



CITY OF FORT LAUDERDALE

APPROVED REGULAR MEETING MINUTES
CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD
WEDNESDAY, OCTOBER 2, 2024 – 6:00 PM
CRA CONFERENCE ROOM
914 SISTRUNK BOULEVARD, SUITE 200
FORT LAUDERDALE, FL 33311

Cumulative Attendance
September 2024-August 2025

Board Members	Present/Absent	Present	Absent
Kimber White, Chair	P	2	0
Antoinette Wright, Vice Chair	P	2	0
Edward Catalano	P	2	0
Linda Fleischman	P	2	0
Justin Greenbaum	A	1	1
Troy Liggett	P	2	0
Thomas Mabey	P	2	0
Jason Ross	P	1	0
Carlton Smith	A	0	2
Nikola Stan	P	2	0
Bobby Tinoco	P	2	0

Mr. Ross arrived at 6:24 p.m. and departed at 7:06 p.m.

Staff:

Clarence Woods, CRA Manager
Cija Omengabar, CRA Planner/Liaison
Tania Bailey-Watson, CRA Senior Administrative Assistant

Others:

Olga Zamora
K. Cruitt, 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

The meeting was called to order at 6:00 p.m. Roll was called, and it was noted that a quorum was present.

III. Approval of Meeting Minutes

Mr. Liggett indicated that in his opinion, draft minutes from the September 4, 2024 meeting were an incomplete representation of the discussion regarding the elections of officers, and those

minutes should reference the election history chart and proposed procedure for election of officers that he distributed at that meeting. Mr. Liggett clarified that the chart he distributed showed that since 2018, CCRAB officer elections occurred at the meeting that officer positions became vacant, but the elections on August 7, 2024 were held before officer positions became vacant.

Mr. Liggett distributed a document containing three proposed revisions to the September 4, 2024 minutes for discussion.

Motion by Mr. Liggett, seconded by Mr. Stan, to adopt the September 4, 2024 regular meeting minutes as amended, and to attach the document distributed by Mr. Liggett outlining his three proposed revisions. In a roll vote, the **motion** passed unanimously.

Motion by Ms. Wright, seconded by Mr. Liggett, to approve the minutes of the September 4, 2024 regular meeting as further amended. In a voice vote, the **motion** passed unanimously.

IV. Informational: Conveyance from the City

Clarence Woods, CRA Manager, stated that the City will convey two properties to the CRA. The property located at 1145 NW 5 Avenue would be conveyed to the Central City CRA, and the other to the NPFH CRA. He added that the Central City CRA will convey the house to a non-profit that provides housing; that organization will manage and operate the property which currently has tenants in it.

Ms. Wright inquired whether there would be restrictions on the conveyance. Mr. Woods stated it would be used for affordable housing.

Mr. Liggett inquired about text from a memo which he read aloud for the Board regarding the transfer of the subject property. Mr. Woods indicated that what Mr. Liggett had read might be a mistake and he would check that. Mr. Catalano agreed that the information in the memo was confusing.

V. Project and Program Updates

None.

VI. Old Business Updates

1. Hope South Florida

Ms. Wright reported that the organization had paused their operation within the last month, and she observed that more families were already being seen out in the neighborhood. She clarified that she learned through Mayor Trantalis that the operation would be moved to a location off Cypress Creek. Chair White added that he learned that the seven churches that provide those services had realized that those types of services are not conducive to neighborhoods.

Mr. Catalano agreed that the relocation had made a huge difference in the neighborhood. Ms. Wright suggested that the Board keep this issue on their radar.

Mr. Liggett stated that he hopes the Board will now give attention to the homeless problem at Archways on NE 13 Street. Mr. Woods stated that homelessness is not under the purview of the CRA. Additional discussion was deferred to later in the agenda.

2. Establishing Voting Procedures

Ms. Omengbar stated that she had reached out to the office of the City Attorney and was advised it would be possible to establish voting procedures, but they would be subject to City Commission approval. She was advised that there are currently no procedures in place specific to any advisory boards, and recommended the issue be tabled until she receives direction on how to proceed. Members were in agreement to table the issue.

Chair White reminded Members that anything the Board proposes must go before the Commission, that Ms. Omengbar is working to research the issue and is still in the discovery phase. Chair White stated that members should allow this to go forward so there would be no misunderstanding in the future about the policy.

Ms. Olga Zamora, a resident in the CRA, requested another communication to the City Commission regarding Hope South Florida; she stated that the problem is more than a homeless issue, and that it is a land use issue. Ms. Zamora specified that her request was for The Commission to direct the City Manager to advise in writing the exact date on which the legal non-conforming status at 1100 N. Andrews Avenue was terminated; for the Commission to direct the City Manager to issue a zoning determination detailing the use allowed at that location and that the Commission enforce the approved use for 1100 N. Andrews Avenue in an equitable manner as she would prefer a church over an empty building. She reiterated wanting to see written documentation from the City on these issues as she learned the City would be making a presentation to the Flagler Association regarding a building that had been purchased for \$3 million near the Bright Line area.

