

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

**DATE: WEDNESDAY, APRIL 3, 2024**

**TIME: 3:30 P.M**

**LOCATION: CRA OFFICE, 2<sup>ND</sup> FLOOR CONFERENCE ROOM  
914 NW 6 STREET, SUITE 200, FORT LAUDERDALE, FL 33311**

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|-------|--|--|
| I.    | The Pledge of Allegiance   | Troy Liggett<br>Chair  |
| II.   | Call to Order & Determination of Quorum  | Troy Liggett<br>Chair  |
| III.  | Approval of Minutes<br>February 22, 2024 Special Workshop<br>March 6, 2024 Regular Meeting   | Troy Liggett<br>Chair  |
| IV.   | Chair and Board Member Reports   |  |
| V.    | Live Local & Affordable Housing Discussion   | Adam Schnell<br>Urban Planner III<br>Urban Design &<br>Development |
| VI.   | Capital Improvement Project Discussion   | Cija Omengebar<br>CRA Planner                                      |
| VII.  | Redevelopment Plan Amendment Discussion  | Cija Omengebar<br>CRA Planner                                      |
| VIII. | Programs and Project Updates<br>1) Commercial Incentive Program<br>2) Façade and Landscape Program<br>3) NE 4 <sup>th</sup> Avenue Improvement Project<br>4) Rezoning Project<br>5) Road Closure Lights Installation Project | Cija Omengebar<br>CRA Planner                                      |
| IX.   | Old/New Business<br>• Miscellaneous<br>• May Agenda Recommended Items<br>1. Rezoning Proposal Permitted Uses Presentation  | Cija Omengebar<br>CRA Planner                                      |
| X.    | Communication to City Commission   | Troy Liggett<br>Chair  |
| XI.   | Adjournment  | Troy Liggett<br>Chair  |

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**THE NEXT CCRAB REGULAR MEETING WILL BE HELD ON WEDNESDAY – MAY 1, 2024**

**Ordinance No. C-13-08 purpose and duties of the board:** (a) to review the Plan for the Central City CRA and recommend any

changes to the plan; (b) to 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 CRA; (c) to receive input from members of the public interested in redevelopment of the Central City CRA and to report such information to the City Commission sitting as the Community Redevelopment Agency.

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**

**Troy Liggett  
Chair**

*"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**

**Troy Liggett  
Chair**

**III. Approval of Minutes  
February 22, 2024 Special Workshop  
March 6, 2024 Regular Meeting**

**Troy Liggett  
Chair**

**IV. Chair and Board Member Reports**

**Members**



CITY OF FORT LAUDERDALE

**DRAFT**  
**WORKSHOP MEETING MINUTES**  
**CITY OF FORT LAUDERDALE**  
**CENTRAL CITY REDEVELOPMENT ADVISORY BOARD**  
**WEDNESDAY, FEBRUARY 22, 2024 – 3:00 PM**  
**CRA OFFICE - 2nd FLOOR CONFERENCE ROOM**  
**914 SISTRUNK BOULEVARD**  
**FORT LAUDERDALE, FL 33311**

<b>Board Members</b>	<b>Present/Absent</b>
Edward Catalano	P
Linda Fleischman	A
Justin Greenbaum	A
Troy Liggett	P
Christina Robinson, Vice Chair	P
Carlton Smith	A
Nikola Stan	P

**Staff:**

Anthony Fajardo, Assistant City Manager  
Clarence Woods, CRA Manager  
Cija Omengabar, CRA Planner/Liaison  
Tania Bailey-Watson, CRA Senior Administrative Assistant  
Vanessa Martin, CRA Business Manager  
Karen Warfel, Transportation and Mobility Division Manager  
Judy Erickson, Land Transportation Planner

**Others:**

Randall Klett  
Carla Blair, Recording Secretary, Prototype Inc.

**Communication to the City Commission:**

None

**I. Pledge of Allegiance**

Board members recited the pledge of allegiance.

