

**APPROVED  
 MEETING MINUTES  
 REGULAR MEETING  
 CENTRAL CITY REDEVELOPMENT ADVISORY BOARD (CCRAB)  
 CITY HALL  
 8<sup>th</sup> FLOOR CONFERENCE ROOM  
 100 NORTH ANDREWS AVENUE  
 FORT LAUDERDALE, FLORIDA  
 WEDNESDAY, FEBRUARY 6, 2019 – 3:30 PM**

September 2018 – August 2019

<b>BOARD MEMBERS</b>		<u>Regular Meetings</u>		<u>Special Meetings</u>	
		<u>Present</u>	<u>Absent</u>	<u>Present</u>	<u>Absent</u>
Mark Antonelli, Chair	P	4	0	1	0
Danella Williams, Vice Chair	P	4	0	1	0
Luis Castillo-Olivera	P	1	0	0	0
Pieter Coetzee	P	3	1	0	1
Charlene Gunn	P	1	0	0	0
Alex Karamanoglou	A	1	3	0	1
Peter Kosinski	P	3	1	1	0
Laxmi Lalwani	A	2	2	1	0
Theodore Spiliotes	P	4	0	1	0
Zachary Talbot (arr 3:35)	P	3	1	1	0
Alex Workman (arr 3:35)	P	2	1	0	0

At this time, there are 11 appointed members to the Board; therefore, 6 constitute a quorum.

**Staff:**

Don Morris, Central Beach/ Central City Manager  
 Cija Omengebar, CRA Planner/Liaison  
 Courtney Gardner, Sr. Strategic Specialist  
 Sandra Doughlin, NPF CRA  
 Anthony Fajardo, Director, Department of Sustainable Development  
 Jamie Opperlee, Prototype, Inc.

**I. Call to Order**

Mark Antonelli, Vice Chair, called the meeting to order at 3:30 p.m. It was noted that a quorum was present. Two new members, Luis Castillo-Olivera and Charlene Gunn, were introduced.

**II. Selection of Advisory Board Chair and Vice Chair**

**Motion** made by Member Williams, seconded by Member Coetzee to propose Mark Antonelli as Chair. In a voice vote, the motion passed unanimously.

**Motion** made by Member Kosinski, seconded by Chair Antonelli to propose Danella Williams as Vice Chair. In a voice vote, the motion passed unanimously.

### **III. Approval of Meeting Minutes**

- **Regular Meeting, December 5, 2018**

**Motion** made by Member Castillo-Rivera, seconded by Member Williams to approve the December 5, 2018, regular meeting minutes. In a voice vote, the motion passed unanimously.

[3:35 Mr. Talbot and Mr. Workman arrived and introduced themselves to the new members.]

### **IV. Incentive Program Application**

**Kenneth F. Zarrilli, Transforma Realty  
850 NE 13 Street**

- **Façade Funding Request \$100,000**
- **PBIP Funding Request \$100,000**

Kenneth Zarrilli gave a Power Point Presentation (attached); both requests are for same project.

- The property is at 850 NE 13<sup>th</sup> Street.
- Impact building needed to wake up a sleepy neighborhood.
- History of the neighborhood.
- Vision for NE 13<sup>th</sup> Street as a cohesive corridor and not so much as an arts district, but as a studio district to incorporate other creative/artistic businesses and residents.

Member Workman asked if the bank would want a drive-thru; the answer was no and was followed by a discussion of modern banking.

Member Coetzee wondered if the plan complies with landscape requirements. Ms. Omengebar explained the applicant is applying for incentive dollars to put toward the project; this Board is concerned with whether or not this project fits the redevelopment plans for the area. These plans need to go through regular process through the City. If approved, the money is not given in advance, but as a reimbursement after the project is complete.

Member Talbot asked about remaining balances for the year. Ms. Omengebar replied the money available in FY 2019 is \$200,000, this request is \$100,000 for façade and \$100,00 for property and business improvement. The applicant is spending about one million dollars for all the renovations. This budget was approved in 2018; if approved, this project would encumber the FY 2019 funds, but there will be new money for FY 2020 (beginning in September).

Member Spiliotes clarified the \$200,000 is for redevelopment of this building, and wondered if there will be any further requests. Ms. Omengebar and Mr. Morris explained how such projects are usually funded, and these funds are for incentives to raise further dollars for the project. Other funding and various grants were discussed, such as CBDG and TIFF.

