

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

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

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

Staff:

Cija Omengebar, 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 671D-MEDICAL-INFECTI	7		
6 68-POLICE SERVICE CA	148	45 70AA-ANIMAL ABUSE	7	2168 GRAND TOTAL CALLS (YR 2020-202	1)
7 38-DOMESTIC DISTURB	77	46 57-NARCOTICS	6	431 CALLS MADE IN 2021	*after presentation recheck
8 38V-DOMESTIC DISTURB	70	47 33S-SHOOTING/SHOTSPO	6	NW 7TH AVE	95
9 66-CIVIL MATTER/CUST	63	48 08-MISSING PERSON/RU	5	(+) OTHER STREET	5
10 04-ACCIDENT-MINOR	61	49 08E-MISSING PERSON (5	NW 7TH TER	59
11 16C-CHILD/ELDERLY AB	39	50 67CR-MEDICAL-CARDIAC	5	(+) OTHER STREET	
12 49A-AUDIBLE/INTRUSIO	37	51 07-DEAD PERSON	5	NW 8TH AVE	169
	37	52 031-HIT & RUN WITH I	4		
13 31-ASSAULT		53 25EH-ELECTRICAL/UTIL	4		
14 79-HARASSMENT/STALKI	33	54 671J-MEDICAL-INJURY	4		
15 76-AOA (ASSIST OTHER	30	55 67HM-MEDICAL-HEMORRH	4		
16 73-TRAFFIC/PARKING C	30	56 67SP-MEDICAL-SICK PE	4		
17 30-LARCENY	29	57 70AB-ANIMAL BITE	4		
18 40-VANDALISM/MALICIO	28	58 43-LEWD-LASCIVIOUS A	3		
19 13P-SUSPICIOUS PERSO	28	59 04E-ACCIDENT ROLLOVE	3		
20 20-MENTALLY ILL PERS	28	60 25RS-RESIDENTIAL FIR	3		
21 51-TRESPASSING	26	61 495-SILENT ALARM	3		
22 53-EMBEZZLEMENT-FRAU	25	62 85-POSSIBLE WANTED P	3		
23 04I-ACCIDENT WITH IN	24	63 OBR-MISSING PERSON (2		
24 74-RECALL	24	64 25VF-VEHICLE FIRE	2		
25 21V-BREAKING & ENTER	22	65 41AR-ROBBERY-ARMED	2		
26 21R-BREAKING & ENTER	20	66 41SA-ROBBERY-PERSONA	2		
27 03-HIT & RUN	20	67 25CSC-CONFINED SPACE	2		
28 10-STOLEN VEHICLE	19	68 675Z-MEDICAL-SEIZURE	2		
29 12-RECKLESS DRIVER	19	69 32T-SUICIDE THREATS	2		
30 12-RECKLESS DRIVER	19	70 67AR-MEDICAL-ALLERGI	2		
31 69-ANIMAL SERVICE CA	16	71 67CK-MEDICAL-CHOKING	2		
32 83-SHOTS FIRED/WEAPO	16	72 DISTURBANCE	1		
33 36-FIGHT	16	73 39-DISTURBANCE NEIGH	1		
34 10-50 TRAFFIC STOP	14	74 09A-STOLEN TAG ATTEM	1		
35 13V-SUSPICIOUS VEHIC	12	75 41A-ROBBERY-ATTEMPT	1		
36 72-LOST/FOUND PROPER	12	76 25CF-COMMERCIAL STRU	1		
37 670D-MEDICAL-OVERDOS	12	77 MULTIFAMILY STRUCTUR	1		
38 09-STOLEN TAG	10	78 67AP-MEDICAL-ABDOMIN	1		
		79 67CP-MEDICAL-CHEST P	1		
39 67PO-MEDICAL-UNCONSC	10	80 49H-HOLD-UP ALARM	1		

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.

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.]