

**CITY OF FORT LAUDERDALE  
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD (CCRAB)**

**April 4, 2018**

**3:30 PM**

**CITY HALL  
8<sup>th</sup> FLOOR CONFERENCE ROOM  
100 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FLORIDA**

**AGENDA**

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- |   |                                    |
|---|------------------------------------|
| I. Call to Order  | Vonder Meulen<br>CCRAB Chairperson |
| II. Approval of March 7 <sup>th</sup> 2018 Minutes  | Vonder Meulen<br>CCRAB Chairperson |
| III. Old/New Business <ul style="list-style-type: none"><li>• NE 4<sup>th</sup> Avenue Traffic Study Update</li><li>• 13 Street Paver Repair Update</li><li>• Rezoning Project Update</li></ul> | Cija Omengebar<br>CRA Planner      |
| IV. Communications to City Commission   | CCRAB Members                      |
| V. Public Comment   |                                    |
| VI. Adjournment   |                                    |

**THE NEXT REGULAR CCRAB MEETING WILL BE HELD, May 2, 2018**

**Purpose:** To review the Plan for the Central City CRA and recommend changes; 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 Redevelopment CRA; receive input from members of the public interested in redevelopment of the Central City Redevelopment 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 a 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 to you.

**DRAFT MEETING MINUTES**  
**CENTRAL CITY REDEVELOPMENT ADVISORY BOARD (CCRAB)**  
**CITY HALL**  
**100 NORTH ANDREWS AVENUE**  
**8<sup>th</sup> FLOOR COMMISSION CONFERENCE ROOM**  
**FORT LAUDERDALE, FLORIDA**  
**WEDNESDAY, MARCH 7, 2018 – 3:30 PM**

**Cumulative Attendance from October 2017**

<u><b>Board Members</b></u>	<u><b>Attendance</b></u>	<u><b>Present</b></u>	<u><b>Absent</b></u>
Michael Vonder Meulen	P	5	0
Justin Greenbaum (v chair)	P	5	0
Mark Antonelli	P	4	1
Colleen Lockwood (3:43 pm)	P	4	1
<del>Pieter Coetzee (8/22)</del>	<del>A</del>	<del>4</del>	<del>2</del>
Andrew Segaloff	P	4	1
Jeff Sullivan	P	3	2
Ray Thrower	P	5	0

At this time, there are 7 appointed members to the Board, which means 4 would constitute a quorum.

**Staff:**

Don Morris, Central Beach/ Central City Manager  
Cija Omengebar, CRA Planner  
Sandra A. Doughlin, NPF CRA

**I. Call to Order**

Chair Vonder Meulen called the meeting to order at 3:32 p.m. It was noted that a quorum was present.

**II. Approval of February 7, 2017 Minutes**

Motion made by member Segaloff seconded by member Antonelli, to approve the minutes. In voice vote, motion passed unanimously.

**III. Review Draft Changes Redevelopment Plan**

Don Morris, Central Beach/Central City CRA Manager provided the members with a brief history of the Redevelopment Plan beginning in 2012. He advised the board that redevelopment plans should be updated every five years. Members were reminded that in February of 2013, a decision was made to rename the area from the very long, original name, Middle River South Middle River Sunrise Boulevard to Central City; this change was made by resolution. Since the name of the area was changed, the board's name was also changed.

In the current redevelopment plan the original name is still mentioned; so, the decision was made to amend the plan, changing the name and a second amendment to create incentives as inducements for new projects/businesses to locate in the area. Don went on to explain that the part of the process, the measurements of success, should be removed from the plan; but should remain a part of the policy. The plan is to recommend to the CRA Board a similar incentives program like those currently being used by the Northwest Progresso Flagler Heights Advisory Board; and which have been very successful. He also explained that because the changes do not include the life of the plan or expansion of the area, it should be relatively easy since the request only needs Broward County's approval. Please see attached memo.

Motion made by member Thrower and seconded by Vice Chair Greenbaum to accept the recommended amendments to the CRA Redevelopment Plan. Motion passed unanimously.

#### **IV. Old/New Business**

- Rezoning Progress Report – 1

Members were provided two zoning reports. Staff recommended that the board puts everything on hold until after the March elections and the installation of the new members to the City Commission.

Member Thrower suggested the Ironworkers Union Hall as a possible location for the kick-off meeting; staff will also look for other locations. He went on to speak about code violations connected to Thurgood Marshall School and the issue of density. CRA Manager Don Morris will also speak with Public Affairs staff regarding getting the information out for any meetings, flyers etc.

