flyers to all of the properties on one street the following day. There were 28 homes, and 12 were homesteaded. They wanted to see how well the program worked before adding funds and expanding to the other streets.

**IX. Communication to City Commission**

None

**X. Old/New Business**

- FY 2023 Budget Update

Chair Thrower wanted to see that the City had given back the \$700,000.

- Lighting Installation at Road Closures Project Update

Ms. Omengebar said she was requesting a new quote from Parks and Recreation because the existing quote had expired in September.

- March Agenda Item Suggestions

Mr. Woods said the Board could discuss whether or not they would hold more public meetings after he reported back on the February 10 meeting.

**IX. Adjournment**

There being no further business, the meeting was adjourned at 4:51 p.m.

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

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