



CITY OF FORT LAUDERDALE

APPROVED MINUTES
REGULAR MEETING MINUTES
CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD
WEDNESDAY, SEPTEMBER 6, 2023 – 3:30 PM
ADMINISTRATIVE FIRE STATION #11,
528 NW 2nd STREET,
FORT LAUDERDALE, FL 33311

| Board Members | Present/Absent | Cumulative Attendance September 2023-August 2024 | |
|--------------------|----------------|---|--------|
| | | Present | Absent |
| Ray Thrower, Chair | P | 1 | 0 |
| Edward Catalano | P | 1 | 0 |
| Linda Fleischman | P | 1 | 0 |
| Justin Greenbaum | P | 1 | 0 |
| Jason Hoffman | A | 0 | 1 |
| Christina Robinson | P | 1 | 0 |
| Nikola Stan | P | 1 | 0 |

At this time, there are 7 appointed members to the Board; therefore, 4 constitute a quorum.

Staff:

- Clarence Woods, CRA Manager
- Cija Omengebar, CRA Planner/Liaison
- Anthony Fajardo, Assistant City Manager
- Alfred Battle, Deputy Director, Department of Sustainable Development
- Mark Alvarez, consultant, Corradino Group (via Zoom)
- Vanessa Martin, CRA Business Manager
- Laura Reece, Director, Office of Management and Budget
- Tania Bailey-Watson, CRA Senior Administrative Assistant
- Carla Blair, Recording Secretary, Prototype Inc.

Others:

- Troy Liggett, president, Middle River Terrace Neighborhood Association
- Lin Morgan, president, South Middle River Civic Association
- Jaime Sturgis
- Rey Vivas
- Javier Concha
- Frank Scott
- Moshe Y
- Carlton Smith

Communication to the City Commission:

None

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 3:35 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: August 2, 2023

Motion by Mr. Catalano, seconded by Mr. Stan to approve the minutes of the August 2, 2023 meeting. In a voice vote, motion passed unanimously.

V. Rezoning Phase II Status Update

Mark Alvarez, consultant, Corradino Group, provided a Power Point presentation, a copy of which is attached to these minutes for the public record. Mr. Alvarez explained the Land Use Plan Amendment process. He said the Zoning Code must be consistent with the Comprehensive Plan. Where it was not possible to rezone because of the Comprehensive Plan, they could use Flex Units. Board members, Mr. Alvarez and Mr. Fajardo discussed utilizing Flex Units, Regional Activity Centers (RACs), and the affordable housing requirement. Mr. Fajardo said if they developed a mixed-use land use (which they did not currently have) and allocated Flex Units to that land use, they would only be available in that use area (the CRA).

Mr. Catalano said the proposal included NW 7th Avenue but he did not think that was a mixed-use street. Mr. Alvarez clarified that the mixed-use would only apply from Sunrise Boulevard up to NW 11 Street.

Ms. Fleishman asked how mixed-use would work and Mr. Alvarez stated often there would be vertical mixed use, where the ground floor would be commercial with residential and/or more commercial uses above. Mr. Fajardo said the scale would be similar to Flagler Village. Mr. Battle described how properties could be converted from residential to commercial, such as restaurants or art galleries. Chair Thrower thought the original vision was a “mini Flagler Village.”

Motion made by Mr. Catalano, seconded by Ms. Fleishman, to open discussion to the public. In a voice vote, motion passed unanimously.

Javier Concha said he lived on NE 3rd Avenue, between 13th and 11th Streets, and asked where the new boundary would be. He said the mixed-use would force him to move out. He wanted the City to build more single-family homes and parks. He suggested incentives

to owners to improve existing homes. Mr. Avarez stated both sides of NE 3rd Avenue would be mixed-use between Sunrise and 11th Street, and between 11th Street and 13th Street, only the east side of NE 3rd Avenue would be mixed-use.

Troy Liggett stated the Middle River Terrace Neighborhood Association supported the work of the CRA. He noted the neighborhood had changed in the 10 years since the CRA was set up to do the rezoning. He said 13th Street was 80% redeveloped already and they did not want it to be like Flagler Village. Mr. Liggett claimed Mr. Alvarez was creating a plan based on "somebody else's notes and no neighborhood input." He distributed a map he called "the consensus plan" that the neighborhoods agreed with and described their ideas for rezoning.

Lin Morgan stated the South Middle River Civic Association felt the rezoning between NE 4th Avenue and Powerline Road was needed to improve their blight and crime issues. She said they did not feel included in the conversations though. Development between Sunrise Boulevard and 11th Avenue was a must.

Rey Vivas said there were multiple issues in fostering development. He discussed development he was planning and said there was a shortage of Flex Units. He stated the required parking now did not make sense.

VI. Central City Budget Discussion - Vanessa Martin, CRA Business Manager
Ms. Martin had distributed a budget package to Board members. She stated the adopted fiscal year 2024 budget was a total of \$1,061,800, \$658,00 of which was for incentives.

Laura Reece, Office of Management and Budget Director, described how the CRA was funded and how it had changed over the years, as taxable values grew. She stated at the end of 2022, the CRA's estimated fund balance was approximately \$880,000. They estimated the amount left in the budget at the end of 2023 would be \$1.4 million, so the - estimated available balance would be approximately \$2.2 - \$2.3 million. Mr. Catalano asked if they could increase the size of the CRA and Mr. Fajardo said this was possible, but it was an extensive process and cost money. Mr. Woods said this would also take considerable time.

Ms. Martin stated in November, she would have more accurate numbers to provide the Board.

VII. Communication to City Commission
None

VIII. Motion to Reschedule Oct. 4th Meeting

Alternative Dates:

- 1) Monday, October 9th
- 2) Wednesday, October 11th

Motion made by Mr. Catalano, seconded by Mr. Stan, to schedule the Board's next meeting for Monday, October 9. In a voice vote, motion passed unanimously.

IX. Old/New Business

- Miscellaneous
 - Streetlight Installation Project

Ms. Omengebar stated they had \$12,000 in the budget for this but they needed \$28,000. She hoped they would have the additional funds after Ms. Martin cleaned up the budget in November.

- Façade And Landscape Update

Ms. Omengebar reported they still had \$150,000 in the budget for this. They had concentrated on residential properties on Northwest 5th Avenue between NW 11th Street and Sunrise Boulevard. They wanted to see how much interest there was before expanding the program to other streets.

- North 4th Ave. Project flyer

Ms. Omengebar said the project had started the previous day and would take approximately one year to complete. Since there was no road work taking place, she said only the bike lane would be blocked.

- November Special Meeting (contingent on budget clean up)

Ms. Omengebar would schedule a special meeting only if the budget cleanup was not completed in time for their regular meeting.

- Caution Sunshine Law Violation

Ms. Omengebar asked everyone to review the information provided in the backup. She cautioned Board members that they could only discuss items at their public meetings.

- October 9 Agenda Suggestions
 - Ms. Omengebar stated the October meeting would be at the CRA building.
 - Discuss and Prioritize November topics
 - Mr. Stan wished to discuss Mr. Liggett's "consensus plan" the neighborhoods had agreed to for rezoning.

IX. Adjournment

There being no further business, the meeting was adjourned at 5:31 p.m.

The next meeting will be held on October 9, 2023.