CRA Staff will inquire when the HOA's, Neighborhood Associations meet so as to include the rezoning information on their agendas. Public outreach comments will also be incorporated.

**V. Communication to the City Commission**

There was none. Waiting until after the new commission board is installed.

**VI. Public Comment**

There was none.

**VII. Adjournment**

There being no further business; meeting adjourned at 4:20 p.m.

**From:** Christine Fanchi  
**Sent:** Thursday, March 29, 2018 3:55 PM  
**To:** Cija Omengebar  
**Cc:** Diana Alarcon  
**Subject:** RE: Central City Rezoning Project Postcard & Newsletter - image of 13ST sculpture

Cija-  
Attached are 2 photos for your use.

Neither Diana or I can make the April 4<sup>th</sup> meeting due to conflicts.  
Please provide the following updates:

1. NE 13<sup>th</sup> Street—we are working on getting approval for a final work order to execute the outstanding items remaining, including the pavers. We hope that process will be completed within 2 weeks so that our contractor can have the work scheduled and implemented in late April.
2. NE 4<sup>th</sup> Avenue, Traffic study request for cut-through concerns- Yes, we promised to complete traffic studies for the parallel routes of NE 3<sup>rd</sup>, NE 2<sup>nd</sup>, and NE 1<sup>st</sup> Avenue. We'd like to ask the CRA to put together the proposed locations of the traffic counters to be placed to assist staff and make sure we fulfill the intent of this request. Please mark up a map and send to me when convenient. We will make sure to schedule the counts to happen before school ends and before construction starts to get valid counts.

Many thanks-

**Christine W. Fanchi, PE, PTP**

**Transportation Engineering Design Manager**

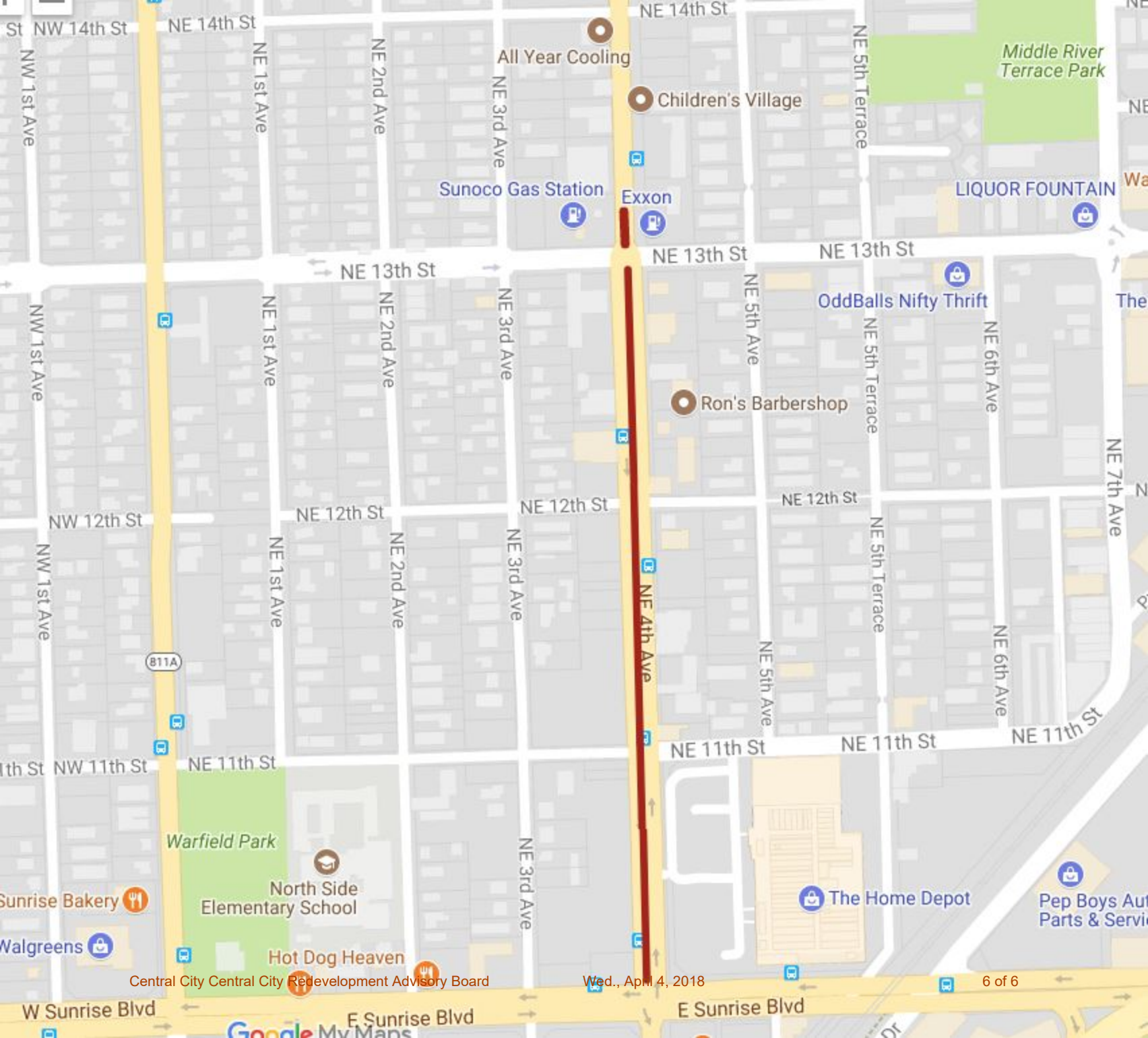
City of Fort Lauderdale | Transportation & Mobility Department