Member Coetzee questioned whether the Board should consider funding more than one project. Mr. Morris said yes, but there may not be another project. Per the Commission's request, the City sent out

letters to other property owners advising of this program with a set time in which to apply for these funds; however, this was the only project which complied. Further discussion followed on continuing the momentum by funding 13<sup>th</sup> Street redevelopment.

Member Castillo-Olivera had questions about the process. Mr. Morris explained how the commercial property owners were advised of funds available through the CRA. The process was discussed at open meetings in order to garner applications. If the operating dollars are not used in a fiscal year, they must be applied to any debt; give it back to the City; or put into a capital fund. Ms. Omengbar explained how the list of commercial property owners is created and Mr. Morris gave an overview of how this CRA is funded. This particular CRA only gets money from the City, no county or hospital district or children's funds like some other CRAs.

**Motion** made by Member Williams, seconded by Member Talbot, to approve the application. In a voice vote, **motion** passed unanimously.

Discussion: It was suggested that perhaps it should be delayed in case more applications come in by August; however, Mr. Morris noted that a delay in appropriating funds last year led to a hurried decision for spending the funds before losing them at the end of the fiscal year. While a decision does not have to be made today, the talk could continue to the next meeting on how to allocate the funds. There were several questions about how this Board functions, especially in terms of incentive programs; Chair Antonelli recommended a teaching meeting for board members to explain where the funds come from and the purpose of this Board. Chair Antonelli commented that the project is exactly why this Board is here, to create jobs, and increase the TIFF (which is where the money comes from in the first place). Mr. Morris reiterated that the City can provide a training as to how the process works, that the application process is long-standing, and this request process was again followed according to set guidelines.

**Public comments:**

- Abby Laughlin thinks this is a phenomenal project; as the Gateway to 13<sup>th</sup>, this is exactly the kind of façade and upgrade that is needed. Ms. Laughlin explained that applicants need to be ready, willing, and able to carry off this process. This applicant is all three.
- Jaime Sturgis commented on why more people are not applying, suggesting that it's a timing thing and others just are not ready for making requests for these funds. He also thinks this is a phenomenal project, the applicant is a pioneer, and this is exactly what the neighborhood needs.
- Edward Catalano outlined the long, drawn-out process to get a project along as this one currently is. The applicant is prepared and ready to go forward.
- Ray Thrower stressed this is exactly what is needed and what this Board is supposed to be doing, and commended the applicant for what is proposed.
- Mel Lenet is impressed with the application and went on to pitch the project, noting the project needs to be completed before it can be reimbursed. This is not a lot of money for such an extensive project and improvement to the area.

Member Talbot does not think there is any need to hesitate, as it might hurt a local business owner who has taken a risk on the neighborhood. Other members agreed that the project should proceed.

V. **Old/New Business**  
a. **Rezoning Update**

Althea Jefferson, Senior Associate, The Mellgren Planning Group, gave a Power Point presentation (see attached) on the Rezoning for the Central City CRA. The Mixed Use Districts and the Community Commercial Corridor were explained. Next will be meetings to sit down and go over details with the Urban Design and Planning Staff, followed by putting the information in an easy-to-use and understandable format for the public so the new uses will be apparent. Eventually the ordinances will be drafted and put “on the books.”

Upon completion of the presentation, Mr. Morris noted that residents have expressed concerns; while mixed use is the ultimate goal, single-family and duplexes will be permitted use by right (e.g., a single-family property can be torn down and rebuilt as a single-family use). Planning Staff has asked to consider rezoning 16 places of worship to community facility designation. This Board has been reluctant to tackle that issue. Planning Staff is trying to address churches that are in non-church areas; rezoning to community facility would be a big hurdle. This discussion needs to go forward.

**Board Comments:**

Member Castillo-Olivera had questions about the Powerline to Andrews designation, particularly what is happening between 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> Streets. It was explained the existing CF will remain as well as park zoning. Also discussed was the church property rezoning to community facility and the potential increase in property value. Some time was given to discussion of the Commercial Corridor as represented on the map. As far as the church property issue is concerned, City Staff recommended not addressing it at this time as it does not pertain to the task at hand.

Member Coetzee expressed concern that single family homes will be surrounded by high rises. A discussion ensued on the transition of the area, diverse housing types, and the height of buildings, along with green spaces and the parks master plan.

Member Castillo-Olivera began a discussion on the possibilities of redeveloping/rezoning blighted areas where duplexes now stand and how difficult it would be to deal with one piece of property at a time. Mr. Fajardo noted that the community does want areas to stay single-family; the ordinance could be changed to all owners to redevelop the sites with whatever was originally legal to build. Zoning requirements for clusters and townhouses was adopted to address such properties. Rezoning to RD-15 allows for a variety of projects. As to what type of housing is considered transitional, it is a market-driven approach.

