

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

**RESCHEDULED REGULAR MEETING**

**WEDNESDAY – JANUARY 12, 2022**

**3:30 P.M.**

**CITY HALL – 8<sup>TH</sup> FLOOR CHAMBER ROOM  
100 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FL 33301**

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| I.    | The Pledge of Allegiance  | Luis Castillo-Olivera<br>CCRAB Chair |
| II.   | Call to Order & Determination of Quorum   | Luis Castillo-Olivera<br>CCRAB Chair |
| III.  | Approval of Minutes <ul style="list-style-type: none"><li>• Regular Meeting December 1, 2021</li></ul>                            | Luis Castillo-Olivera<br>CCRAB Chair |
| IV.   | Program and Project Status Update <ul style="list-style-type: none"><li>• Rezoning Project</li><li>• Incentive Programs</li></ul> | Cija Omengebar<br>CRA Planner        |
| V.    | Nomination and Selection of Chair Position  | Cija Omengebar<br>CRA Planner        |
| VI.   | Communication to City Commission  | Luis Castillo-Olivera<br>CCRAB Chair |
| VII.  | Old/New Business <ul style="list-style-type: none"><li>• February agenda item suggestions</li></ul>                               | Cija Omengebar<br>CRA Planner        |
| VIII. | Adjournment   | Luis Castillo-Olivera<br>CCRAB Chair |

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**THE NEXT CCRAB REGULAR MEETING WILL BE HELD ON WEDNESDAY – FEBRUARY 2, 2022**

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**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.



CITY OF FORT LAUDERDALE

**DRAFT**  
**REGULAR MEETING MINUTES**  
**CITY OF FORT LAUDERDALE**  
**CENTRAL CITY REDEVELOPMENT ADVISORY BOARD**  
**WEDNESDAY, DECEMBER 1, 2021 – 3:30 PM**  
**CITY HALL - 8<sup>th</sup> FLOOR CONFERENCE ROOM**  
**FORT LAUDERDALE, FL 33301**

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

<b>Board Members</b>	<b>Present/Absent</b>	<b>Cumulative Attendance</b>	
		<b>September 2021-August 2022</b>	
		<b>Present</b>	<b>Absent</b>
Luis Castillo-Olivera, Chair	P	4	0
Ray Thrower, Vice Chair	P	3	1
Robert Ayen	P	3	1
Adam Gellar	A	2	2
Charlene Gunn	P	4	0
Shane Jordan	P	3	1
Christina Robinson	P	1	2
Dennis Ulmer	P	4	0
Moshe Yehoshoua	P	4	0

quorum.

**Staff:**

Cija Omengebar, CRA Planner/Liaison  
Clarence Woods, CRA Manager  
Jamie Opperee, Prototype Inc. Recording Secretary

**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 3:30 p.m. and Roll was called, and it was noted that a quorum was present.

**III. Approval of Minutes**

- Rescheduled Regular Meeting November 17, 2021

Mr. Ayen noted a typo on page 8.

**Motion** made by Mr. Ulmer, seconded by Ms. Gunn, to approve the minutes as amended. In a roll call vote, motion passed 8-0.

#### **IV. CRA 101 Overview Presentation**

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

Mr. Woods noted that an increase in the increment would not necessarily result in an immediate increase in revenues, depending on how depressed the area was. An increase was dependent upon appreciation of property values and/or new construction. He said they were going through a zoning change, allowing higher-value development and land values to increase.

Ms. Omengebar said anyone could apply to be a Board member, but the makeup of the Board had specific criteria.

#### **V. Program and Project Status Update**

- Rezoning Project – increase of scope

Ms. Omengebar had provided a department memo describing the challenges of the project. She said on December 7, they would meet with the CRA Board of Commissioners to request the scope be expanded to include the Board's request from April 2021 for up-zoning the northwest area of the CRA.

- Incentive Programs

Ms. Omengebar had provided Board members with a copy of the program description and application for the residential incentive program in their backup material. She said their main focus areas were the main arteries: NE 13<sup>th</sup> Street, NE 4<sup>th</sup> Avenue and Sunrise Boulevard. Ms. Omengebar had included a list of people interest in the program and said she would contact them. Since they had additional funding this year, Mr. Woods had suggested increasing their marketing.

Mr. Woods discussed the Redevelopment Plan, their guide for redevelopment and ameliorating slum and blighted conditions in the area. He explained that the Plan included a vision, but did not include every single project. The Plan provided a high-level overview of what could be done. Now that the CRA Board had approved the land use plan amendment to allow more density and uses, they needed to discuss visioning. They may want to institute design standards and criteria if they initiated a façade program.

Chair Castillo-Olivera said neighborhood associations had sweat equity and the City should support their efforts to maintain and rehabilitate a property. Mr. Woods said they partnered with Rebuilding Together Broward in the NW area to provide resources. He stated they needed to have conversations beyond the rezoning and NE 4<sup>th</sup> Avenue and suggested setting some time aside for discussion.

#### **VI. Communication to City Commission**

None

Chair Castillo-Olivera noted that the only reason the NW area of South Middle River was being studied was because of the Board's communication to the City Commission. Mr. Thrower anticipated opposition when this was heard by the Planning and Zoning Board and City Commission, noting that some people supported keeping the zoning to single-family homes only. Ms. Omengebar said the consultant would conduct population projections, housing need and market analyses to determine if it made sense to make the density more intensive.

## **VII. Old/New Business**

- January Agenda Items Suggestions

Mr. Jordan reminded everyone of the Lake Ridge Civic Association's fundraising meeting at Café Vico on December 2 from 6 PM to 9 PM.

Ms. Omengebar reminded Board members of the NE 13<sup>th</sup> Steet Festival event on December 4.

Board members discussed options for the January 5 meeting.

**Motion** made by Mr. Thrower, seconded by Mr. Jordan, to move the January meeting to January 12. In voice vote, motion passed unanimously.

## **VIII. Adjournment**

There being no further business, the meeting was adjourned at 4:50 p.m.

The next meeting was scheduled for January 12, 2022.

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