290 N.E. 3rd Avenue | Fort Lauderdale, FL 33301

P 954-828-5226 | [cfanchi@fortlauderdale.gov](mailto:cfanchi@fortlauderdale.gov)



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St NW 14th St

NE 14th St

NW 1st Ave

NE 1st Ave

NE 2nd Ave

NE 3rd Ave

NE 14th St

NE 5th Terrace

Middle River Terrace Park

All Year Cooling

Children's Village

Sunoco Gas Station

Exxon

LIQUOR FOUNTAIN

NE 13th St

NE 13th St

NE 13th St

NW 1st Ave

NE 1st Ave

NE 2nd Ave

NE 3rd Ave

NE 5th Ave

OddBalls Nifty Thrift

NE 6th Ave

Ron's Barbershop

NW 12th St

NE 12th St

NE 12th St

NE 12th St

811A

NW 1st Ave

NE 1st Ave

NE 2nd Ave

NE 3rd Ave

NE 4th Ave

NE 5th Ave

NE 5th Terrace

NE 6th Ave

NE 7th Ave

NW 11th St

NE 11th St

NE 11th St

NE 11th St

NE 11th St

Warfield Park

North Side Elementary School

Sunrise Bakery

Walgreens

Hot Dog Heaven

The Home Depot

Pep Boys Auto Parts & Service

Central City Central City Redevelopment Advisory Board

Wed., April 4, 2018

6 of 6

W Sunrise Blvd

E Sunrise Blvd

E Sunrise Blvd

Google My Maps



CITY OF FORT LAUDERDALE

COMMUNITY REDEVELOPMENT AGENCY

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## Memorandum

**Memorandum No: 18-002**

**Date:** April 2, 2018

**To:** The Honorable CRA Chairman and Board of Commissioners

**From:** Lee R. Feldman, ICMA-CM, CRA Executive Director

**Re:** Broward Redevelopment Program (BRP) FY 2017 Funding

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On January 29, 2018 the City of Fort Lauderdale and the Fort Lauderdale Community Redevelopment Agency (CRA) presented an application to Broward County to fund \$1 million in sidewalk and landscaping improvements along NE 4<sup>th</sup> Avenue, between Sunrise Boulevard and NE 13<sup>th</sup> Street (within the Central City CRA). The proposed improvements were designed to enhance the Florida Department of Transportation's (FDOT) improvements to the travel lanes in NE 4<sup>th</sup> Avenue, between Sunrise Boulevard and the Middle River Bridge. The funding was made available through the Broward Redevelopment Program (BRP).

Broward County established the BRP to provide funding for eligible projects in defined redevelopment areas which have demonstrated blighting conditions, higher unemployment rates and lower property value growth than those of the municipality which the project is located. In addition to removal of blighting conditions, the BRP acknowledges economic development and job creation as important public purposes for funding consideration. Eligible applicants for funding through the BRP include municipalities, Community Redevelopment Agencies (CRA's) which do not receive Broward County Tax Increment Financing (TIF), and Broward County in partnership with a municipality/CRA. The Central City CRA does not receive TIF revenues from Broward County.

