



CITY OF FORT LAUDERDALE

APPROVED
MEETING MINUTES
CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD
REGULAR HYBRID MEETING
VIRTUAL/IN PERSON
WEDNESDAY, NOVEMBER 17, 2021 – 2:30 PM
CITY HALL - 8th FLOOR CONFERENCE ROOM
FORT LAUDERDALE, FL 33301

Board Members	Present/Absent	Cumulative Attendance September 2021-August 2022	
		Present	Absent
Luis Castillo-Olivera, Chair	P	3	0
Ray Thrower, Vice Chair	A	2	1
Robert Ayen	P	2	1
Adam Gellar	A	2	1
Charlene Gunn	P	3	0
Shane Jordan	A	2	1
Christina Robinson	A	0	2
Dennis Ulmer	P	3	0
Moshe Yehoshoua	P	3	0

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

Presenter:

Jonathan Haigh, Kimley Horn

Staff:

Cija Omengebar, CRA Planner/Liaison
Clarence Woods, CRA Manager
Bob Wojcik, CRA Housing and Economic Development Manager
Istvan Virag, Project Manager, Transportation and Mobility
Jamie Opperee, Prototype Inc.

I. Pledge of Allegiance

The Board recited the Pledge of Allegiance.

II. Call to Order & Determination of Quorum

Chair Castillo-Olivera called the meeting to order at 2:32 p.m. and Roll was called, and it was noted that a quorum was present.

Motion made by Ms. Gunn, seconded by Mr. Ulmer, to move item 6 up on the agenda. In a voice vote, motion passed unanimously.

VI. Discussion of 1210 NE 5 Terrace

Bob Wojcik, CRA Housing and Economic Development Manager

Mr. Wojcik said this was one of seven properties that had been designated for affordable housing that the City Commission had given to the CRAs. Six were in the Northwest Progresso Flagler Heights CRA and one was located in the Central City CRA.

Mr. Wojcik said per zoning, the 8,781 square-foot parcel could support five units. The County valued the land at approximately \$14,000. He said there had been \$1,300 in Code Enforcement liens against the property and even though the City Manager had the ability to reduce liens, these were hard costs, not fines, so someone had to pay them. The City Manager's office was exploring options. The property would be conveyed with a restrictive covenant that it would only be used for affordable housing in perpetuity. This was restricted to those making no more than 120% of the area median income. He said the current median area income in Broward County was \$73,400. Mr. Wojcik stated they would work with Housing and Community Development to put out an RFP to secure a community-based organization or community housing development organization to undertake the project. The City had set aside \$10,000 for maintenance of the property.

Mr. Woods asked if there was a restriction that the property must be sold, not rented. Mr. Wojcik stated if they went through the Land Trust, they would permanently own the land and provide a land lease with restrictions on any sale.

Chair Castillo-Olivera noted that someone purchasing the home would not be able to realize significant equity because the selling price would be controlled by the area median income. Mr. Woods thought multi-family redevelopment would be preferable.

III. Approval of Minutes

- Regular Meeting October 6, 2021

Mr. Ulmer noted a typo on page 3.

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

**IV. NE 4th Avenue Streetscape Project
90% Design Presentation**

Jonathan Haigh, Kimley Horn

Istvan Virag, Project Manager, Transportation and Mobility

Mr. Haigh provided a Power Point presentation, a copy of which is attached to these minutes for the public record. There was a three-color option for the crosswalk voids: mustard, cobalt and cranberry or any of those colors or terra cotta for a single-color option.

Mr. Haigh described where sidewalks would be replaced.

Mr. Ayen asked about the color of the treatment around the trees. Mr. Virag displayed a photo of the brown flexible material.

Mr. Yehoshoua thought the three colors for the sidewalk were overwhelming and preferred the terra cotta. Discussion ensued regarding the crosswalk color options.

Motion made by Mr. Ulmer, seconded by Mr. Ayen, to select cobalt blue for the sidewalk voids. In a voice vote, motion passed unanimously.

Motion made by Mr. Yehoshoua to select terra cotta for the sidewalk voids. Motion died for lack of a second.

Ms. Omengebar said staff would keep Board members apprised of the project's progress.

V. Program and Project Status Update

- Budget Amendment \$666,807
 - Rezoning Project – increase of scope

Ms. Omengebar stated the current budget was \$678,633 and said on December 7 they would request the City give back the money they did not use last year. The total was \$666,807, with \$150,000 to go toward operations and the rest toward incentives. They would also request an amendment for the rezoning consultant agreement for additional work at the Northwest section of the project and for a land use plan amendment. This would include \$74,200 to increase the scope and \$30,000 for cost of the City and County applications. This would bring the overall budget to approximately \$1 million.

- Incentive Programs

Ms. Omengebar said there was no interest now, but this may change because the budget had increased.

- **Event Funding Application – December 4, 2021**

Ms. Omengebar stated they had provided funding for the 13th Street Craft Beer and Wine Festival with Exotic Car Show on December 4 from 4 PM until 8 PM. They would have their own booth to distribute information and asked any Board member interested in helping out to contact her.

Chair Castillo-Olivera asked about the TIFF tax increment and Mr. Woods said estimating was difficult because there were many factors involved, including market conditions and the level of development in the area.

VII. Communication to City Commission

None

VIII. Old/New Business

- CRA Basics Presentation

Chair Castillo-Olivera requested this for the public and had received significant interest. He hoped this would be available for their next meeting.

- Incentives Inquiries

None

Chair Castillo-Olivera requested an update on the Turnhill Project.

Chair Castillo-Olivera requested an update from Code Enforcement on violations in the entire CRA.

IX. Adjournment

There being no further business, the meeting was adjourned at 3:39 p.m.

The next meeting was scheduled for December 1, 2021.

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