

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

REGULAR MEETING

Wednesday – July 7, 2021

3:30 P.M.

**CITY HALL
8TH FLOOR CONFERENCE ROOM
100 NORTH ANDREWS AVENUE
FORT LAUDEDALE, FL 33301**

- | | | |
|------|---|--------------------------------------|
| I. | Call to Order & Determination of Quorum | Luis Castillo-Olivera
CCRAB Chair |
| II. | Approval of CCRAB Meeting Minutes <ul style="list-style-type: none">• June 9, 2021 Special Meeting | Luis Castillo-Olivera
CCRAB Chair |
| III. | NE 4 th Avenue Project – Special Meeting
Tentative Date July 13, 1:30 PM | Cija Omengebar
CRA Planner |
| IV. | Project and Program Progress Reports <ul style="list-style-type: none">• Rezoning Project• Emergency Business Investment Program• Non-residential Incentive Program | Cija Omengebar
CRA Planner |
| V. | Old and/or New Business <ul style="list-style-type: none">• Code and Police Updates• Member Suggestions for next meeting agenda | Cija Omengebar
CRA Planner |
| VI. | Communication to City Commission | Luis Castillo-Olivera
CCRAB Chair |
| VII. | Adjournment | Luis Castillo-Olivera
CCRAB Chair |

**OUR NEXT REGULAR MEETING WILL BE ON
WEDNESDAY – AUGUST 4, 2021**

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.

**I. Call to Order & Determination of Quorum Luis Castillo-Olivera
CCRAB Chair**

- II. Approval of CCRAB Meeting Minutes**
- **June 9, 2021 Special Meeting**

Luis Castillo-Olivera
CCRAB Chair



CITY OF FORT LAUDERDALE

DRAFT
MEETING MINUTES
CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD
REGULAR MEETING
WEDNESDAY, JUNE 9, 2021 – 9:30 AM
FORT LAUDERDALE, FL 33301

Board Members	Present/Absent	Cumulative Attendance	
		September 2020-August 2021	
		Present	Absent
Luis Castillo-Olivera, Chair	P	8	0
Ray Thrower, Vice Chair	P	4	0
Robert Ayen	A	7	1
Adam Gellar	P	8	0
Charlene Gunn	P	6	2
Shane Jordan	P	1	0
Peter Kosinski	A	4	1
Dennis Ulmer	P	4	0
Moshe Yehoshoua	P	1	0

At this time, there are 9 appointed members to the Board; therefore, 5 constitute a quorum.

Staff:

Cija Omengabar, CRA Planner/Liaison
Clarence Woods, CRA Manager
Jamie Opperlee, Prototype Inc.

Others:

Michael Hartman, Turnstone Development
Javier Concha, resident
Carlos Bravo, GAA Architects
Marc Isaac, Flynn Engineering
Lt. Cecil Stone, FLPD
Porshia Williams Assistant Director
Julio Davila Code Compliance Supervisor
Nectaria Chakras, Lochrie & Chakas

I. Call to Order & Determination of Quorum

Chair Castillo-Olivera called the meeting to order at 9:30 p.m. Roll was called, and it was noted that a quorum was present.

**II. Approval of CCRAB Minutes
April 16, 2021 Special Meeting**

Motion made by Ms. Gunn, seconded by Mr. Thrower, to approve the April 16, 2021 special meeting minutes as presented. In a voice vote, the motion passed unanimously.

May 5, 2021 Regular Meeting

Motion made by Mr. Thrower, seconded by Ms. Gunn, to approve the May 5, 2021 regular meeting minutes as presented. In a voice vote, the motion passed unanimously.

III. Nomination and Selection of Vice Chair

Motion by Ms. Gunn, seconded by Mr. Gellar, to elect Mr. Thrower Vice Chair. In a voice vote, the motion passed unanimously.

IV. Code Enforcement Discussion

Porshia Williams Assistant Director & Julio Davila Code Compliance Supervisor

Mr. Davila had provided a graph depicting Code violations in the 10 square blocks of the Central City CRA including existing cases, repeat violations, single-family home violations and multi-family violations. A copy of this graph is attached to these minute for the public record.

Mr. Davila was asked to create a comparison to code violations in nearby areas and he said he could, but generally, the areas were comparable. Ms. Williams stated the difference was in the type of violations in this area, which related to “curb appeal” issues that were easily remediated compared to more serious “nuisance” violations. She said there was one code inspector dedicated to this neighborhood, as well as senior inspectors involved in special projects.