Ms. Wright stated she agreed with everything that Ms. Zamora had said; Mr. Catalano and Mr. Stan were also in agreement.

Mr. Liggett expressed frustration, stating that he had come before this Board on behalf of the Middle River Terrace neighborhood to ask for support for a new land use issue at 1240 NE 5 Avenue, and was told that was something Code should take care of. Mr. Liggett stated he had also come to the Board about the problem with the homeless accumulating due to a lack of lighting and landscaping at Archways and it could be solved by providing them with a grant. He stated that the Board needed to be fair.

Discussion ensued regarding the number of churches, consideration of other addresses, and about the appropriate frequency for sending communications to the Commission.

Chair White reminded members that the Board needed to stay focused on the priority items. Mr. Woods sought clarification from Ms. Zamora on her request and proposed a meeting with the zoning administrator as an alternative. Mr. Catalano suggested that Ms. Zamora

direct her request to him, so he could in turn send it to City as the president of the South Middle River Civic Association as that would be a better way to address this particular issue. Ms. Fleischman agreed with Mr. Catalano and suggested that Ms. Zamora go before the Commission herself. Ms. Zamora decided that she wanted to pursue the suggestion made by Mr. Woods. Mr. Woods said he could reach out to the DSD Director, Mr. Al Battle, to address her concerns as the CRA should be the last resort.

Chair White said he agreed with Mr. Catalano; Ms. Zamora should start at the Civic Association level.

Ms. Wright shared that the Civic Association had dozens of meetings with the City before she requested the communication regarding Hope South Florida and felt the CRA could play a support role for the Civic Association if needed on an issue that helps achieve the mission of the CRA; she agreed that the CRA should not be starting Civic Association initiatives.

3. Member Communication by Email to Staff

Ms. Omengebar reviewed the rules regarding communication between staff and members; she highlighted that one-way communication is allowed whereas communication between members is not permitted.

Chair White advised that he had asked Ms. Omengebar to distribute back-up the week prior to each meeting so that Members would have more time to prepare for discussions beforehand.

4. Panhandling Inquiry NE 4th Ave/ Sunrise Boulevard

Ms. Omengebar reported that she had reached out to the office of the City Attorney, which in turn had conversations with the Police Department. She pointed to the 2019-2023 Crash Density and Median Size map provided on page 31 of the agenda packet and clarified that the intersection at NE 4 Avenue and Sunrise Boulevard was not identified as a hotspot; it would therefore not be added to the list of locations on Ordinance C-24-24, a copy of which was also included in the packet.

5. Non-profit Eligibility

Chair White distributed a document provided by Marie McGinley, Treasurer for Central City Alliance.

Mr. Woods stated that the CRA only funds those that meet their objectives. He added the CRA would like to be flexible and he would take a look at Archways to determine what could be done to assist through the existing façade program for commercial development. Mr. Woods stated there had been a similar request from an entity in the Northwest and clarified that the CRA is unable to assist with maintenance such as painting for non-profits. He added that while no promises could be made, he would evaluate whether the CRA needs a small grant program for commercial safety and security. A non-profit would still have to qualify by

meeting one of the CRA objectives such as the elimination of slum and blight or a new brick and mortar project that would create jobs within the community as per policy.

Chair White pointed out that the decision would have to apply to others and not be applicable to just one case; he added that a separate program would be great as it would help with developing the area.

Mr. Woods stated it would be global within the CRA and all programs must revolve around cleanliness and safety to attract outside development.

Ms. Wright asked that lighting for residences also be considered. Discussion ensued regarding the role of the CRA. Mr. Woods stated that unfortunately the CRA is unable to address all the “ills” in each neighborhood.

6. Fiscal Year 2025 Adopted Budget

Ms. Omengebar referenced the Fiscal Year 2025 Budget Summary on page 38 of the packet and stated that members would see a larger sum after the November clean-up.

Mr. Liggett inquired about the \$200,000 transferred to the CIP account as he recalled the amount was \$150,000. Chair White and Ms. Omengebar indicated that Mr. Liggett was correct.

7. Rezoning Project – Commercial Property Owners

Ms. Omengebar stated that the owners are not yet ready to meet with the Board. Chair White and Mr. Liggett felt they should come in November. Discussion ensued regarding the way forward as it had been a several months. Ms. Omengebar indicated that she had spoken with the attorney for the group three times since the last meeting in September.

Mr. Liggett said that Mr. Fajardo had also been talking with the business owners since March.

Chair White stated that the Board is charged with the redevelopment of CCRAB and unable to do so because of this delay and time is of the essence.

It was agreed that the next step would be to request a date-certain for a meeting so that the business owners could enlighten the Board on their views regarding the rezoning.

8. Street Closure Report – All Locations & NE 5th Terr

Ms. Omengebar pointed to the map on page 39 of the packet; she stated that with the help of Public Works, they were able to identify eight locations. She explained that the reason the light on the south side at the corner of NE 5 Terrace was left out was because there is a light close by at NE 11 Street and NE 5 Terrace as pictured on page 41. Ms. Omengebar had requested a price quote on a light fixture for the pole at NE 5 Terrace street closure and

would report back on the cost. She clarified that the plan was to install lights at the other locations by the end of October 2024.

