

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

**REGULAR MEETING**

**Wednesday – December 4, 2019**

**3:30 PM**

**CITY HALL**

**8<sup>th</sup> FLOOR CONFERENCE ROOM**

**100 NORTH ANDREWS AVENUE**

**FORT LAUDERDALE, FLORIDA 33301**

**AGENDA**

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- |  |                               |
|--|-------------------------------|
| I. Call to Order/ Roll Call<br>Quorum  | Mark Antonelli<br>CCRAB Chair |
| II. Approval of CCRAB Meeting Minutes <ul style="list-style-type: none"><li>• Regular Meeting – October 3, 2019</li></ul>  | Mark Antonelli<br>CCRAB Chair |
| III. Communications to City Commission   | CCRAB Members                 |
| IV. Old/New Business <ul style="list-style-type: none"><li>• Rezoning Update</li><li>• Central City CRA Event Application</li><li>• Reschedule January meeting - 2nd or 10th</li><li>• Next meeting agenda suggested items</li></ul> | Cija Omengabar<br>CRA Planner |
| V. Adjournment   | Mark Antonelli<br>CCRAB Chair |

**THE NEXT REGULAR CCRAB MEETING WILL BE HELD, January 1, 2019**

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

September 2019 – August 2020

<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	1	0	0	0
Danella Williams, Vice Chair	A	0	1	0	0
Leslie Brown	A	0	1	0	0
Luis Castillo-Olivera	P	1	0	0	0
Pieter Coetzee (arr. 3:51)	P	1	0	0	0
Charlene Gunn	P	1	0	0	0
Peter Kosinski	P	1	0	0	0
Laxmi Lalwani (arr. 3:40)	P	1	0	0	0
Theodore Spiliotes	P	1	0	0	0
Zachary Talbot	P	1	0	0	0
Alex Workman (arr. 3:39)	P	1	0	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  
Stephanie Hughey, CRA Administrative Aide  
Tatiana Guerrier, Prototype, Inc.

**I. Call to Order**

Mark Antonelli, Vice Chair, called the meeting to order at 3:31 p.m. It was noted that a quorum was present.

**Communication to the City Commission:**

None

**II. Approval of Meeting Minutes**

- **Regular Meeting, August 7, 2019**

**Motion** made by Mr. Castillo-Olivera, seconded by Mr. Talbot to approve the August 7, 2019, regular meeting minutes. In a voice vote, the motion passed unanimously.

### III. Sherwin Williams – NE 4<sup>th</sup> Avenue (ZR19003)

Chair Antonelli introduced Stephanie Toothaker, Attorney for Town Development Co., who gave a short PowerPoint presentation (see attached). Justin Greenbaum is the landowner and Sherwin Williams is the applicant. Cumberland Farms has the other half of the site and has already been approved. The property has two different land uses (commercial and medium residential) and two different zonings (CB and RD15), almost identical to the Cumberland Farms. The reason for coming now is that Sherwin Williams has to move a bit faster than the City sometimes likes to move. The request is for approval of the site plan and rezoning with commercial flex allocation for 0.57 acre.

Mr. Castillo-Olivera had questions on the landscaping on NE 3<sup>rd</sup> Avenue and the parking lot accessibility, if it is open to the public. Ms. Toothaker said it is open and can be walked across; not shown on the site plan are sidewalks like the ones on Cumberland Farms. Mr. Castillo-Olivera suggested that there be a lot of illumination and was assured that there will be, as well as security cameras.

Mr. Kosinski asked if the next step was Planning & Zoning; Ms. Toothaker said the site plan will go to Planning & Zoning, but the rezoning will go all the way to the Commission.

There were no public comments.

**Motion** made by Mr. Talbot, seconded by Ms. Gunn, to provide support for the project. In a voice vote, the motion passed unanimously.

### IV. Central City Event Funding Application – Process Discussion

Ms. Omengebar recapped the last meeting to use some money for the event funding application. There was a communication to the City Commission; it was discussed but there was confusion as to what it was. Ms. Omengebar explained to the Commission that the CRA Board has an event funding application and the CCRAB Board would like to adopt the same process. A discussion of pages 23-28, Event Funding Application followed, with attention given to page 25, Question #6. (See attached.) Question #6 provides that the revenue source be defined so the CCRAB can decide on the amount of funding. Also related, Question #12 states “CRA sponsorship, if approved, shall only be seed money with contributions reduced in subsequent years.”

Ms. Omengebar corrected her previous statement that the money would come out of incentives; instead it will be coming out of the marketing budget. Because there are no marketing campaigns, so coming out of the marketing budget, the CRA logo can be required with advertising for events. The marketing budget is \$50,000 and \$20,000 will be set aside for these events. An overview of the rest of the application was given. This is the application process that begins with the new fiscal year. Beginning the second week in October, Staff will send via snail mail to properties to notify re: incentives available (\$276,000 to apply for) and notify them of the event funding application if anyone should be interested.

Mr. Castillo-Olivera wondered if there can only be a 10 by 10 space on weekdays, why not ask for same circumstances and find volunteers to do it over the weekend; people in the neighborhood or one of this Board might be found to help out. Somebody will do it; if not City employees, someone will be found.

**Motion** made by Mr. Castillo-Olivera, seconded by Ms. Lalwani, to approve with the change as discussed immediately above. In a voice vote, the motion passed unanimously.

There were no public comments.

**V. Communications to City Commission – None**

**VI. Public Comment – None**

For addition to the Agenda for the next (November) meeting, Mr. Castillo-Olivera wished to include a discussion of a single's club on 13<sup>th</sup> street, the pros and cons of such new business in the area. Also of concern is an understanding of the zoning map, that which leaves half lots that are too small for anything, perhaps this rezoning can be discussed as well. Chair Antonelli clarified that if the property is zoned for community business (CB) and what is being proposed is a private club, then it does not need to be approved. Ms. Omengebar will arrange for appropriate input from the City and public.

**VII. Adjournment**

The next regular CCRAB meeting will be held November 6, 2019.

**Motion** to adjourn the meeting was duly made and seconded. There being no further business, the meeting was adjourned at 3:58 p.m.

Attachments: PowerPoint on Sherwin Williams (NE 4<sup>th</sup> Avenue)  
Event Funding Application, as amended

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