

**CITY OF FORT LAUDERDALE  
CENTRAL CITY REDEVELOPMENT ADISORY BOARD (CCRAB)  
REGULAR MEETING**

**DATE: WEDNESDAY, December 4, 2024**

**TIME: 6:00 P.M**

**LOCATION: 11<sup>th</sup> Floor Conference Room  
101 NE 3 AVE, SUITE 1100, FORT LAUDERDALE, FL 33301**

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| I.    | The Pledge of Allegiance   | Kimber White<br>Chair                        |
| II.   | Call to Order & Determination of Quorum                                    | Kimber White<br>Chair                        |
| III.  | Informative Presentation: Rezoning Update<br>Recommendation Options        | Karlanne Devonish<br>Principal Urban Planner |
| IV.   | Advisory Board Discussion  | Kimber White<br>Chair                        |
| V.    | Public Comments  | Kimber White<br>Chair                        |
| VI.   | Approval of Minutes<br>November 6, 2024 Regular Meeting                    | Kimber White<br>Chair                        |
| VII.  | Communication to City Commission<br>Agreed Upon Election of Officers Rules | Board Members                                |
| VIII. | Adjournment  | Kimber White<br>Chair                        |

**THE NEXT CCRAB RESCHEDULED REGULAR MEETING WILL BE HELD ON – January 13, 2024**

**Ordinance No. C-13-08 purpose and duties of the board:** (a) to review the Plan for the Central City CRA and recommend any changes to the plan; (b) to make recommendations regarding the exercise of the City Commission's powers as a community redevelopment agency in order to implement the Plan and carry out and effectuate the purposes and provisions of Community redevelopment Act in the Central City CRA; (c) to receive input from members of the public interested in redevelopment of the Central City CRA and to report such information to the City Commission sitting as the Community Redevelopment Agency.

**Note:** Two or more Fort Lauderdale City Commissioners or Members of City of Fort Lauderdale Advisory Board may be in attendance at this meeting.

**Note:** If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Anyone needing auxiliary services to assist in participation at the meeting should contact the City Clerk at (954) 828-5002, two days prior to the meeting.

**Note:** Advisory Board members are required to disclose any conflict of interest that may exist with any agenda item prior to the item being discussed.

**Note:** If you desire auxiliary services to assist in viewing or hearing the meeting or reading agendas or minutes for the meetings, please contact the City Clerk's Office at 954-828-5002 and arrangements will be made to provide these services.

**I. The Pledge of Allegiance**

**Kimber White  
Chair**

*"I pledge allegiance,  
to the flag, of the United States of America,  
and to the republic, for which it stands, one nation, under God,  
indivisible with liberty and justice for all."*

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

**Kimber White  
Chair**

**III. Informative Presentation: Rezoning Update  
Recommendation Options**

**Karlanne Devonish  
Principal Urban Planner**

***\*Presentation will be available day of the meeting***

**Attachments:**

- 1) Central City Rezoning Update Recommendation Options
- 2) Section 47-26A.1. Request for application of prior zoning regulation.
- 3) Section 47-26A.2. City commission request for review.

# Central City Rezoning *Update* Recommendation Options

Community Redevelopment Agency  
Development Services Department

December 4, 2024



# March 6, 2024, Presentation Proposal

## Option A

Proposed one zoning district with height range:

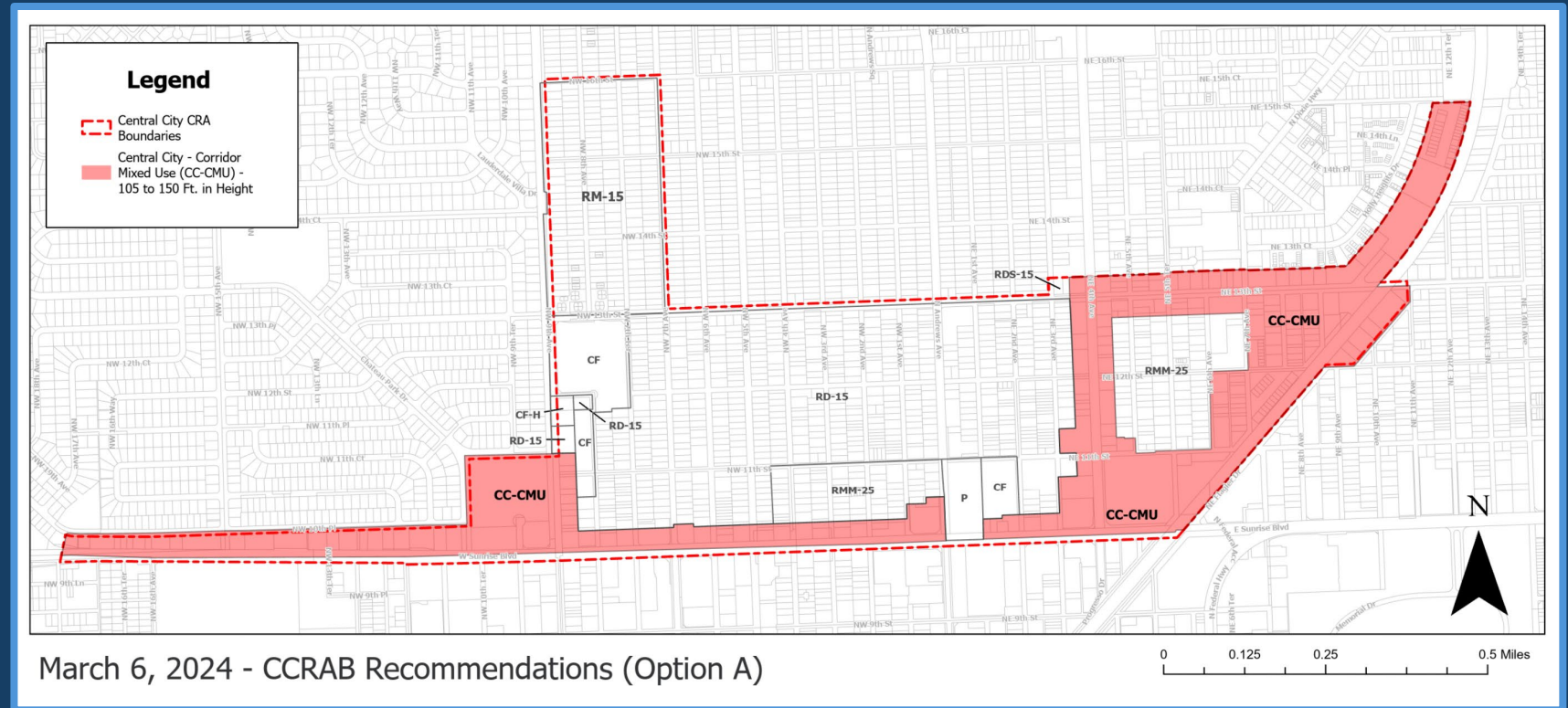
105 feet max height by right

125 feet with affordable housing

150 feet – Planning and Zoning Board Approval

Intent: Promote a mix of uses; adopt form-based design standards to help guide the form of buildings; improve connectivity and pedestrian experience.

