



CITY OF FORT LAUDERDALE

APPROVED
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

Board Members	Present/Absent	Present	Absent
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. Omengebar, 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. Omengabar 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. Omengabar 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 11th floor at 101 NE 3 Avenue.

Motion by Mr. Catalano, seconded by Mr. Ross, to move the location of the CCRAB meetings to the 11th 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. Omengabar 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.