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

Vice Chair Robinson called the meeting to order at 3:10 p.m. Roll was called, and it was noted that a quorum was present.

**III. Working Toward a Capital Improvement Plan**

Ms. Omengabar gave a Power Point presentation, a copy of which is attached to these minutes for the public record.

Mr. Klett asked about code enforcement and Mr. Woods said the CRA was not responsible for any code enforcement, but they could help businesses address their code enforcement issues and bring a property into compliance. Ms. Robinson said the residential façade program could help homeowners with such issues as well. They could also put out flyers educating owners about code compliance. Mr. Klett suggested changing the word “enforcement” to “compliance” to avoid confusion.

Mr. Fajardo said the City’s Comprehensive Plan had been updated in the last few years, in a process that involved the County and State. He noted there was no longer a requirement to update it on a specific cycle. Mr. Fajardo noted this would only affect the CRA land use sections.

Ms. Martin discussed the annual budget. Mr. Stan suggested broadening the residential incentives to help residents keep their properties code compliant, such as including the construction of trash enclosures. Ms. Omengebar said this change would require more discussion with the full Board. Mr. Liggett said he would rather dedicate funding for capital projects instead of incentives. Mr. Catalano was concerned about getting projects approved before the end of the fiscal year. Ms. Robinson noted how long a project could take to complete but this had given her the initiative to drop off flyers in the neighborhood to encourage people to take advantage of the programs. She said the Board should do a better job of getting residents to apply. Mr. Fajardo suggested code enforcement officers could distribute flyers while doing their rounds.

Mr. Liggett asked if \$150,000 for residential out of \$941,000 total incentives was a hard cap. Mr. Woods said the Board had decided on this number in previous discussion. Ms. Omengebar said this did not mean the residential program would always be \$150,000. Mr. Liggett wished to increase the amount for residential. Ms. Martin said if they wanted more funds for the façade program, she could do a budget transfer.

Ms. Warfel asked the Board to indicate their priorities. She and Ms. Omengebar would also canvas the neighborhoods for their input and then investigate cost estimates. Board members prioritized lighting and sidewalks. After they canvased the neighborhoods, Ms. Warfel said they would return to the Board with ideas for capital projects in the high priority categories. She anticipated this would take a few months. Ms. Omengebar said after ranking the project types, they would identify the streets they wanted to focus on. Mr. Liggett requested staff provide the Board with a timeline at the next meeting so they could stay on track but Mr. Fajardo said they would not have sufficient data yet. He suggested the HOAs could have a group meeting for the priorities exercise. Mr. Liggett wished to send an email to HOA members with the priorities exercise. He also wanted to invite business owners to attend the Central City Alliance meeting on Monday, March 4 to provide input.

Board members discussed what would happen if a project’s cost increased significantly and Mr. Woods said the applicant could come back to the Board to request additional funding.

#### **IV. Old/New Business**

- **Budget Clarification**

Discussed earlier.

- **Redevelopment Plan Amendment**

Mr. Liggett said the Plan was last updated in 2018 and it should be updated every five years. He suggested setting aside \$50,000 - \$100,000 for this. Mr. Woods agreed they should consider updating it but he wanted to wait until they accomplished the rezoning. He said the redevelopment plan should have illustrative, not specific examples of projects to allow them to pivot.

Ms. Omengebar recommended tabling the discussion until at least April.

- **Miscellaneous**

None

#### **V. Adjournment**

There being no further business, the meeting was adjourned at 5:10 p.m.

The next regular meeting will be held on March 6, 2024.