12.04.24 CCRAB REGULAR MEETING



### Pros

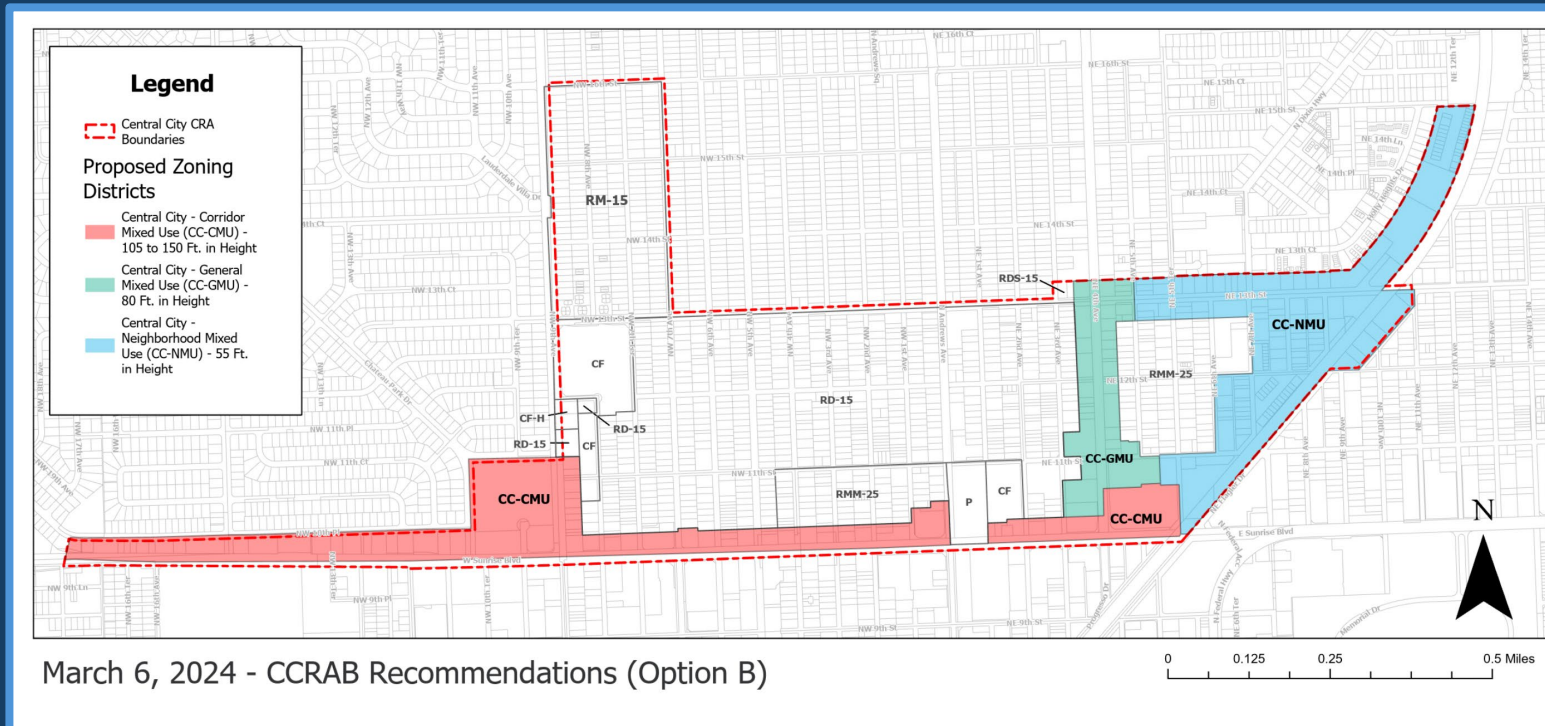
- Consistency and uniformity with future built form
- Easier to understand for residents and staff
- Consistent with vision for the area

### Cons

- Some opposition from property owners

# March 6, 2024, CCRAB Recommendation

## Option B



Area split into three zoning districts based on height:

### Central City - Corridor Mixed Use (CC- CMU)

- Sunrise Boulevard
- 105 feet by right
- 125 feet with affordable housing
- 150 feet with Planning and Zoning Board approval

### Central City - General Mixed Use (CC- GMU)

- NE 4<sup>th</sup> Avenue
- 80 feet in height

### Central City - Neighborhood Mix Use (CC-NMU)

- NE 13<sup>th</sup> Street
- 55 feet in height

### Pros

- Consistency and uniformity with future built form
- Easier to understand for residents and staff
- Consistent with vision for the area

### Cons

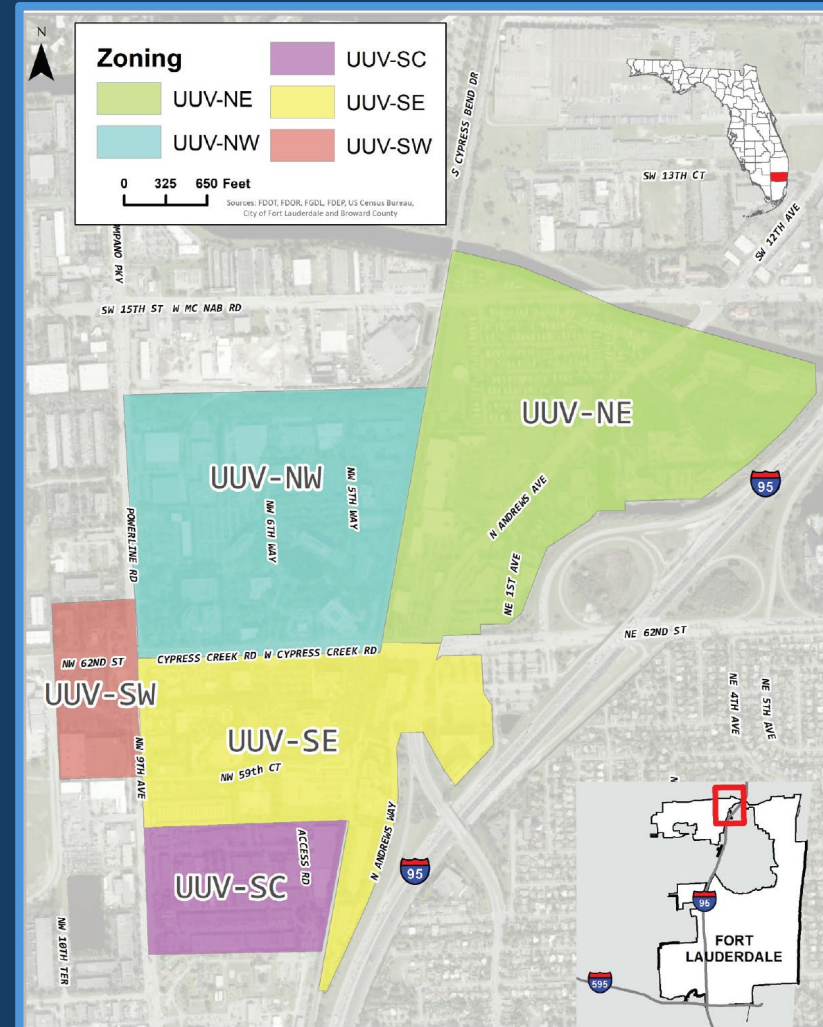
- Variation in building height and overall built form
- Possibly more challenging to develop based on the maximum height.
- Opposed by multiple property owners

# Uptown Urban Village Rezoning Process

## Option C

- Uptown Master Plan established vision, goals, and framework of steps to implement redevelopment in the area.
- The Master Plan divides the area into five zoning districts based on location, land use patterns, design characteristics, redevelopment potential, and mobility needs
  - The zoning character areas were established with regulatory structure and redevelopment.
  - City Commission directed staff to provide an incentive, which is City staff rezoning properties at property owner's request. The rezoning must match the zoning districts to which the property is located.
  - To date, five properties have been rezoned by the City by the request of property owners.

12.04.24 CCRAB REGULAR MEETING



### Pros

- Alleviates cost and time for property owners to rezone properties
- Provides consistency with the adopted master plan
- Expedites process

### Cons

- City staff resources
- No cost recovery by City for processing rezoning

# ULDR Prior Zoning Regulations Provision

## Option D

### Central Beach Regional Activity Center

Development applications received and pending review by the City or approved by the City on or before May 17, 2022, may be approved, amended and modified through the use of provisions of the zoning regulations in effect at the time the development application was submitted.

### Section. 47-26A.1. - Request for application of prior zoning regulation

If a new project as defined herein, is not permitted based on an amendment to a zoning regulation in effect on or after September 4, 1996 (hereinafter referred to as the "adoption date") approval may be granted for application of the zoning regulation in effect immediately prior to the amendment in order to permit a new project in accordance with the provisions of this section.

#### Pros

- Provides flexibility/options based on conflicts with existing code requirements such as lot constraints

#### Cons

- Creates inconsistency in the built form
- Dilutes the vision of the area
- Process is lengthy and requires City Commission approval

# THANK YOU

Karlanne Devonish

954-828-6162 | [kdevonish@fortlauderdale.gov](mailto:kdevonish@fortlauderdale.gov)

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**Sec. 47-26A.1. Request for application of prior zoning regulation.**