Member Williams asked how long this rezoning process has been under way, which was January of 2018; Ms. Omengabar has provided a timeline for the Rezoning Project in the Board Packets. Member Williams also asked for some kind of a document describing what’s been discussed and what has been discarded in this process.

**Public Comments:**

- Justin Greenbaum asked if there is an easier way to draft the ordinances so development could occur. Mr. Fajardo said it could be done by drafting new zoning districts; however it is written, the City Commission has to adopt it. Discussion on the protracted process followed.

- Edward Catalano voiced opposition to the descriptions for churches in this situation. He also noted that nothing is going to change along Powerline if blighted areas remain on the other side of the fence. Perhaps having a meeting at night would get better community input, which was briefly discussed.
- William Cody is speaking on behalf of the Civic Association with a couple of issues: 1) They are under the impression that RDS-15 will be changed to RD-15 to include 8<sup>th</sup> Avenue, now the proposal says it is not. Is this fair to homeowners/landowners on that block who own a duplex in disarray and can only build a single-family home on it? Mr. Morris explained the language satisfactorily; 2) They are concerned that church property where services are no longer held can be converted to provide homeless services any time of the day or night in a residential neighborhood. Mr. Fajardo said that issue will not be addressed at this time. Finally, on behalf of his organization, it was asked that the Board table the zoning decision until the community meeting can be held, or simply vote no on this issue.
- Noah Bachow would like to see CB rezoned to RM25. It was explained to him how the CRA does not extend to the north side of 13<sup>th</sup> Street. CB does allow for mixed use; however, there are a lot of homes adjacent and this provides a buffer between high density and single-family. Discussion followed using the rezoning map to discuss transitional buffers. Member Kosinski realizes this Board is only responsible for CRA, but would like to see what the nearby zoning is. Mr. Fajardo said south of Sunrise is CD and behind that is residential and the Regional Activities Center. Sometime in the future that corridor will be considered for some sort of rezoning.
- Ray Throter noted that in his neighborhood there are four churches within a three-block area that are very underutilized; he asked the zoning be taken away and become residential. Also, NW 8<sup>th</sup> needs to be on both sides of the street; NW 7<sup>th</sup> residents want to stay single-family homes and are in favor of both sides NW 8<sup>th</sup>.
- Javier Concha verified the area within the red circle would remain RD-15 and was told what was yellow would remain RD-15, the red area is being zoned for neighborhood mixed use and what's currently there will still be permitted. He noted a vacant lot for school board is still an empty lot, that it is in the process of being developed, and wanted to know how tall the development would be. Mr. Morris said the Department of Sustainable Development reviews plans and these have not been submitted yet. Mr. Concha was encouraged to attend the public meetings when they are eventually scheduled.
- Jaime Sturgis asked about the proposed height of the Community Commercial Center/Corridor. Discussions haven't completed and Mr. Fajardo said 150 feet is the limit in all business districts, except in downtown RAC. Mr. Sturgis urged up-zoning, not down-zoning and explained why, especially as pertains to future desirability for developers. Discussion followed. Ms. Jefferson assured everyone that these comments will be considered in the development of regulations regarding density.
- Abby Laughlin agreed with Mr. Sturgis, also suggested discussing depth as well as height for the new zoning districts. She also supports the Level 2 approach for developers.

Mr. Morris stated that there will be an education component on applications for the benefit of Board Members at the next Board Meeting.

**VI. Old/New Business**

**a. Homeless Update**

Ms. Omengebar provided a printout from the City's website (attached) on the homeless situation, how to help, how to volunteer. This Board voted last year for this update to be a regular agenda item.

**b. March Agenda Items**

- Turnstone Development presentation
- Programs/Incentives education for Board Members

**VII. Communications to City Commission**

Member Castillo-Oliviera would like the City Commission to know that the church rezoning is not being well received. Chair Antonelli explained that Mr. Fajardo had originally put the item in the discussion because it fell in line with some previous City plans, and after everyone expressed it wasn't wanted, Mr. Fajardo withdrew the discussion.

**VIII. Public Comment**

There was none.

**IX. Adjournment**

**Motion** to adjourn the meeting was duly made and seconded. There being no further business, the meeting was adjourned at 6:14 p.m.

Attachments: Power Point for NE 13<sup>th</sup> Street Incentive Program Application  
Power Point Rezoning for Central City  
Homeless Update (from City website)

[Minutes written by M. Moore, Prototype, Inc.]