CITY OF FORT LAUDERDALE

**DRAFT**  
**REGULAR MEETING MINUTES**  
**CITY OF FORT LAUDERDALE**  
**CENTRAL CITY REDEVELOPMENT ADVISORY BOARD**  
**WEDNESDAY, MARCH 6, 2024 – 6:00 PM**  
**HOLIDAY PARK 1150 G. HAROLD MARTIN DRIVE**  
**FORT LAUDERDALE, FL 33304**

<b>Board Members</b>	<b>Present/Absent</b>	<b>Cumulative Attendance</b>	
		<b>September 2023-August 2024</b>	
		<b>Present</b>	<b>Absent</b>
Troy Liggett, Chair	P	2	0
Carlton Smith, Vice Chair	P	6	0
Edward Catalano	P	7	0
Linda Fleischman	P	7	0
Justin Greenbaum	P	7	0
Christina Robinson	P	6	1
Nikola Stan	P	7	0

**Staff:**

Cija Omengebar, CRA Planner/Liaison  
Clarence Woods, CRA Manager  
Anthony Fajardo, Assistant City Manager  
Alfred Battle, Deputy Director, Development Services Department  
Lorraine Tappen, Principal Urban Planner  
Karlanne Devonish, Principal Planner II

**Others:**

Joseph Corradino, Corradino Group (Planning firm)  
James LaBrie, Poinsettia Heights Civic Assn.  
Ray Thrower, South Middle Risk  
Lorraine Saunders, SMRCA  
Randall Klett  
Tim Smith  
Karen Cruitt, Recording Secretary, Prototype Inc.

**Communication to the City Commission:**

None

**I. Pledge of Allegiance**

Board members recited the pledge of allegiance.

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

The meeting was called to order at 6:10 p.m. Roll was called, and it was noted that a quorum was present.

### III. Election of Officers

Mr. Smith nominated Mr. Liggett for Chair, seconded by Mr. Catalano. In a show of hands vote, **motion passed** 5-2 with Ms. Robinson and Mr. Greenbaum opposed.

Mr. Greenbaum nominated Ms. Robinson for Chair, seconded by Ms. Robinson. In a show of hands vote, **motion failed** 2-5 with Mr. Catalano, Ms. Fleischman, Mr. Smith, Mr. Stan and Mr. Liggett opposed.

Mr. Greenbaum nominated Ms. Robinson for Vice Chair, seconded by Ms. Fleischman. In a show of hands vote, **motion failed** 2-5 with Ms. Robinson, Mr. Catalano, Mr. Smith, Mr. Stan and Mr. Liggett opposed.

Mr. Stan nominated Mr. Smith for Vice Chair, seconded by Mr. Catalano. In a show of hands vote, **motion passed** 4-3 with Ms. Robinson, Ms. Fleischman, and Mr. Greenbaum opposed.

Ms. Robinson nominated Mr. Greenbaum for Vice Chair, seconded by Mr. Catalano. In a show of hands vote, **motion failed** 3-4 with Ms. Fleischman, Mr. Smith, Mr. Stan and Mr. Liggett opposed.

### IV. Approval of Meeting Minutes

- Regular Meeting: February 7, 2024

**Motion** by Mr. Catalano, seconded by Mr. Smith to approve the minutes of the February 7, 2024 meeting. In a voice vote, motion passed unanimously.

### V. Central City Rezoning Update

Karlanne Devonish, Principal Planner II and Lorraine Tappen, Principal Urban Planner

Mr. Catalano asked about grandfathering for an existing application and Mr. Fajardo explained that an entitlement was valid for a period of time, which was dictated by City Code and the State.

Mr. Greenbaum asked why the boundary for the CC-MUD on the updated proposal had moved down from Sunrise Blvd. and 11<sup>th</sup> Street compared to the 2023 proposal. Mr. Fajardo said there was a conflict with the underlying land use. They had moved that boundary down so they could rezone the parcels that were consistent with the underlying land use. In Phase III, they would concurrently go through the land use amendment process and rezone.

Mr. Smith asked if the height of a story had been established and Mr. Fajardo stated there was no strict number but it was typically 10 feet.

Chair Liggett asked about the depths of lots on Sunrise and 4<sup>th</sup> Avenue and Mr. Fajardo said once the land use was amended, property owners could request deeper rezoning or



the Board could recommend rezoning 4<sup>th</sup> Avenue. Mr. Fajardo explained to Chair Liggett that mixed use was not required on NE 4<sup>th</sup> Avenue and NE 13<sup>th</sup> Street. He said the goal was to encourage activating the ground floor level, not to dictate uses. Chair Liggett asked about the proposed new setbacks and Mr. Fajardo said for B1, B2 and B3, front setbacks were five feet, and side and rear were zero if up against another commercial property and 15 feet when against a residential property.