- A. If a new project as defined herein, is not permitted based on an amendment to a zoning regulation in effect on or after September 4, 1996 (hereinafter referred to as the "adoption date") approval may be granted for application of the zoning regulation in effect immediately prior to the amendment in order to permit a new project in accordance with the provisions of this section.
- B. For purposes of this Section 47-26A, a new project shall be defined as a project which requires construction of a building or structure on a vacant parcel of property or reconstruction of a building which has been or proposed to be destroyed by more than fifty percent (50%) of its replacement value, or more than fifty percent (50%) of the total gross floor area of the building, or more than fifty percent (50%) of the area of a structure.
- C. This section does not apply to a new project undertaken by a government, school, religious, philanthropic or other not for profit organization.
- D. A property owner who cannot construct a new project because of an amendment to a zoning regulation adopted on or after the adoption date, may make application for approval of the application of the zoning regulation in effect immediately prior to the amendment in order to permit the new project.
- E. In order to apply for approval under this Section 47-26A the following requirements must be met:
  - 1. A complete application for a development permit for the new project shall be submitted to the department. The application shall meet all the requirements for a site plan level IV permit as provided in Section 47-24, Development Permits and Procedures.
  - 2. The new project must meet all regulations of the ULDR except for the zoning regulation which has been amended on or after the adoption date and but for the amendment of such zoning regulations, the new project would meet all provisions of the ULDR.
- F. *Review process.* The review process under this section is as follows:
  - 1. The property owner shall submit a request for application of a prior zoning regulation to the department. The department shall review same and within ten (10) days of the date of submittal, the department shall provide in writing its response to the request and shall state whether the new project meets the provisions of the ULDR except a zoning regulation in effect immediately prior to the adoption date.
  - 2. If the new project meets all of the ULDR except a zoning regulation in effect immediately prior to the adoption date, the property owner shall be notified in writing of same by the department and the property owner shall file additional information with regard to its request including the following:
    - a. A statement regarding the existing use of the subject property,
    - b. Whether a vested right to a specific use of real property exists,
    - c. A description regarding how the new project meets the criteria in subsection G and any information supporting same, and
    - d. Any other information deemed necessary by the department to review the request.
  - 3. Within no less than twenty (20) business days and not more than sixty (60) business days from submittal of the applicant's complete request, the planning and zoning board shall hold a public meeting to consider the application and the record and recommendation forwarded by the department and shall hear public comment on the application.
  - 4. The planning and zoning board shall determine whether the request meets the criteria provided in subsection G, and shall forward its recommendation to the city commission.

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5. During a public meeting, the city commission shall consider the request and the record and recommendation forwarded by the department and planning and zoning board and shall hear public comment on the request.
  6. If the city commission determines that the request meets the criteria provided in subsection G, it shall take action required to approve the request with such conditions necessary to ensure compliance with the criteria provided herein. If the city commission determines that the request does not meet the criteria, the city commission shall deny the request.
- G. *Criteria.* The review criteria for approving a request is as follows:
1. The new project is consistent with the city's comprehensive plan.
  2. The new project meets all of the requirements of the ULDR except for the zoning regulation which has been amended on or after the adoption date and, but for the amendment of such zoning regulation, the project would meet all the provisions of the ULDR.
  3. The new project is suitable for the property and meets the Neighborhood Compatibility Criteria as provided in Sec. 47-25.3.
  4. Restricting the property from being used for the proposed new project as a result of the new zoning regulation unreasonably restricts the use of the property such that the property owner bears a disproportionate share of a burden imposed for the good of the public which in fairness should be borne by the public at large.
  5. The new project if approved protects the public interest served by the regulation at issue and is the appropriate relief necessary to prevent the governmental regulation from unreasonably restricting the use of the real property.
  6. No action of the city which prohibits a new project from being built based on an amendment to the ULDR on or after the adoption date and which project is eligible to be reviewed under this section shall be deemed final until a denial of an application under this section.
- H. If a request meets the criteria provided herein, the city commission may approve the request in accordance with the following:
1. Approval shall be of a site plan which meets all of the zoning regulations of the ULDR except a zoning regulation in effect immediately prior to the adoption date.
  2. Approval shall be by ordinance adopted and noticed in accordance with the process for a rezoning of property as provided in Sec. 47-24.4.
  3. Approval shall be contingent upon and subject to a development agreement to be executed by the city and the property owner. The development agreement shall specify the development standards applicable to the property, any conditions imposed as a part of the approval and shall reference the approved site plan. Such agreement shall be recorded in the public records of the county and shall act as a restrictive covenant running with the land.
- I. A change to a project approved pursuant to this section which meets the requirements of the ULDR may be approved subject to the provisions of a site plan level IV permit as provided in Section 47-24, Development Permits and Procedures. A change to an approved development which is not permitted based on the application of a new zoning regulation which was not considered as part of an approved request shall be considered as a new request and reviewed in accordance with the provisions of this section.

(Ord. No. C-97-19, § 1(47-26.A.1), 6-18-97)

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**Sec. 47-26A.2. City commission request for review.**

- A. *City commission request for review.* If an application for development permit is approved or denied and the ULDR provides for city commission request for review ("CRR") as shown in Table 1 of Section 47-24, Development Permits and Procedures, or other provision of the ULDR, the city commission may adopt a motion to set a hearing to review the application if it is found that the new project is in an area which due to characteristics of the project and the surrounding area requires additional review in order to ensure that development standards and criteria have been met and to ensure that the area surrounding the development is protected from the impacts of the development. The process for CRR may be initiated by a statement of intent filed by any member of the city commission with the city clerk with a copy to the department. Except as provided herein, the motion shall be considered within thirty (30) days of the decision by the lower body. For development permits approved under Section 47-24.2.A.5.b the motion shall be considered within fifteen (15) business days of the decision by the lower body. If no city commission meeting is to be held within the time frames provided herein, the motion shall be considered at the next regularly scheduled city commission meeting. A motion for city commission request for review shall supersede an application for appeal.
- B. The motion approving a CRR shall set a date for consideration of the application no later than sixty (60) days from the date the motion is adopted. Notice of the hearing shall be given to the public by posting a sign at least ten (10) days before the hearing in accordance with Section 47-27, Notice Procedures for Public Hearing. Review by the city commission shall be by de novo hearing supplemented by the record below and the same standards and criteria applicable to the development permit shall be applied. At the conclusion of the hearing the city commission shall take action either approving, approving with conditions or denying the application.
- C. The time frames for setting a hearing provided herein may be extended by written request of the applicant.
- D. Appeal from a final decision by the city commission shall be to the circuit court by filing a petition for writ of certiorari within thirty (30) days of the decision.

(Ord. No. C-97-19, § 1(47-26.A.2), 6-18-97; Ord. No. C-02-45, § 2, 1-7-03)

#### **IV. Advisory Board Discussion**

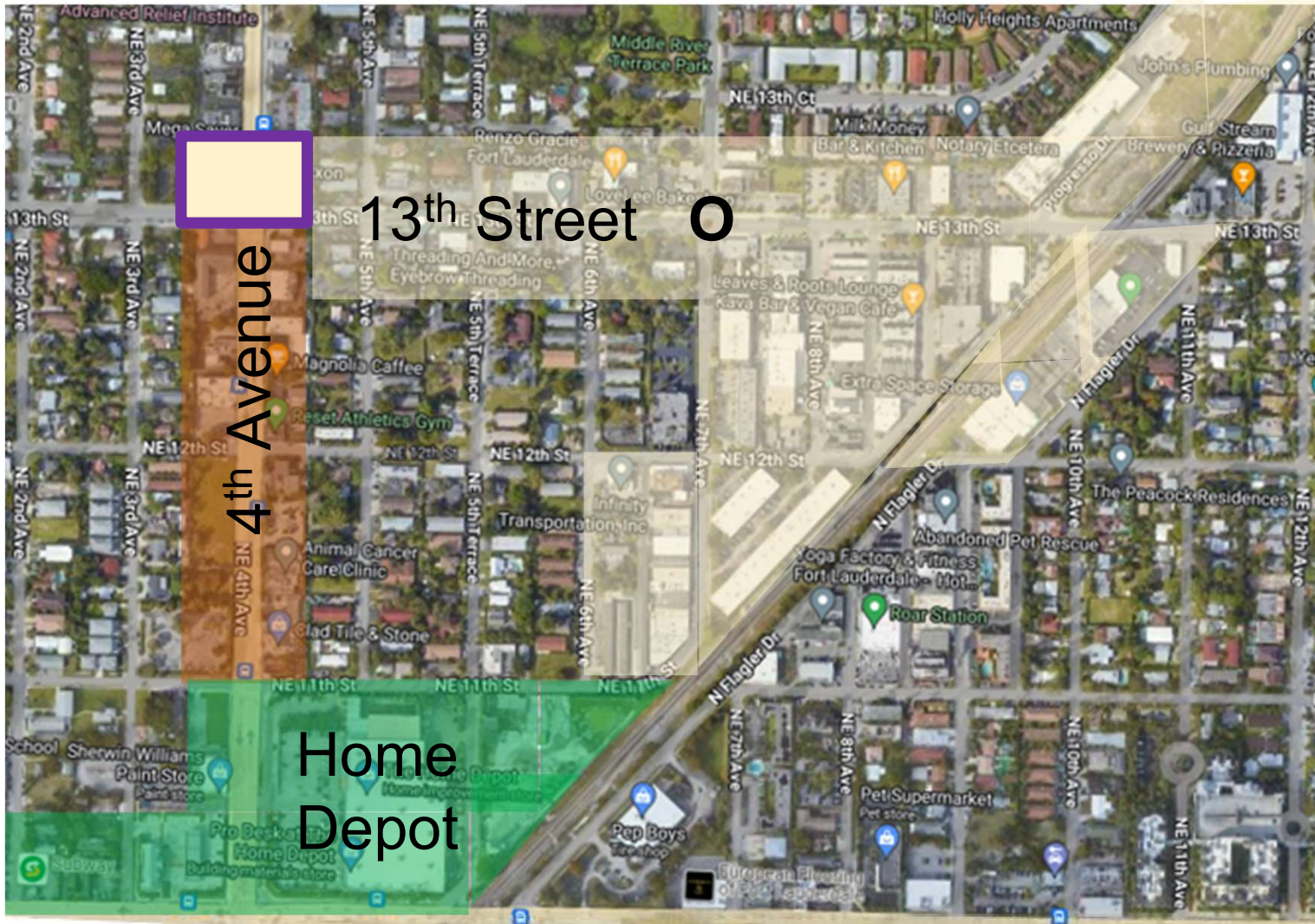
**Kimber White  
Chair**

#### **Attachments: Email One-Way-Communication from Members**

1. ) Troy Liggett – Rezoning Amendments (5) motions
2. ) Kimber White
3. ) Troy Liggett

## MOTION 1

I move to clarify that the Advisory Board recommends that the property north of NE 13<sup>th</sup> Street at NE 4<sup>th</sup> Avenue should be rezoned to CC-NMU and not CC-GMU.