On February 13, 2018, the CRA was notified that the BRP Evaluation Committee ranked our submittal in the top 5 and recommended approval to fund our request. Unfortunately, on March 29, 2018 the CRA was notified that no BRP projects will be funded this year. Broward County has indicated that if funding is available in the next

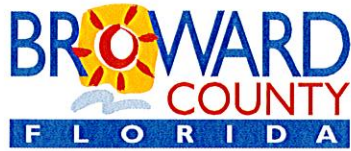
COMMUNITY REDEVELOPMENT AGENCY  
914 SISTRUNK BLVD., SUITE 200, FORT LAUDERDALE 33311  
TELEPHONE (954) 828-6130  
[WWW.FORTLAUDERDALE.GOV](http://WWW.FORTLAUDERDALE.GOV)  
[WWW.FORTLAUDERDALECRA.COM](http://WWW.FORTLAUDERDALECRA.COM)

BRP grant cycle, the projects that met the funding threshold for this year would be prioritized for the next funding cycle.

If you have any questions or need additional information, please advise.

- C: Central City Advisory Board  
Stanley D. Hawthorne, Assistant City Manager  
Christopher J. Lagerbloom, Assistant City Manager  
Alain E. Boileau, Interim City Attorney  
Jeffrey A. Modarelli, City Clerk  
John C. Herbst, City Auditor  
Diana Alarcon, Transportation and Mobility Director  
Michael Gregory, Assistant Police Chief  
Donald Morris, AICP, CRA Manager  
Cija Omengebar, CRA Planner





**Housing Finance and Community Redevelopment Division**

110 Northeast 3<sup>rd</sup> Street, Suite 300 • Fort Lauderdale, Florida 33301 • 954-357-4900 • FAX 954-357-8221

March 29, 2018

Mr. Donald Morris, Director  
Community Redevelopment Agency  
City of Fort Lauderdale  
100 North Andrews Ave.  
Fort Lauderdale, Florida 33301

**RE: FY2017 BRP Funding Cycle**

Dear Broward Redevelopment Program (BRP) Applicant:

As you know, during January and February 2018, the BRP Evaluation Committee met to consider presentations and to score ten (10) BRP applications. Half of the applications were scored as meeting the minimum threshold to be further considered.

The purpose of this correspondence is to notify all applicants that due to unforeseen circumstances, the funding previously identified for the current BRP cycle is no longer available. Therefore, no BRP projects will be funded this year.

For the next BRP cycle, should there be funding available, those projects that met the threshold for funding consideration in the current year would be prioritized for consideration at that time.

If you have any questions, please feel free to contact me at [rstone@broward.org](mailto:rstone@broward.org) or 954-357-5320. We look forward to working with you in the future.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ralph Stone".

Ralph Stone, Director  
Housing Finance and Community Redevelopment Division

cc: Broward County Board of County Commissioners  
Bertha Henry, County Administrator  
Henry Sniezek, Director, Dept. of Environmental Protection and Growth Management  
Suzanne R. Fejes, Assistant Director, Housing Finance and Community Redevelopment Division

Broward County Board of County Commissioners  
Mark D. Bogen • Beam Furr • Steve Geller • Dale V.C. Holness • Chip LaMarca • Nan H. Rich • Tim Ryan • Barbara Sharief • Michael Udine  
[www.broward.org](http://www.broward.org)



## Central City Rezoning Project Community Workshop Meetings:

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**1. Community Workshop #1**

**Purpose:** Listening- Identifying Issues & Preferences

**Date:** Thursday, May 31, 2018

**Time:** 6pm-8pm

**Location:** War Memorial Auditorium

800 NE 8<sup>th</sup> ST, Fort Lauderdale, FL 33311

**2. Community Workshop #2**

**Purpose:** Testing- Exploring Opportunities

**Date:** Wednesday, July 11, 2018

**Time:** 6pm-8pm

**Location:** War Memorial Auditorium

800 NE 8<sup>th</sup> ST, Fort Lauderdale, FL 33311

**3. Community Workshop #3**

**Purpose:** Deciding/ Wrap-Up Session

**Date:** Wednesday, August 15, 2018

**Time:** 6pm-8pm

**Location:** War Memorial Auditorium

800 NE 8<sup>th</sup> ST, Fort Lauderdale, FL 33311

**Note:** Depending on participation turnout, community workshop #2 and #3 may change to a smaller venue. Please monitor Central City CRA City webpage for updates.