## **VI. Public Comments**

James LaBrie, Vice President of Poinciana Heights Civic Association, said he had been shocked to learn that the height limit for this intersection was 150 feet, or approximately 15 stories. He believed this would create a canyon on 13<sup>th</sup> Street. Mr. Greenbaum pointed out that 150 feet was currently permitted but the renderings of shorter buildings were what was being proposed. Mr. Fajardo said the new zoning would allow 105 feet by right, up to 125 feet with Planning and Zoning Board approval and up to 150 with incentives.

Ray Thrower, former CCRAB Chair, suggested adding a footnote regarding the RD-15 and RMM-25 districts included in the rezoning to indicate this would be in phase III. Mr. Thrower asked about the requirements being used in other areas in the City and Mr. Fajardo said they had noted several of these had been accepted by developers and were successful elsewhere in the City. Mr. Thrower asked about CC-MUD and Ms. Devonish said this zoning did not allow restaurants by right and had higher parking requirements. Mr. Thrower asked if a new nightclub would be allowed and Mr. Fajardo said staff could bring a more complete list of permitted uses and they could discuss nightclubs. Mr. Thrower asked the difference between affordable housing and workforce housing and Mr. Fajardo said Broward County considered them the same thing but workforce housing applied to 160% of the median family income. Mr. Battle said affordable housing applied to between 30-60% of the median family income up to 80%. Anything over 80% was usually defined as workforce.

Randall Klett was concerned about lot depths and asked if a developer could build a 100-foot-tall building on a lot that was 125 feet deep. Mr. Fajardo thought this would be too shallow. Mr. Klett thought the rezoning on NE 4<sup>th</sup> Ave. and NE 13<sup>th</sup> Street without the underlying land use changes did not provide much incentive. Mr. Fajardo thought it did if they made the process simpler and noted that individual property owners could initiate a land use change on their own. Phase III of the rezoning would include the Comprehensive Land Use Amendment. He stated the timeline depended on funding and would take approximately one year.

Tim Smith said most people wanted redevelopment but did not want this area to be like Flagler Village. He noted that the RMM-25 was the worst part of the neighborhood. He agreed they needed to provide incentives for redevelopment, including new affordable housing for people who currently lived in the existing multifamily buildings. Around the outskirts, they should build taller buildings with restaurants. He also felt that affordable housing should be built City-wide, not concentrated in one area. Mr. Smith did not feel Phase II was accomplishing that goal.

Lorraine Saunders asked why they had not done the land use first and Mr. Fajardo explained that the scope of work with the consultant had changed and they had been focused on rezoning.

## **VII. Advisory Board Discussions**

Chair Liggett thought the Board had consensus for this to happen soon. He asked Mr. Fajardo how close to final concept the Board needed to be for Mr. Fajardo to begin writing the ordinance. Mr. Fajardo said the core material was there and he thought they could produce an ordinance by May. After a Board recommendation, this would be discussed with the City Commission, followed by the Planning and Zoning Board and two public hearings before the City Commission. If all went well, he thought they could have an ordinance adopted by the second or third quarter of 2024.

Mr. Greenbaum thought the Live Local Act would override any restrictions they tried to put on building height and Mr. Fajardo explained how the Live Local Act affected heights and said they were unsure if it applied to a Regional Activity Center [RAC], which had no height limitation. He said there was a pending amendment to the Live Local Act that would lower heights. Mr. Greenbaum thought the entire area would become affordable/workforce housing because of the price of land, the incentives, and the proximity to Downtown. Mr. Fajardo said this would only apply to areas in the RAC that currently allowed Mixed Use. He agreed to create a summary to distribute. Mr. Greenbaum stated the Live Local Act was effectively negating the Board's work debating building heights.

