



CITY OF FORT LAUDERDALE

APPROVED
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.

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.

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.]