

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

**REGULAR MEETING**

**WEDNESDAY – June 7, 2023**

**3:30 P.M.**

**LOCATION: FIRE STATION ADMIN BUILDING- 3<sup>RD</sup> FLR CONFERENCE ROOM  
528 NW 2 STREET  
FORT LAUDERDALE, FL 33311**

---

I.	The Pledge of Allegiance	Ray Thrower Chairperson
II.	Call to Order & Determination of Quorum	
III.	Introduction of Board Members and Staff	Ray Thrower Chairperson
IV.	Approval of Rescheduled Regular Meeting Minutes April 26, 2023	Ray Thrower Chairperson
V.	Program and Project Status Update	Cija Omengebar CRA Planner
	1) NE 4 <sup>th</sup> Avenue Streetscape Project	
	2) Façade & Landscape Program	
	3) Non-Residential Incentive Programs	
	4) Rezoning Project	
	o Phase 1: NWQ Proposal June 6, 2023 Second Reading	
	o Phase 2: Under Review Mixed Use District Proposal	
	5) Streetlights Installation Project	
VI.	Communication to City Commission	Ray Thrower CCRAB Chair
VII.	Old/New Business	Cija Omengebar CRA Planner
	• July Regular CCRAB Meeting Discussion	
	• Miscellaneous	
VIII.	Adjournment	Ray Thrower CCRAB Chair

---

**THE NEXT CCRAB REGULAR MEETING WILL BE HELD ON THURSDAY – July 6, 2023**

---

**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.

**I. The Pledge of Allegiance**

**Ray Thrower  
Chairperson**

**THE PLEDGE OF ALLEGIANCE**

"I pledge allegiance to the flag of the United States of America,  
and to the republic for which it stands,  
one nation under God,  
indivisible,  
with liberty and justice for all."

## **II. Call to Order & Determination of Quorum**

### **III. Introduction of Board Members and Staff**

**IV. Approval of Rescheduled Regular Meeting Minutes  
April 26, 2023**



CITY OF FORT LAUDERDALE

**DRAFT**  
**REGULAR MEETING MINUTES**  
**CITY OF FORT LAUDERDALE**  
**CENTRAL CITY REDEVELOPMENT ADVISORY BOARD**  
**WEDNESDAY, APRIL 26, 2023 – 3:30 PM**  
**ADMINISTRATIVE FIRE STATION #11,**  
**528 NW 2<sup>nd</sup> STREET,**  
**FORT LAUDERDALE, FL 33311**

<b>Board Members</b>	<b>Present/Absent</b>	<b>Cumulative Attendance</b>	
		<b>September 2022-August 2023</b>	
		<b>Present</b>	<b>Absent</b>
Ray Thrower, Chair	P	8	0
Edward Catalano	P	7	1
Linda Fleischman	P	6	0
Justin Greenbaum	P	7	1
Jason Hoffman	P	6	2
Shane Jordan	A	5	3
Christina Robinson	P	6	2
Scott Sheckman	A	3	3

At this time, there are 8 appointed members to the Board; therefore, 5 constitute a quorum.

**Staff:**

Cija Omengebar, CRA Planner/Liaison  
Clarence Woods, CRA Manager  
Carla Blair, Recording Secretary, Prototype Inc.

**Communication to the City Commission:**

**Motion** made by Mr. Greenbaum, seconded by Mr. Catalano to inform the City Commission that the CCRAB supports the proposed rezoning of the NW quadrant as presented at the Planning and Zoning Board meeting on November 16, 2022, to rezone the area: Powerline Road/NW 9<sup>th</sup> Avenue to the west, NW 16<sup>th</sup> Street to the north, NW 7<sup>th</sup> Avenue to the east, and NW 13<sup>th</sup> Street to the south to RM-15. On a voice vote, motion passed unanimously.

**I. Pledge of Allegiance**

Board members recited the pledge of allegiance.

**II. Call to Order & Determination of Quorum**

Chair Thrower called the meeting to order at 3:25 p.m. Roll was called, and it was noted that a quorum was present.

**III. Introduction of Board Members and Staff**

Board members and staff introduced themselves.

#### **IV. Approval of Meeting Minutes**

- Regular Meeting: March 1, 2023

**Motion** by Mr. Catalano, seconded by Mr. Hoffman to approve the minutes of the March 1, 2023 meeting. In a voice vote, motion passed unanimously.