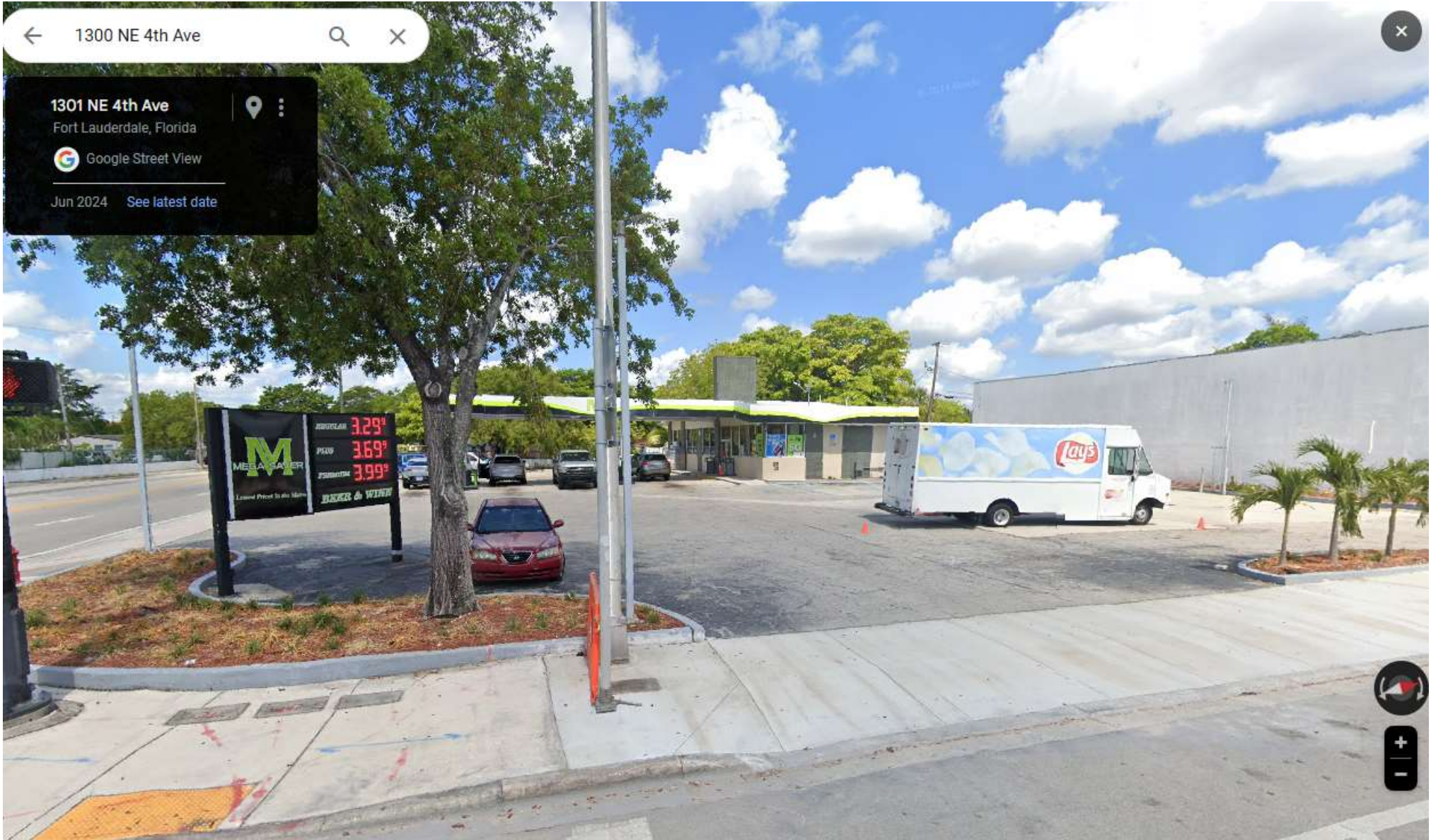


CC-NMU – 55'

CC-GMU – 80'

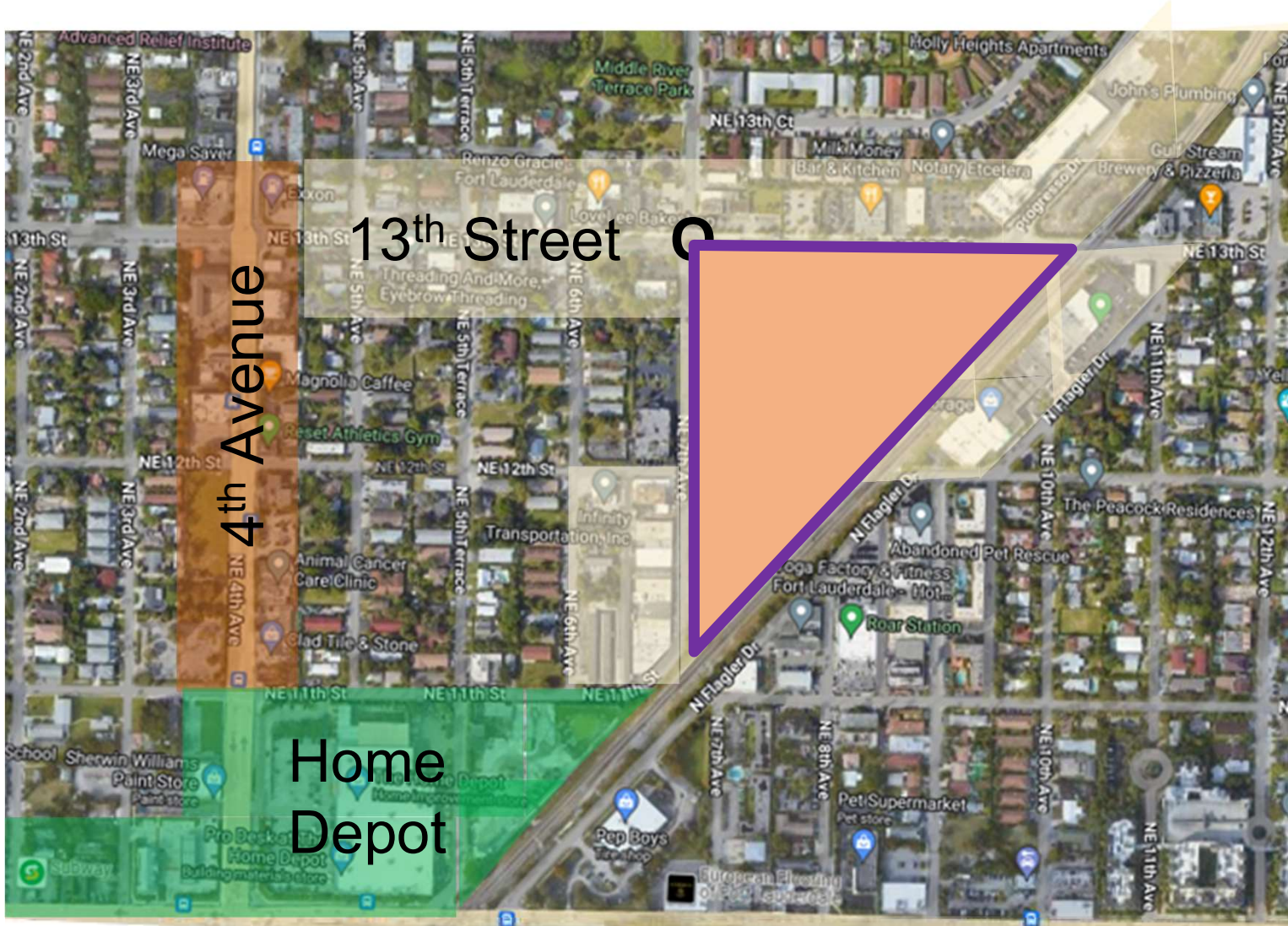
CC-CMU – 105'+





## MOTION 2

I move to amend the recommendation that the area in the triangle between NE 13<sup>th</sup> Street to the north, NE 7<sup>th</sup> Avenue to the west, and the railroad track be rezoned to CC-GMU instead of CC-NMU.