Ms. Fleischman said she liked what she was hearing and wanted to move forward. She felt they needed the impetus of the City's plan to encourage new businesses on NE 13<sup>th</sup> Street.

Mr. Stan asked if they could rezone the RMM-25 to exempt areas from the Live Local Act and Mr. Fajardo thought they could downzone it but that would be a significant change from what was permitted today. He thought this would cause problems. Mr. Stan felt the design restrictions would make a difference. He favored moving forward.

Ms. Robinson asked if the depth on NE 13<sup>th</sup> Street in front of the RMM-25 was sufficient for high-density, tall buildings and Mr. Greenbaum agreed this had been hampering development. Ms. Robinson said they should not be that concerned about the height, since the depth there would not support it. She stated Chair Liggett had indicated that this Board was not the same group of people as those who had started the rezoning process and that their ideas were not the same. Chair Liggett said he had read documents regarding what had happened in 2018 and 2019 and said when they polled people at workshops, 80% had indicated they wanted buildings to be five stories or less. Other than that, he thought the people working on it now were on the same page. Ms. Robinson said they no longer needed to discuss the past not aligning with today.

Mr. Smith asked people in attendance what the original vision had been, including the maximum height. Tim Smith thought the north side of NE 13<sup>th</sup> Street would not be changed. South of 13<sup>th</sup> Street, they envisioned three-story buildings with retail/residential. Toward 11<sup>th</sup> Street, buildings would be four to five stories and on Sunrise, buildings might be 12 stories. He thought staff was smart enough to make this work, even with new State laws.

Mr. Smith asked about hearing the City Commission's thoughts prior to making a recommendation and Mr. Fajardo said this would be best handled at a joint workshop with the City Commission.

Ms. Robinson wished they could see the renderings the consultant had done, which included art studio/living space and Green roofs. She thought if they saw what NE 13<sup>th</sup> Street could look like, they may not be so concerned about height.

Mr. Catalano said he had been working on this since 2016 and recalled people being taken aback by the building heights on Sunrise and in some neighborhoods. He said now, people were more concerned with making the neighborhood walkable and bikeable. He wanted the land use amendment soon because he thought Sunrise Boulevard would not be developed until then. He favored the current proposal and moving quickly with the Land Use Amendment.

Chair Liggett asked if they could start the Land Use Amendment immediately, since the CRA had set aside \$180,000 for it. Mr. Battle said they needed consensus on what they wanted the zoning to be. The recommendation should also include a Land Use Amendment application. Chair Liggett asked if they could have the recommended heights south of 11<sup>th</sup> Street and limiting height to 80 feet up the 4<sup>th</sup> Avenue corridor, and do what the Central City Alliance had unanimously recommended for across NE 13<sup>th</sup> Street, matching the heights in the RMM-25 at 55 feet. Mr. Fajardo said this was possible but it would require creating two other zoning districts. Ms. Robinson wanted to see the addresses of the Central City Alliance members who made that recommendation. She noted that only three members of the CCRAB actually lived in the CRA. She said many people who owned property in that neighborhood were Haitian and were not familiar with this type of process.

Mr. Catalano discussed how well attended workshops and meetings about this had been in the past and noted that the longer this went on, the fewer people participated.

Chair Liggett passed the gavel to Mr. Smith in order to make a motion.

**Motion** by Mr. Liggett, seconded by Mr. Stan:

To move the plan forward as presented, with the heights as proposed for all property south of 11<sup>th</sup> Street; on all property facing NE 4<sup>th</sup> Avenue the maximum height is 80 feet and for the remaining property north of NE 11<sup>th</sup> Street, the maximum height is 55 feet.

Mr. Greenbaum requested to amend the motion to include that the CRA Board would allocate the funds required to begin the Land Use Amendment process. Mr. Catalano seconded the amendment and neither Mr. Liggett nor Mr. Stan objected.

Mr. Fajardo said once the zoning ordinance changed, properties were subject to the new ordinance. A property owner could request previous zoning, but this was rare.

