



CITY OF FORT LAUDERDALE

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

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

Board Members	Present/Absent	Cumulative Attendance September 2021-August 2022	
		Present	Absent
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 Opperlee, 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 13th Street, NE 4th 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 4th 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 13th 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.]