9. NE 4th Ave Complete Street Project

Ms. Omengabar reported that Procurement required the project manager to submit a formal bid through the system; it would go out that week and be for a period of 15 days.

10. NE 13 St Beacon Structure

Ms. Omengabar reported that \$150,000 is in place and she will notify the CRA Board; she has been communicating with Legal. Ms. Omengabar clarified that the original artist would be provided with the opportunity to remove the sculpture at their expense; the City would remove the piece if the artist did not wish to have it. She said she would find out the cost to remove the sculpture should the artist did not wish to have the piece; the next step would be the Call to Artist.

Mr. Liggett expressed a concern about removing the sculpture before they had a replacement. Members were reminded that there is a safety issue due to the condition of the piece.

11. NE 4th Avenue - Median between NE 11th and NE 12 Street

Mr. Liggett advised that one of the four crepe myrtle trees had died on the Northeast corner of 13th and 4th Avenue, and requested that Ms. Omengabar follow up on that tree.

Ms. Omengabar stated that the agreement for the median calls for eight palm trees but she learned that the budget was spoken for; she was asked to check back mid-year so the issue could be added as a discussion item for the following year. Following further discussion on the topic, she was asked to determine what the cost would be to install the eight palm trees.

12. NE 4th Avenue - Sidewalk between NE 11th and NE 12 Street

Ms. Omengabar advised that the sidewalk is being assessed as part of the overall City plan. She clarified that Public Works would conduct a city-wide Streets and Sidewalks Conditions Assessment. Chair White stated this will be revisited.

13. Capital Improvement Plan Draft Scope

Ms. Omengabar pointed to the Draft CIP Scope on page 42 of the packet. She is scheduled to meet with procurement professionals about the correct method for procuring the service as part of her due diligence and said she would provide an update next month.

Mr. Liggett observed that there is no timeline and requested that one be added.

14. February CIP Survey Results – Stormwater Drainage Inquiry

Ms. Omengabar referred to feedback on storm drainage that was included in an April 2024 report on a community survey which was on pages 45 and 46. She clarified that it

was very broad and included issues outside of the CRA boundary which could not be addressed. She added that the City is also conducting a stormwater drainage assessment to plan for improvements in 2025. The CRA is doing their own as well.

15. Miscellaneous

Ms. Omengebar reported that the City of Fort Lauderdale would be hosting a community meeting on mixed-use zoning at George English Park in District 2 on October 7, 2024.

Members were reminded to sign and submit the Code Of Conduct Affirmation Statement to the City Clerk.

Ms. Omengebar advised that member training would be conducted in November or December.

VII. New Business – Next Meeting Topics

- Commercial Property Owners Presentation (subject to confirmation)
- Code Enforcement Presentation
- Streetscape Master Plan
- Strategic Plan for Maintaining Infrastructure – Streets and Sidewalk Assessment Report

VIII. Communication to City Commission

None.

IX. Adjournment

There being no further business, the meeting was adjourned at 8:21 p.m.

Page 2, paragraph 3, first two sentences should be amended to read:

There was a brief discussion, as requested by Mr. Liggett, regarding election procedures for the future. Mr. Liggett indicated that he was not challenging the results **of the officer elections at the last meeting**, and while he did not ask anyone to vote for him, he learned that others had done so **but instead asked that the board adopt written election procedures, copies of which he circulated to the board members and are attached to these minutes. Mr. Liggett also distributed a chart, which is attached to these minutes, showing that the last eight elections held by this Board since 2018 all occurred at the meeting when officer positions became vacant, but the election at the last meeting was held the meeting before the officer positions became vacant. Mr. Liggett alleged that election was held early for the purpose of allowing an out-going board member to vote at her last meeting in an effort to skew the election results.**

Page 2, paragraph 5, sentence 1 should be amended to read:

Mr. Liggett inquired about **Section II, Part G, on page II-12 of the Central City Community Redevelopment Plan** the section of the plan that states CRA staff are **required to ensure proper implementation and program accountability by devising** ~~devise~~ measurable objectives for all programs each fiscal year at the time the TIF budget is adopted, and the process for those objectives to be set.

Page 5, the last sentence of the fourth bullet point under "Miscellaneous" should read:

"Mr. White requested that she investigate **the reason why FPL is unable to install the ninth location at the dead end of NE 5th Terracc at NE 11th Street** that they were unable to install."

**CENTRAL CITY REDEVELOPMENT ADVISORY BOARD
Officer Election History**

	2018	2019	2020	2021	2022	2023	2024
JAN	c	c	Election Jan. 15 (Vacancy)				
FEB		Election Feb. 6 (Vacancy)	c			Election Feb. 6 (VC- Vacancy)	
MAR					c		Election Mar. 6 (Vacancy)
APR		c	c				
MAY	c	c	c			c	
JUN			c				
JUL		c					
AUG			c				Election Aug. 8
SEP	Election Sept. 5	c		Election Sept. 1	Deferred to Oct.		
OCT	c		c		Election Oct. 10	Election Oct. 9	
NOV		c					
DEC			c				