Ms. Willaims felt the change in schedule allowed inspectors to address blight issues. She added that the civil citation, which accrued daily fines, compelled property owners to comply faster.

Ms. Williams explained that only non-homesteaded properties were subject to civil citations. If fines accrued more than 90 days on a no-homesteaded property, the City could begin foreclosure proceedings, which often prompted owners to contact the City. She described the City’s foreclosure process.

V. Community Policing Discussion

Lt. Cecil Stone, FLPD

Lt. Stone had provided a spreadsheet of calls for service in the area for 2020-2021:

TYPE	FREQUENCY	TYPE	FREQUENCY
1 13I-SUSPICIOUS INCID	197	40 11-ABANDONED VEHICLE	9
2 22N-DISTURBANCE-NOIS	192	41 67UM-MEDICAL-UNKNOWN	8
3 14-INFORMATION	188	42 10R-STOLEN VEHICLE R	7
4 22-DISTURBANCE/NUISA	187	43 18-FELONY WARRANT	7
5 911 HANG UP/DROP OFF	183	44 67ID-MEDICAL-INFECTI	7
6 68-POLICE SERVICE CA	148	45 70AA-ANIMAL ABUSE	7
7 38-DOMESTIC DISTURB	77	46 57-NARCOTICS	6
8 38V-DOMESTIC DISTURB	70	47 33S-SHOOTING/SHOTSPO	6
9 66-CIVIL MATTER/CUST	63	48 08-MISSING PERSON/RU	5
10 04-ACCIDENT-MINOR	61	49 08E-MISSING PERSON (5
11 16C-CHILD/ELDERLY AB	39	50 67CR-MEDICAL-CARDIAC	5
12 49A-AUDIBLE/INTRUSIO	37	51 07-DEAD PERSON	5
13 31-ASSAULT	37	52 03I-HIT & RUN WITH I	4
14 79-HARASSMENT/STALKI	33	53 25EH-ELECTRICAL/UTIL	4
15 76-AOA (ASSIST OTHER	30	54 67IJ-MEDICAL-INJURY	4
16 73-TRAFFIC/PARKING C	30	55 67HM-MEDICAL-HEMORRH	4
17 30-LARCENY	29	56 67SP-MEDICAL-SICK PE	4
18 40-VANDALISM/MALICIO	28	57 70AB-ANIMAL BITE	4
19 13P-SUSPICIOUS PERSO	28	58 43-LEWD-LASCIVIOUS A	3
20 20-MENTALLY ILL PERS	28	59 04E-ACCIDENT ROLLOVE	3
21 51-TRESPASSING	26	60 25RS-RESIDENTIAL FIR	3
22 53-EMBEZZLEMENT-FRAU	25	61 49S-SILENT ALARM	3
23 04I-ACCIDENT WITH IN	24	62 85-POSSIBLE WANTED P	3
24 74-RECALL	24	63 08R-MISSING PERSON (2
25 21V-BREAKING & ENTER	22	64 25VF-VEHICLE FIRE	2
26 21R-BREAKING & ENTER	20	65 41AR-ROBBERY-ARMED	2
27 03-HIT & RUN	20	66 41SA-ROBBERY-PERSONA	2
28 10-STOLEN VEHICLE	19	67 25CSC-CONFINED SPACE	2
29 12-RECKLESS DRIVER	19	68 67S2-MEDICAL-SEIZURE	2
30 12-RECKLESS DRIVER	19	69 32T-SUICIDE THREATS	2
31 69-ANIMAL SERVICE CA	16	70 67AR-MEDICAL-ALLERGI	2
32 83-SHOTS FIRED/WEAPO	16	71 67CK-MEDICAL-CHOKING	2
33 36-FIGHT	16	72 DISTURBANCE	1
34 10-SO TRAFFIC STOP	14	73 39-DISTURBANCE NEIGH	1
35 13V-SUSPICIOUS VEHIC	12	74 09A-STOLEN TAG ATTEM	1
36 72-LOST/FOUND PROPER	12	75 41A-ROBBERY-ATTEMPT	1
37 67OD-MEDICAL-OVERDOS	12	76 25CF-COMMERCIAL STRU	1
38 09-STOLEN TAG	10	77 MULTIFAMILY STRUCTUR	1
39 67PO-MEDICAL-UNCONSC	10	78 67AP-MEDICAL-ABDOMIN	1
		79 67CP-MEDICAL-CHEST P	1
		80 49H-HOLD-UP ALARM	1

