



CITY OF FORT LAUDERDALE

APPROVED
REGULAR MEETING MINUTES
CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD
WEDNESDAY, AUGUST 3, 2022 – 3:30 PM
CITY HALL - 8th FLOOR CONFERENCE ROOM
FORT LAUDERDALE, FL 33301

Board Members	Present/Absent	Cumulative Attendance September 2021-August 2022	
		Present	Absent
Ray Thrower, Chair	P	9	1
Justin Greenbaum	P	3	1
Jason Hoffman	P	3	0
Shane Jordan	P	8	2
Christina Robinson	P	7	2
Dennis Ulmer, Vice Chair	P	10	0

At this time, there are 6 appointed members to the Board; therefore, 4 constitute a quorum.

Staff:

Al Battle, Deputy Director of the Development Services Department
Angela Salmon, Assistant to the City Manager
Ella Parker, Urban Design and Planning Manager
Cija Omengebar, CRA Planner/Liaison
Clarence Woods, CRA Manager
Jamie Opperlee, Prototype Inc. Recording Secretary

Presenter:

Judy Erickson, Transportation Planner II
Mark Alvarez, Corradino Project Director

Others:

Charlene Gunn
Abby Laughlin
Moshe Yehoshoua

Communication to the City Commission:

Motion made by Ms. Robinson, seconded by Mr. Hoffman, to recommend the City defer a decision on the NE 5th Street surplus lots until the area was rezoned. In a voice vote, motion passed unanimously.

I. Pledge of Allegiance

The Board recited the Pledge of Allegiance.

II. Call to Order & Determination of Quorum

Chair Thrower called the meeting to order at 3:33 p.m. Roll was called, and it was noted that a quorum was present.

III. Introduction of Board Members and Staff

Board members and guests introduced themselves.

IV. Approval of Minutes

- Regular Meeting July 6, 2022

Chair Thrower noted a change to the minutes.

Ms. Omengabar clarified that the tax program she was referring to on page four was the property tax rebate program.

Motion by Mr. Greenbaum, seconded by Mr. Jordan to approve the minutes of the July 6, 2022 meeting as amended. Motion passed unanimously.

V. Surplus Lots Discussion – 12XXX NE 5th Street Clarence Woods, CRA Manager, Angela Salmon, Assistant to City Manager

Mr. Woods said it had been suggested they purchase these two lots in order to have some say in the development of the adjacent property. He stated they did not have the funding needed to purchase the lots, but typically the City conveyed the lots to the CRA, provided that had a specific purpose for them. Mr. Woods said they did not want to own the property without a specific purpose because they would be required to pay for upkeep.

Ms. Salmon confirmed that the neighborhood had indicated to the City Commission that they did not want the City to sell the property as surplus but wanted the land for a pocket park. She confirmed that the adjacent property owner did not want to sell but the City was still talking with him.

VI. NE 4th Avenue Box Wrap Preferences Discussion

Ms. Erickson displayed new options for the box wraps that Mr. Yehoshoua had suggested and described where they would be used.

Mr. Yehoshoua said he had created an abstract design with an illusion of dimension. Ms. Erickson agreed to share the proposed placement of the designs from the vendor with Mr. Yehoshoua.

Motion made by Mr. Greenbaum seconded by Mr. Jordan to approve staff's recommendation for the utility box wraps. In a voice vote, motion passed unanimously.

VII. Rezoning Project Refresh Discussion

Mark Alvarez, Corradino Project Director

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

Mr. Greenbaum recalled the Board had been concerned about cutting the blocks into different zoning districts mid-block. He suggested the core CCMXD zoning include NE 3rd Ave. from NE 13th Street to Sunrise, and to include the church property.

Ms. Parker said the goal of the land use amendment was to provide more development potential and a Local Activity Center. This would tie into the City land use. She agreed they should look at the blocks that were proposed to be separated onto two zonings designations mid-block. They also needed to ensure that transition zones along Sunrise Boulevard were deep enough to get proper incentive-based development.

Mr. Battle agreed with Ms. Parker and wanted to reconsider the split blocks. He wanted to see how this came up during the public meetings. He felt they should have CCMXD all along Sunrise Blvd. as well, but they needed to consider how to transition to the residential zone north of there. Mr. Greenbaum acknowledged that the lack of depth along Sunrise now prohibited redevelopment there.

Public Comment

Abby Laughlin asked why there had been no TOD zoning around the railroad tracks, at the edge of the mixed-use or along Sunrise. Mr. Alvarez agreed and said this could be considered when the land use plan amendment for a Local Activity Center was done. He noted that currently, it was not certain that a train station would be built there.

Mr. Battle said the Board could make recommendations on the plan after the public meeting.

VIII. Communication to City Commission

Regarding Agenda Item V, the NE 5th Street surplus lots, Mr. Ulmer said Commissioner Glassman, in whose district the parcel was located, would probably listen to his constituents' wishes to make the parcel a park. Mr. Greenbaum said at the Commission meeting, Commissioners did not seem to think it was worth making it into a park. Mr. Greenbaum said he would support a park if it could be connected to the next block to the east so more people could access it.

Motion made by Ms. Robinson, seconded by Mr. Hoffman, to recommend the City defer a decision on the NE 5th Ave. surplus lots until the area was rezoned. In a voice vote, motion passed unanimously.

IX. Old/New Business

- August 24, 2022 Special Meeting Reminder

Ms. Omengebar pointed out that the meeting would be held In Commission chambers at 6 PM. She said staff would be present to take note of input from residents and Board members.

- September 7 Agenda Items Recommendation
 - Neighborhood grant program

Ms. Omengebar said they were working on a memo asking the CRA Board to approve the program.

Motion made by Ms. Robinson, seconded by Mr. Hoffman, to reschedule the September meeting to September 14. In a voice vote, motion passed unanimously.

X. Adjournment

There being no further business, the meeting was adjourned at 5:07 p.m.

The next meeting will be held on September 14, 2022.

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