CC-NMU – 55'

CC-GMU – 80'

CC-CMU – 105'+





## MOTION 3

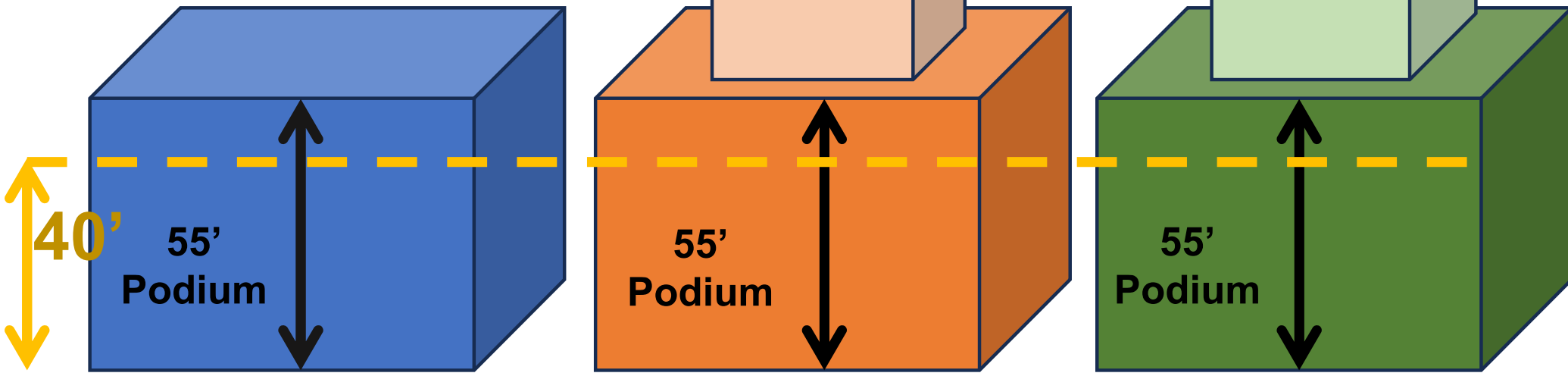
I move to amend the recommendation to allow podium heights up to 35' in CC-NMU and 40' in CC-GMU.

# CURRENT RECOMMENDATION

CC-NMU  
13<sup>th</sup> Street  
55' (5 Stories)

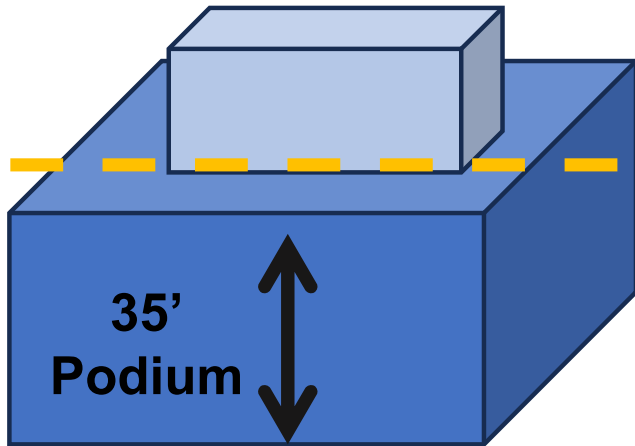
CC-GMU  
11<sup>th</sup> to 13<sup>th</sup>  
80' (8 Stories)

CC-CMU  
Sunrise to 11<sup>th</sup>  
105' (10 Stories) to  
150' (15 Stories)

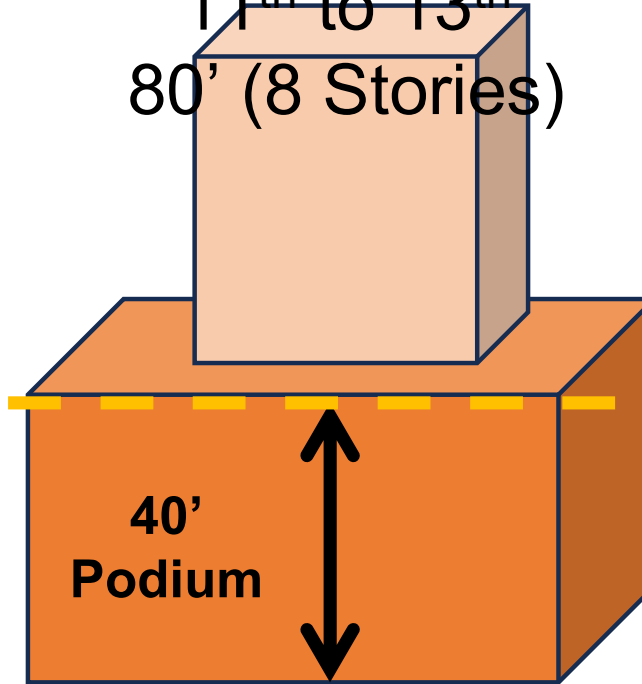


# PROPOSED

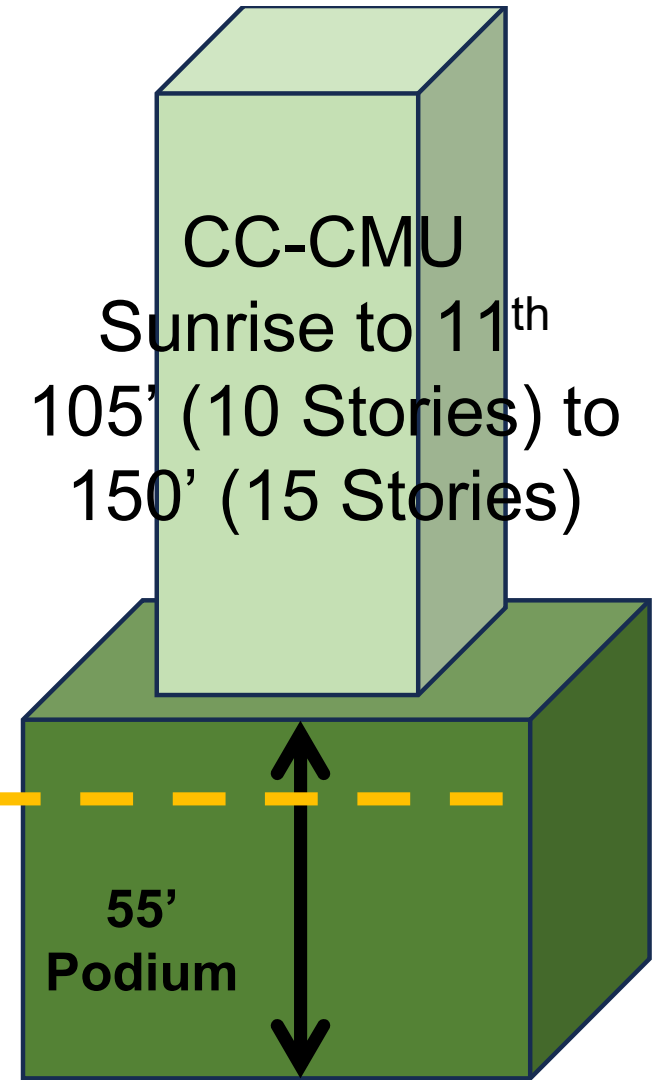
CC-NMU  
13<sup>th</sup> Street  
55' (5 Stories)



CC-GMU  
11<sup>th</sup> to 13<sup>th</sup>  
80' (8 Stories)

