



CITY OF FORT LAUDERDALE

APPROVED
MEETING MINUTES
CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD
REGULAR MEETING
WEDNESDAY, JULY 7, 2021 – 3:30 PM
FORT LAUDERDALE, FL 33301

Board Members	Present/Absent	Cumulative Attendance September 2020-August 2021	
		Present	Absent
Luis Castillo-Olivera, Chair	P	9	0
Ray Thrower, Vice Chair	P	5	0
Robert Ayen	P	8	1
Adam Gellar	P	9	0
Charlene Gunn	P	7	2
Shane Jordan	A	1	1
Peter Kosinski	A	4	2
Dennis Ulmer	P	5	0
Moshe Yehoshoua	P	2	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.

I. Call to Order & Determination of Quorum

Chair Castillo-Olivera called the meeting to order at 3:32 p.m. Roll was called, and it was noted that a quorum was present.

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

Mr. Thrower suggested an amendment.

Motion made by Ms. Gunn, seconded by Mr. Ulmer, to approve the June 9, 2021 special meeting minutes as amended. In a voice vote, the motion passed unanimously.

III. NE 4th Avenue Project – Special Meeting

Tentative Date: July 13 at 1:30 PM

Ms. Omengabar said they had met with the designers and they could make their presentation on July 13. She stated the room was available from 1:30-2:30 pm.

Motion made by Mr. Ulmer, seconded by Mr. Ayen, to hold a special meeting on July 13 at 1:30 pm. In a voice vote, the motion passed unanimously.

IV. Project and Program Progress Reports.

• Rezoning Project CRA Planner

Ms. Omengabar said the rezoning project was on a “mini hold.” The consultant had provided an estimate and timing but the City Commission had not seen it yet.

Chair Castillo-Olivera asked when it would be presented to the City Commission and Mr. Woods replied the existing project was still scheduled to be done in October. The Board had requested the consultants look at an extended area where the Board wished to see increased density. Achieving the additional density using a land use plan amendment was also considered and would be factored into the discussion. This would extend the project another eight months.

Mr. Woods said if the Board of Commissioners agreed to the changes the Board had requested, it would take longer, but the project would include what the Board had requested.

• Emergency Business Investment Program

Ms. Omengabar said they were still holding onto undispersed funds, which would be returned to the City. At the end of the year, they would make a formal request to get the funds back.

• Non-residential Incentive Program

Ms. Omengabar said the owner of Call of Africa Gallery, was planning a new building in the empty space and would then renovate the other building.

V. Old and/or New Business

• Code and Police Updates

Mr. Ulmer asked if the vacant church building on 9th Avenue had any code cases against it. He noted that the windows had been painted over for years. Ms. Omengabar agreed to look into it.

Mr. Ulmer wanted to know the permitted uses and maximum heights for each zoning category. Chair Castillo-Olivera suggested a spreadsheet indicating this and other specifications such as setbacks.

- **Member Suggestions for next meeting agenda**

Mr. Ulmer reported the City Commission had approved South Middle River Lofts with parking restrictions.

Mr. Ulmer suggested Board members attend ground breaking and/or ribbon cutting ceremonies for projects in the CRA. Ms. Omengebar said she would ask for the Board to be invited to the groundbreaking for South Middle River Lofts. Mr. Woods stated they did not typically attend ground breaking events, but they sponsored ground breakings and ribbon cuttings when the CRA provided funding. Mr. Ulmer suggested sending a letter welcoming a business to the CRA, even if the CRA had not provided funding.

Mr. Ulmer wanted to recite the Pledge of Allegiance prior to Board meetings. The Board agreed to put this discussion on their next agenda.

Ms. Gunn had sent Ms. Omengebar an email regarding Abby Laughlin selling four properties. Mr. Woods said only one of the properties was being sold. Ms. Laughlin was paying back the \$42,700 she had received through the CRA incentive program.

Chair Castillo-Oliviera explained that Ms. Laughlin had purchased four properties for redevelopment and was now selling one of them. She had obtained a mortgage through the CRA as part of the incentive program and she would repay it.

Mr. Thrower asked if they could postpone or cancel the August 4 meeting. Ms. Omengebar said once it was determined when the NE 4th Avenue project would go to the City Commission, she could ask the Board to reschedule an August meeting if needed.

Motion made by Mr. Thrower, seconded by Ms. Gunn to cancel the August 4 regular meeting. If needed, they would schedule a special meeting later in August regarding the NE 4th Avenue project. In a voice vote, motion passed unanimously.

VI. Communication to the City Commission

None

VII. Adjournment

Motion to adjourn the meeting was duly made and seconded. There being no further business, the meeting was adjourned at 4:09 p.m.

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