2168 GRAND TOTAL CALLS (YR 2020-2021)			
431 CALLS MADE IN 2021			
	NW 7TH AVE	95	*after presentation recheck
	(+) OTHER STREET	5	
	NW 7TH TER	59	
	(+) OTHER STREET		
	NW 8TH AVE	169	

VI. South Middle River Lofts Project Presentation

Nectaria Chakras, Lochrie & Chakas

Ms. Chakas provided a presentation, a copy of which is attached to these minutes for the public record.

Chair Castillo-Olivera asked if they would bury utility lines. Ms. Chakas stated they were still working on this with FPL. Mr. Thrower thought this was just what was needed for the area. He noted the project had been approved by the Planning and Zoning Board and would go to the City Commission in July.

Chair Castillo-Olivera asked Ms. Chakas about road closures during construction and she noted that they could use the parking lot for some staging and she did not anticipate serious closure issues.

Javier Concha said this project abutted his single-family home and he opposed it. He wanted to keep the parking zoning XP, not CB, which would allow for a large, multi-story parking structure to be constructed in the future. He pointed out his adjacent property on the site plan.

Chair Castillo-Olivera was unsure if there could be a covenant to ensure the parking area was not developed as Mr. Concha feared. Ms. Chakas stated there was a declaration of restrictions on this project that limited how the parking could be developed and it was very difficult to break. Any change would require going through the City Commission.

Mr. Yehoshoua questioned the “four windows” element at the top of the project that he thought served no purpose. He felt it was aesthetically undesirable. Carlos Bravo, architect, explained that the windows served as a cap to the mural and concealed the elevator override. Ms. Chakas and Michael Hartman, Turnstone Development, agreed to look at this internally.

Ms. Chakas agreed to provide Ms. Omengebar with FPL updates.

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

VII. Project and Program Progress Reports.

- **Rezoning Project CRA Planner**

Ms. Omengebar said Commissioner Glass had responded to the Board’s communication and she agreed to send an update to Board members the following week. The next public meeting would be in August.

- **NE 4th Avenue Project**

Ms. Omengebar reported the approval of the task order was final and she had informed staff about the Board’s comments of maintaining street design compatibility with Cumberland Farms and new developments on NE 4th Avenue.

- **Emergency Business Investment Program**

Ms. Omengebar said this program would end on September 30, 2021. She stated they had spent \$120,000 of the \$340,000 and whatever was left would go back to the City but they would request it back next year. She explained that this program was specifically put in place to help businesses stay in business.

- **Non-residential Incentive Program**

Ms. Omengebar stated the program was still open but there were no new applications. . She said this was an ongoing program.

VIII. Old and/or New Business

• **Member Suggestions for next meeting agenda**

Chair Castillo-Olivera suggested the Board hear a presentation from Planning and Zoning staff regarding the zoning code. Ms. Omengebar said the update would provide an explanation.

Mr. Concha said people were moving to Florida from densely populated areas and wanted that dense development replicated here. He noted that Turnstone and Eastlake were from New York and he wished more local developers were working here.

IX. Communication to City Commission

None

X. Adjournment

The next meeting will be held on Wednesday, July 7, 2021.

Motion to adjourn the meeting was duly made and seconded. There being no further business, the meeting was adjourned at 11:01 a.m.

[Minutes written by J. Opperlee, Prototype, Inc.]

**III. NE 4th Avenue Project – Special Meeting
Tentative Date July 13, 1:30 PM**

**Cija Omengebar
CRA Planner**

- IV. Project and Program Progress Reports**
- **Rezoning Project**
 - **Emergency Business Investment Program**
 - **Non-residential Incentive Program**

**Cija Omengebar
CRA Planner**

V. Old and/or New Business

- **Code and Police Updates**
- **Member Suggestions for next meeting agenda**

**Cija Omengebar
CRA Planner**

VI. Communication to City Commission

**Luis Castillo-Olivera
CCRAB Chair**

VII. Adjournment

**Luis Castillo-Olivera
CCRAB Chair**