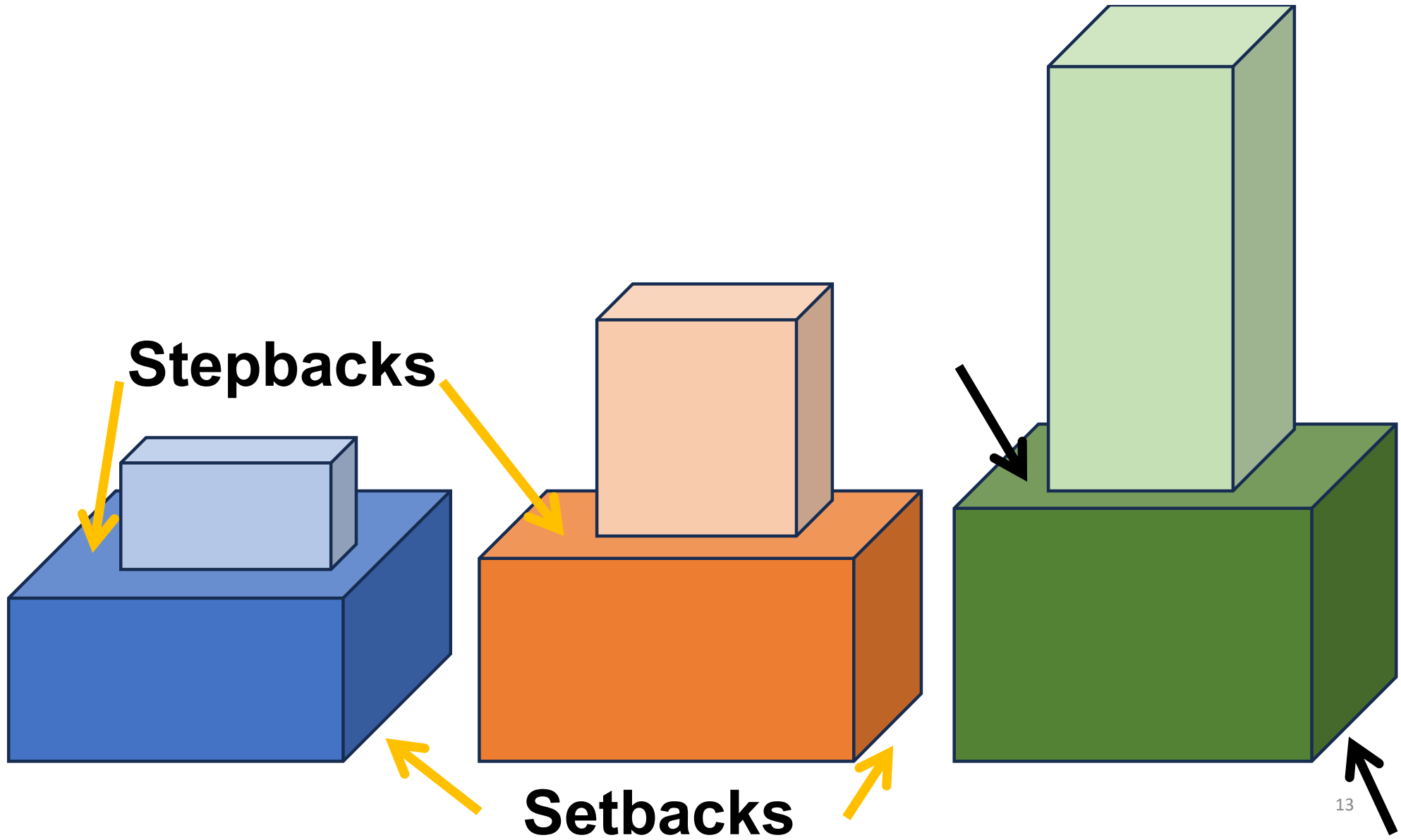


CC-CMU  
Sunrise to 11<sup>th</sup>  
105' (10 Stories) to  
150' (15 Stories)



## MOTION 4

I move to amend the recommendation to require minimum setbacks and stepbacks, i.e. no variances allowed, for properties in CC-NMU and CC-GMU zones.



## MOTION 5

I move to amend the recommendation so that the owner of a property in CC-NMU, CC-GMU, and CC-CMU zones may employ the current zoning for that property in the future, except that the property owner may not be granted a variance or other approval for a reduction in the parking or density requirements if the property owner employs the current zoning.

**From:** [Kimber White](#)  
**To:** [Cija Omengebar](#)  
**Cc:** [Clarence Woods](#); [Tania Bailey-Watson](#)  
**Subject:** Re: [EXTERNAL:CAUTION!]- Re: CCRAB 12/04/24 - Member TL comments  
**Date:** Tuesday, November 26, 2024 4:49:43 PM

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Cija and Board,

This is a reminder the Board all agreed at the November meeting that the December CCRAB meeting is a working meeting only on the zoning and the Jan. meeting will be the meeting that the board votes to finalize.

On Tue, Nov 26, 2024 at 4:32 PM Cija Omengebar <[COmengebar@fortlauderdale.gov](mailto:COmengebar@fortlauderdale.gov)> wrote:

I understand and did hear the audio.

Since the attorney did say one way communication is allowed, I decided it was appropriate to share the information he wants distributed to the group. The group will have to rediscuss and decide on it at the meeting.

Regards,



**CIJA OMENGEBAR, FRA-RP**  
City of Fort Lauderdale  
Community Redevelopment Agency

914 Sistrunk Boulevard, Suite 200  
Fort Lauderdale, FL 33311

P 954-828-4776

E [comengebar@fortlauderdale.gov](mailto:comengebar@fortlauderdale.gov)

**KIMBER WHITE, CHAIR**

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**From:** Kimber White <[kimber.lmt@gmail.com](mailto:kimber.lmt@gmail.com)>  
**Sent:** Tuesday, November 26, 2024 4:27 PM  
**To:** Cija Omengebar <[COmengebar@fortlauderdale.gov](mailto:COmengebar@fortlauderdale.gov)>; Tania Bailey-Watson <[TWatson@fortlauderdale.gov](mailto:TWatson@fortlauderdale.gov)>; Clarence Woods <[CWoods@fortlauderdale.gov](mailto:CWoods@fortlauderdale.gov)>  
**Subject:** [EXTERNAL:CAUTION!]- Re: CCRAB 12/04/24 - Member TL comments

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Cija,

There is no voting at the Dec. meeting . We all agreed its discussion purposes only and voting would be in January.

Please refer to the minutes

On Tue, Nov 26, 2024 at 4:20 PM Cija Omengebar <[COmengebar@fortlauderdale.gov](mailto:COmengebar@fortlauderdale.gov)> wrote:

Good afternoon CCRAB,

Please review attachment from member Troy, this is relevant to agenda item on December 4<sup>th</sup> CCRAB meeting.

Friendly reminder, please reserve comments and discussions for the meeting next week. This will be part of your backup.

**"PLEASE NOTE THAT AS MEMBERS OF THE CENTRAL CITY REDEVELOPMENT ADVISORY BOARD, TWO-WAY**

**From:** [Troy L](#)  
**To:** [Cija Omengebar](#)  
**Cc:** [Tania Bailey-Watson](#)  
**Subject:** [EXTERNAL:CAUTION!]- Re: 12.04.24 CCRAB Agenda & Backup  
**Date:** Monday, December 2, 2024 5:12:34 PM

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**[::CAUTION!:] This email originated from *outside* The City of Fort Lauderdale.  
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Report any suspicious emails to [spamadmin@fortlauderdale.gov](mailto:spamadmin@fortlauderdale.gov)**

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Cija -- Would you share the following with the Advisory Board before Wednesday's meeting, please?

At the Advisory Board's August meeting (my last as chair), I proposed that the Board should consider designating agenda topics as "informational only" where we would discuss--but not vote--on topics. Board members adamantly objected to my proposal on the grounds that the Chair cannot usurp Board member's authority to offer motions on topics that were duly noticed on the agenda, even by designating the topic as discussion only. I withdrew my proposal because I thought new Board members made a very good point about usurping their authority to offer motions on duly-noticed topics.

That said, at Wednesday's meeting I intend to offer motions on each of my five rezoning amendments under the duly-noticed rezoning topic. I am following the agreed-upon plan to consider Board members' amendments at the December meeting, and then, at our January meeting, consider the commercial property owners' proposed amendments followed by a final vote. I have presented the five amendments at the Middle River Terrace Neighborhood Association (since they primarily affect Middle River Terrace), and have advised the leaders of the commercial property owners that I intended to offer them this Wednesday--and we'd love their input. According to commercial property owner Derrick Caglianone, urban planner Karlanne Devonish (who will be leading the rezoning discussion on Wednesday) has also advised the commercial property owners that they should attend this week's meeting on rezoning where the Board intended to consider other proposals.

Thank you,  
Troy Liggett  
317-697-4303

On Mon, Dec 2, 2024 at 12:56 PM Cija Omengebar <[COmengebar@fortlauderdale.gov](mailto:COmengebar@fortlauderdale.gov)> wrote:

Good afternoon CCRAB,

Backup for December 4<sup>th</sup> CCRAB meeting attached. The presentation will be available at the meeting.

