



CITY OF FORT LAUDERDALE

APPROVED MINUTES  
REGULAR MEETING MINUTES  
CITY OF FORT LAUDERDALE  
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD  
WEDNESDAY, JANUARY 10, 2024 – 3:30 PM  
CRA OFFICE - 2nd FLOOR CONFERENCE ROOM  
914 SISTRUNK BOULEVARD  
FORT LAUDERDALE, FL 33311

Board Members	Present/Absent	Cumulative Attendance September 2023-August 2024	
		Present	Absent
Ray Thrower, Chair	P	5	0
Edward Catalano	P	5	0
Linda Fleischman	P	5	0
Justin Greenbaum	P	5	0
Guy Kempe	P	2	0
Christina Robinson, Vice Chair	P	5	0
Carlton Smith	P	4	0
Nikola Stan	P	5	0

**Staff:**

Cija Omengebar, CRA Planner/Liaison  
Tania Bailey-Watson, CRA Senior Administrative Assistant

**Others:**

Troy Liggett, Middle River Terrace Neighborhood Association President

**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 3:36 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: December 6, 2023

**Motion** by Mr. Catalano, seconded by Mr. Smith to approve the minutes of the December 6, 2023 meeting. In a voice vote, motion passed unanimously.

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

### **1. Commercial Incentives Program**

Ms. Omengebar explained she received a lot of calls from prospective applicants and pointed out that it took time to fill out the application. She added that she was still working with Call of Africa on their application and would be presenting it soon.

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

Ms. Omengebar reminded the Board of discussions in the past to open the program to the entire area but said there did not seem to be much interest in it. She added that she and Ms. Robinson had distributed door knockers on NW 3rd Street and she had only received a couple of calls and one application as a result. She reported that the owner of the house across the street from the recently completed project on NW 4<sup>th</sup> Avenue was using the program for landscaping work to replace gravel. In total, there were four current applications.

Mr. Stan asked the reasons an application would be denied. Ms. Omengebar explained they had not denied any application, adding they still had funding and may consider doing another mailer to the entire area. Applications would be managed on a first come first served basis.

Mr. Smith asked if there was an application available online. Ms. Omengebar said there was and agreed to send the link to Board members.

### **3. NE 4<sup>th</sup> Avenue Streetscape Improvement Project**

Ms. Omengebar said this was supposed to have been completed by the end of 2023 but it was not. The project manager had promised it would be completed in the next couple of months. Mr. Catalano said whenever he went by, he did not see anyone working. He noted how difficult this situation was for the nearby merchants.

### **4. Rezoning Project**

Ms. Omengebar said they were still working on editing the presentation to incorporate input. She anticipated it would be presented at the Board's February 7 meeting. If it was not ready by then, she suggested they postpone the February 7 meeting, which may require changing the location as well. They would also take more feedback at the February 7 presentation. Board members and Ms. Omengebar discussed the public presentation/input process.

Chair Thrower noted there would always be some opposition but he hoped they could reach an agreement. Ms. Omengebar said they must ensure they performed due diligence.

Mr. Catalano noted that many people opposed to the plan did not live in the area.

Ms. Omengebar was very hopeful they could present something to the City Commission by this summer.

5. Road Closure Lights Installation Project

Mr. Omengebar said a budget amendment had been approved for \$90,000. She would now contact Parks and Recreation and FPL regarding the pole, which might be slightly more expensive now. Chair Thrower noted the streetlights were all in the sidewalk right-of-way and had nothing to do with the road closure.

**VI. Communication to City Commission**

None

**VII. Old/New Business**

- February 7 Agenda Recommendations
  1. Rezoning Alternate Proposal Presentation

Ms. Omengebar wanted to limit the agenda to the presentation to allow as much time as possible for it.

- Miscellaneous

Ms. Omengebar wished to discuss the CRA funding approval from the previous day. She stated \$1.3 million was for capital improvement projects, including infrastructure. Ms. Omengebar would provide a presentation in March on the redevelopment plan. She recalled staff wanting to hire a consultant to create design standards. This would also involve community meetings. She stated staff would work to set expectations about what could and could not be done prior to the community meetings. She would also determine all projects the City planned for the entire area.

Mr. Greenbaum wished to avoid doing work in areas where new development would make the developers responsible.

Mr. Catalano wanted to know where the City planned sidewalks and Ms. Omengebar agreed to invite someone to make a presentation to the Board.

Mr. Catalano said Board members should go through their areas to determine what projects the funds could be used for.

Ms. Robinson thought they could increase the budget for the residential incentives program and expand it to Middle River Terrace. She said she would love to have speed bumps installed.

**Motion** by Mr. Smith, seconded by Mr. Kempe, to hold a special meeting to discuss what could be done with the CIP funds so they could advise the City Commission within the 90 days.

Chair Thrower said they could dedicate the March 6 meeting to this discussion and Mr. Smith withdrew his motion. He suggested allowing Ms. Omengebar time to determine what the funds could be used for and they could reschedule the March meeting.

**VIII. Adjournment**

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

The next meeting will be held on February 7, 2024.