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

##### **1. NE 4th Avenue Streetscape Project**

- a. Budget Amendment \$20,000

Ms. Omengebar said the bids were \$20,000 over budget, so they were amending the budget at the May 2 City Commission meeting. At the May 16 meeting, Procurement and Transportation and Mobility would have an agenda item to approve the contract. She later reminded the Board that they had seen the designs in July and October 2021. In November 2021, they had sent the designs to FDOT for permits and in July 2022 they had put a solicitation together for procurement.

##### **2. Façade and Landscape Program**

- a. Delegating Authority to the CRA Executive Director

Ms. Omengebar said she still had only two applications. At the May 2 City Commission meeting, they would approve a resolution allowing the CRA Executive Director [the City Manager] to approve the applications as they came in.

Ms. Omengebar explained to Mr. Catalano that the façade program did not cover roofs, and the landscaping program only covered the front to the property.

##### **3. Non-Residential Incentive Programs**

Ms. Omengebar said there was still some funding left and if they did not allocate it, they would request the City roll it over into next year.

##### **4. Rezoning Project**

- a. Phase 1: NWQ Proposal May 2, 2023 City Commission Adoption Meeting

Ms. Omengebar noted a lot had happened at City Hall since the storm on April 12. This item was originally scheduled for the Commission's May 2 meeting, but it was being moved and she did not have a confirmed date yet.

- b. Phase 2: Under Review Mixed Use District Proposal

Ms. Omengebar stated this was still in the hands of the consultants. They were talking with legal about adding more money to the contract so they could finish the proposal. Mr. Woods said the Planning and Zoning Board had heard from the community and made adjustments to address their concerns. The City Commission could accept the modifications or go back to what staff had recommended. He recalled some in the community did not want the rezoning but something needed to be done to improve the neighborhood and bring existing non-confirming uses into conformity.



Mr. Greenbaum suggested the Board send a Communication to the City Commission indicating they favored the original recommendation, and he wanted that communication to be given to the City Commission on the same day they would discuss the rezoning. Ms. Omengebar said this would be on a June City Commission agenda, but she did not know which one. Ms. Omengebar reminded the Board that they had made a recommendation for the RM-15 in October 2022.

Mr. Catalano pointed out that some people who had spoken at the public hearings and opposed the proposal did not live in the area.

#### **5. Streetlights Installation Project**

Ms. Omengebar stated they did not have the go-ahead yet for the City to absorb the electricity charges but since this happened all over the City, she did not feel it would be an issue. They were seeking a new price point because the original one was old.

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

**Motion** made by Mr. Greenbaum, seconded by Mr. Catalano to inform the City Commission that the CCRAB supports the proposed rezoning of the NW quadrant as presented at the Planning and Zoning Board meeting on November 16, 2022, to rezone the area: Powerline Road/NW 9<sup>th</sup> Avenue to the west, NW 16<sup>th</sup> Street to the north, NW 7<sup>th</sup> Avenue to the east, and NW 13<sup>th</sup> Street to the south to RM-15. On a voice vote, motion passed unanimously.

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

- May Regular CCRAB Meeting Discussion

Chair Thrower wished to postpone or cancel the May meeting. Ms. Omengebar noted they could call a meeting if needed.

**Motion** made by Mr. Catalano, seconded by Ms. Robinson to cancel the Board's May meeting. In a voice vote, motion passed unanimously.

- Miscellaneous

Board members discussed the future Board meeting location.

Ms. Robinson said the recent flooding damage was another opportunity to inform people about the grant program to help them repair their yards. Ms. Omengebar said she intended to redistribute brochures and flyers.

#### **IX. Adjournment**

There being no further business, the meeting was adjourned at 4:33 p.m.

The next meeting will be held on June 7, 2023.

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

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

- 1) NE 4<sup>th</sup> Avenue Streetscape Project
- 2) Façade & Landscape Program
- 3) Non-Residential Incentive Programs
- 4) Rezoning Project
  - Phase 1: NWQ Proposal June 6 2023 Second Reading
  - Phase 2: Under Review Mixed Use District Proposal
- 5) Streetlights Installation Project

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

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

- July 6 CCRAB Meeting Agenda Item Suggestions
- Miscellaneous

## **VIII. Adjournment**

**Ray Thrower  
CCRAB Chair**