**V. Public Comments**

**Kimber White  
Chair**

**VI. Approval of Minutes  
November 6, 2024 Regular Meeting**

**Kimber White  
Chair**



CITY OF FORT LAUDERDALE

**2<sup>nd</sup> DRAFT**  
**REGULAR MEETING MINUTES**  
**CITY OF FORT LAUDERDALE**  
**CENTRAL CITY REDEVELOPMENT ADVISORY BOARD**  
**WEDNESDAY, NOVEMBER 6, 2024 – 6:00 PM**  
**CRA CONFERENCE ROOM**  
**914 SISTRUNK BOULEVARD, SUITE 200**  
**FORT LAUDERDALE, FL 33311**

**Cumulative Attendance**  
**September 2024-August 2025**

<b>Board Members</b>	<b>Present/Absent</b>	<b>Present</b>	<b>Absent</b>
Kimber White, Chair	P	3	0
Antoinette Wright, Vice Chair	P	3	0
Edward Catalano	P	3	0
Linda Fleischman	P	3	0
Justin Greenbaum	P	2	1
Troy Liggett	P	3	0
Thomas Mabey	P	3	0
Jason Ross	P	2	0
Carlton Smith	P	1	2
Nikola Stan	P	3	0
Bobby Tinoco	P	3	0

Mr. Stan arrived at 6:02 p.m.  
 Mr. Liggett arrived at 6:03 p.m.  
 Mr. Ross arrived at 6:26 p.m.

**Staff:**

Anthony Fajardo, Assistant City Manager  
 Clarence Woods, CRA Manager  
 Lorraine Tappen, Principle Urban Planner  
 Tania Bailey-Watson, CRA Senior Administrative Assistant  
 Katrina Jordan, Code Compliance Manager  
 Antoine Loar, Code Supervisor  
 Karen Warfel, Transportation Planning Division Manager

**Others:**

Randall Klett  
 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 6:01 p.m. Roll was called, and it was noted that a quorum was present.

### III. Informative Presentation: Community Enhancement and Compliance

Ms. Katrina Jordan, Code Compliance Manager, was present to answer questions from the Board regarding Community Enhancement and to collect feedback on their needs. Mr. Antoine Loar, Code Supervisor for District 1 & 2 was also present.

Mr. Catalano inquired how the Board could help Community Enhancement to ensure that residents comply with the Code as it is written. Ms. Jordan requested cooperation and collaboration, particularly to help residents in need of additional resources, such as the elderly, disabled and veteran populations. She suggested that Members help by distributing information about Community Enhancement programs at HOA meetings to increase awareness. Ms. Jordan acknowledged understanding that some individual residents are hesitant to file complaints and invited members to contact her directly when there are residential or commercial issues within the area that should be assessed.

The boundaries of the CRA were discussed; Ms. Jordan stated she would be creating reports to summarize the types of violations issued within the area. General questions regarding the issuing of violations and enforcement process were answered.

Ms. Jordan clarified that specific property complaints are to be filed by individual residents, and not through an HOA or the Board. Assistant City Manager Anthony Fajardo further clarified how the Board could communicate requests for further guidance or recommend alternatives to address problems.

Ms. Jordan explained how Community Enhancement officers work to identify needs and provide assistance to the elderly, disabled and veteran populations based on the needs of their properties.

It was agreed that Ms. Jordan should contact the CRA Planner, Ms. Omengabar, to determine how the beautification program available to qualified residents could be a resource to the Community Enhancement department.

Discussion ensued on the best way to report abandoned shopping carts and other non-property issues. Mr. Fajardo directed Members to the FixIt FTL application; it was determined that categories would be refined to include shopping carts.

Chair White suggested that some education may be necessary for the public to understand the time-lines they could expect for resolution of issues reported via FixIt FTL, and recommended the City provide guidance on cases that are inadvertently listed as 'Closed,' without an explanation. Ms. Jordan explained that they are trying to improve the integration of the FixIt FTL and Acela systems for better tracking of cases. Mr. Fajardo added that they are also working to resolve an issue with the City Works interface on the Public Works side.

Ms. Jordan added that individuals could also search for information by case number in LauderBuild, or call Customer Service at 954-828-8000; she then provided her direct phone number and email address to the Board.

**Informative Presentation: Sidewalks Master Plan**

Ms. Karen Warfel, Transportation Planning Division Manager, provided a presentation on the Sidewalks Master Plan, a data-driven tool designed to influence implementation of filling in sidewalk gaps across the City. Her presentation included an overview of the technical process, preliminary results, and high level outline of their next steps through implementation; a copy was attached to the back-up for this meeting.

Vice Chair Wright observed that the sidewalk layer map had a significant number of red and orange priority areas in the CRA, yet there are not many projects and they do not really connect; she inquired how that would be addressed by the City. Ms. Warfel explained that there will be groups of projects; \$3 million was awarded for sidewalks in the Broward County surtax program; City Commission approved an annual allotment of funds for sidewalks. She added that the process would include evaluating the priority list; bundling projects to fill in the gaps; soliciting input from stakeholders in the neighborhoods, and building program with their input for the following year. Ms. Warfel stated that she already has some lined up to go, and will address gaps holistically across the City with the exception of the finger isles.

Ms. Fleischman inquired how much time it would take to complete the project based on current funding. Ms. Warfel stated it was difficult to estimate and will depend on the funding approved; she added there have been conversations about potential bond issues because the cost will be significant.

Mr. Fajardo estimated annual funding in the low millions, and they have to prioritize trip and fall hazards; he added that it will take a while to get the funding in place. Ms. Warfel added that sidewalk funding is being allocated for the first time, and clarified that there is no defined time line for completion of the priority areas without funding in place.

Mr. Fajardo clarified that the CRA cannot invest in or use funds to maintain sidewalks; he would have to research whether it would be possible in cases where there are no sidewalks. Mr. Woods added that the CRA is in the process of developing a Master Plan for streetscapes, infrastructure, and design standards; he reiterated that the CRA wants to coordinate efforts with other departments such as Transportation Planning because the CRA is unable to invest where services would normally be provided as a City function.

Mr. Fajardo confirmed that Mr. Woods is correct based on the way the statute is written. Vice Chair Wright stated that the CRA has a need to help neighborhoods become safer, more walkable and in line with 'live, work & play' goals; she wanted to understand what was possible. Mr. Fajardo suggested that the CRA allow staff to provide bullet points on what can be done within statutory regulations.

Chair White stated that the Board needs to get the Master Plan in place first, and it is about to go out for bid soon. Mr. Woods added this is why Ms. Warfel was invited to attend the meeting. He added that the consultant they will hire for Master Plan will have conversations with other City departments to factor in some of their planned improvements because the CRA would not be able to fund them if the City would cover the cost.

Mr. Liggett highlighted that Ms. Omengebar gave a presentation approximately six to nine months ago on the hard guidelines for funded projects at which time she mentioned the concept of pavers vs sidewalks; he stated that is again requesting a copy of those rules so the Board can understand them.

Mr. Ross inquired whether there had been any environmental analyses done to determine whether soil remediation would be needed as he understood there can be trace amounts of arsenic. Ms. Warfel stated that this is a high-level area prioritization based on proximity to parks, schools, crashes and other criteria and that level of detail would be addressed in the future as work programs are developed.

Ms. Warfel clarified that the plan would deliver 6-foot concrete sidewalks; they would be within the right of way and meander around trees as is the case on Bayview Drive; the approximate cost was \$90 per linear foot.

General discussion ensued around known missing sidewalks in the CRA. Ms. Warfel stated that they would continue to finalize this project and be making a presentation to Commission in the coming months although there is not yet a date certain. Once approved, they will come back to the CRA in the short term.

Ms. Warfel clarified that the funding previously mentioned was for the entire City, and invited Board members to attend the presentation at the Commission meeting so they can highlight the sidewalk needs of the CRA.

Mr. Stan inquired how the planners would provide for drainage on the swales with 6-foot sidewalks. Ms. Warfel stated that each would be different; they try to keep 4-feet of swale and highlighted the Bayview example where they re-graded the swales as needed; she added that the \$3 million project would be bid out soon.

#### **IV. Proposed Procedures for the Election of Officers**

Chair White shared guidance on this topic with members following his discussion with City Staff. Mr. Woods read additional guidance that he received from the City Clerk and highlighted the

concern of the City Attorney relative to evidence for disqualification of a candidate as stated in Item 4.b. in the proposed procedures.

Chair White stated that 90% of what was outlined in the proposed procedure was already in the guidebook and shared his recommendations that the Board determine the timing for annual elections and who should run the election.

**Motion** by Mr. Smith, seconded by Mr. Catalano, to adopt a new policy that the election of officers for the CRA Board be conducted annually in the month of August, and that an independent representative from the City shall oversee and preside over the election. In a roll vote the **motion** passed unanimously.

**Motion** by Mr. Liggett, seconded by Mr. Stan, to amend the policy for the election of officers to include a provision that when the election is listed on the meeting agenda, it include the following statement: Warning - It is a violation of the Florida Sunshine Law for an advisory board member to discuss an upcoming election with another advisory board member outside of a meeting of the advisory board. In a roll vote, the **motion** failed 5/6.

#### V. **NE 5 Terrace Closure – Light Fixture**

Mr. Woods reminded the Board that lights were installed at all of the street closures. It was believed that the light on the corner closest to the closure at NE 5 Terrace would have sufficed, but they determined that it did not provide enough light. Authorization for an additional fixture under the trees to provide low cover light was being requested by staff. Mr. Stan stated that the existing light is a half-block away, the area is dark, and there is an issue with homeless individuals in the area. Mr. Fajardo clarified that the installation would be coordinated by the City with Florida Power and Light.

**Motion** by Mr. Liggett, seconded by Mr. Catalano, to recommend the installation of a street light at the dead end on NE 5 Terrace at NE 11 Street. In a roll vote, the **motion** passed unanimously.

#### VI. **NE 4 Avenue Median – Tree Installation Between NE 11 Street and NE 12 Street**

Mr. Woods stated that the CRA agreed to expedite the installation of trees in this location as requested by the Board. Parks submitted a revised quote of \$13,500 which recommended 18 trees; however, the issue is the CRA needs to identify the source of the funds. Mr. Woods stated that the CRA will wait until after November when the 2024 financial clean-up is complete to determine which account should be used to fund the \$13,500.

Chair White indicated that he felt 18 trees were more than needed; he stated that Ms. Omengebar requested that the area be re-assessed, and recommended the Board table this item until next month so that she could review the additional bids she had requested.

Discussion ensued and included the appropriate number of trees, irrigation in the median, compliance with Code and funding. Mr. Tinoco asked how this would impact the goal of a cohesive look in the area. Mr. Woods stated that it would not be in conflict with what the CRA is

trying to accomplish. Chair White clarified that Mr. Woods was providing an update as the Board had already voted on this.

With regards to funding, Mr. Woods re-stated that he was waiting for Accounting to advise which account would fund the project; most of the money available to the CRA is in incentive accounts. Mr. Liggett estimated there is about \$2 million in the capital improvements fund prior to the anticipated addition of FY 2024 funds from the clean-up, and inquired why the Board could not appropriate the \$13,500 to expedite the process. Mr. Woods re-iterated that the CRA business manager requested that the Board wait until the specific funding account is finalized; he added that installation may not take place until January. Ms. Wright, Mr. Smith, and Chair White expressed frustration with the length of time it would take to identify specific funds for the project; they believed funds are currently available based on 2024 spending.

**Motion** by Mr. Liggett, seconded by Mr. Ross, to recommend the installation of up to 18 trees in the NE 4 Avenue median between NE 11 Street and NE 12 Street from the fund that the CRA identifies as appropriate, up to a total amount of \$13,500. In a roll vote the **motion** passed unanimously.

## VII. Old Business Updates

### 1. Land Use Amendment Scope

Mr. Woods referred to the Board to the Central City Future Land Use Amendment document included in the packet; he stated that they are working with Planning to finalize the Scope of Services and are in the procurement review process.

Mr. Liggett stated that he read the document and thought it was 'overkill' on public meetings, with every neighborhood association needing to have a public meeting on the subject. Ms. Tappen clarified that there is a timeline that shows the 30-month expedited schedule; she highlighted the fact that there are many entities and agencies involved including the Florida State Department of Commerce and that the City Commission had adopted enhanced public participation requirements within the last year.

### 2. Rezoning Project – Commercial Property Owners

Mr. Fajardo acknowledged there had been discussion on moving forward and clarified the role of staff. He stated that boards do not direct staff; they can only take direction from the City Commission or the office of the City Manager. In the event the Board wanted to move that discussion further, Mr. Fajardo recommended that the Board consider a communication to the City Commission to determine whether the Commission would like to direct staff to move forward without the input of the commercial property owners; he noted that would be highly unlikely.

Mr. Fajardo clarified that when he contacted Mr. Jason Crush, the attorney representing the property owners about 4-5 weeks ago, he learned that the owners were pushing back. Mr. Fajardo acknowledged this was creating a stressful situation for the Board, which is why he made that recommendation. He then provided a recap of the lengthy series of events that had taken place relative to the proposed CRA rezoning for Mr. Ross, the newest member of the Board. Mr. Fajardo explained that with direction from the City to expand public

participation, they are still waiting for analysis from the owners that would illustrate their concerns so the Board could consider a modified recommendation or more consensus-driven approach. Mr. Liggett added that this Board has been working at this for over 10 years; property owners were involved in the 2018 charets and there had been public meetings during that time. He added that when staff presented their recommendations in March 2024, the business owners that were present 'organized'; he was told in June that Mr. Crush's clients would be out of town and could not meet until September. Mr. Liggett stated that the Board was subsequently told the owners would be there in October, but they did not show up then or in November.

Discussion ensued on options for moving forward within the Ordinance to bring the rezoning proposal before Planning and Zoning Board. The decision was made to further discuss the issue in December with a goal of developing a compromise to be presented to the commercial property owners in January 2025. Mr. Fajardo stated that staff will present draft language in December so the Board can provide feedback in preparation for the January meeting; he will also contact Mr. Crush to brief him on the plan.

### 3. NE 13 Street Beacon Structure

Mr. Woods reported that the Cultural Affairs Officer made a presentation to the Public Art Placemaking Advisory Board and they accepted \$150,000 to commission a new piece; they will make a call to artists. He added that Cultural Affairs Officer will coordinate removal of the beacon by the City and artists that created it. Mr. Fajardo requested that Mr. Woods remove and store the beacon if they are unable to reach the creators in a timely manner. Mr. Woods indicated he imagined they could.

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

Mr. Woods reported that the Public Works Inspector evaluated the area and is working to schedule the required work into their program. The CRA is waiting to hear back from Public Works on this particular stretch of sidewalk which will be ADA compliant.

### 5. Miscellaneous

#### 1. Reschedule January 1 to January 13, 2025

**Motion** by Mr. Smith, seconded by Mr. Tinoco, to move the January 1, 2025 CCRAB meeting to January 13, 2025. In a roll vote, the **motion** passed unanimously.

#### 2. Meeting Location Change

The amenities and suitability of the following locations were considered: Holiday Park Social Center, Development Services Department, Warfield Park, and the conference room on the 11<sup>th</sup> floor at 101 NE 3 Avenue.

**Motion** by Mr. Catalano, seconded by Mr. Ross, to move the location of the CCRAB meetings to the 11<sup>th</sup> floor conference room at 101 NE 3 Avenue. In a roll vote, the motion passed 11/1.

Ms. Bailey-Watson advised the Board that the meeting scheduled for January 13, 2025 would be held at the CRA conference room.

A Motion was made and subsequently withdrawn following discussion regarding a date change for the December meeting. It will take place as initially scheduled on December 4, 2024.

**VIII. New Business – Next Meeting Topics**

Mr. Woods indicated that the following topics were scheduled for December:

1. Rollover/Tentative-Streets and Sidewalk Assessment Report
2. Rollover/Tentative-Non-Profit Eligibility

Chair White recommended that the December meeting be dedicated to working on the rezoning plan; the Board agreed that would be appropriate.

Mr. Liggett recommended that Members send any proposals they would like to submit as amendments to the rezoning recommendation be sent through Ms. Omengebar so that she can distribute them for consideration beforehand. Chair White and Mr. Fajardo were in agreement with that suggestion.

**IX. Approval of Meeting Minutes: October 2, 2024 Regular Meeting**

**Motion** by Mr. Tinoco, seconded by Mr. Ross, to approve the October 2, 2024 Regular Meeting minutes as amended. In a roll vote, the **motion** passed with 9 votes in favor; 2 Members abstained, having been absent at the last meeting.

**X. Communication to City Commission**

None.

**XI. Adjournment**

There being no further business, the meeting was adjourned at 8:27 p.m.

[Minutes prepared by K. Cruitt, Prototype, Inc.]

**VII. Communication to City Commission  
Agreed Upon Election of Officers Rules**

**Board Members**

**11/6/24 CCRAB Draft Minutes Excerpt, page 5:**

**Motion** by Mr. Smith, seconded by Mr. Catalano, to adopt a new policy that the election of officers for the CRA Board be conducted annually in the month of August, and that an independent representative from the City shall oversee and preside over the election. In a roll vote the **motion** passed unanimously.

**VIII. Adjournment**

**Kimber White  
Chair**