Ms. Devonish restated the motion:

To move the plan forward as presented for the areas south of 11<sup>th</sup> Street to Sunrise Blvd., with heights of 105 feet, 125 feet, up to 150 feet; along the NE 4<sup>th</sup> Avenue corridor, the maximum height would be 80 feet; along NE 13<sup>th</sup> Street the maximum height would be 55 feet and also the areas along the east side, such as along the FEC railroad; and for the CRA to allocate funds for the Land Use Amendment. In a roll call vote **motion passed 5-2** with Ms. Robinson and Mr. Smith opposed.

Mr. Fajardo said there would be three different zoning districts to accommodate these changes and he thought this could be done by June. Staff would also perform additional outreach.

#### **VIII. Communication to City Commission**

None

#### **IX. Old/New Business**

- April Agenda Recommendations
  - a. Redevelopment Plan Discussion

Chair Liggett said there were issues with the 4<sup>th</sup> Ave. streetscape project and asked for a report including a timeline.

Chair Liggett wanted to begin discussion of capital projects at the next meeting. Ms. Omengebar said the survey would close next week and she would work with Transportation and Mobility to prepare something for the Board.

#### **X. Adjournment**

There being no further business, the meeting was adjourned at 8:37 p.m.

The next meeting will be held on April 6, 2024.

**V. Live Local & Affordable Housing Discussion**

**Adam Schnell  
Urban Planner III  
Urban Design &  
Development**

**VI. Capital Improvement Project Discussion**      **Cija Omengebar  
CRA Planner**

Supporting Documents:

- Prioritizing Types of Projects Overview
- Online survey exercise and results
- Location needs documentation
- Memorandum 24-014

**VII. Redevelopment Plan Amendment Discussion**

## PRIORITIZING TYPES OF PROJECTS OVERVIEW

TYPES OF PROJECTS	Online Survey (57) RANKING						POINTS
	R1	R2	R3	R4	R5	R6	
Roadway Lighting	14	16	15	8	6	0	<b>268</b>
Traffic Calming	8	7	9	23	9	4	<b>210</b>
Underground Utilities	16	8	5	16	8	5	<b>201</b>
Landscaping	3	17	8	16	13	3	<b>212</b>
Pedestrian Pathways/Sidewalk	19	12	22	5	2	0	<b>281</b>
Gateway Markers	0	0	1	3	25	31	<b>94</b>

A total of 75 respondents started the survey and only 57 completed it. The data was analyzed using the preferred methodology for ranking. The project types are assigned a numerical value to each ranking: (6) points for top choice, (5) points for second choice, and so forth, down to 1 point for the least choice. Each ranking data is then multiplied by the assigned point value and added to determine the points for each project type. The CCRAB and SMRCA dot exercise results were added to the ranking points to determine the top priorities.

DOT EXERCISE	CCRAB 4 VOTES PER 4	SMRCA MEETING 5 VOTES PER 25	TOTAL
Roadway Lighting	7	25	<b>32</b>
Traffic Calming	4	33	<b>37</b>
Underground Utilities	2	6	<b>8</b>
Landscaping	1	16	<b>17</b>
Pedestrian Pathways/Sidewalk	6	38	<b>44</b>
Gateway Markers	0	7	<b>7</b>

	Total Points	PRIORITY
Roadway Lighting	<b>300</b>	<b>2</b>
Traffic Calming	<b>247</b>	<b>3</b>
Underground Utilities	<b>209</b>	<b>5</b>
Landscaping	<b>229</b>	<b>4</b>
Pedestrian Pathways/Sidewalk	<b>325</b>	<b>1</b>
Gateway Markers	<b>101</b>	<b>6</b>

**From:** [Cija Omengebar](#)  
**To:** [Cija Omengebar](#)  
**Subject:** FW: CRA Prioritizing Capital Improvement Project Types Survey  
**Date:** Tuesday, March 12, 2024 3:45:18 PM  
**Attachments:** [CENTRAL CITY REDEVELOPMENT AREA BOUNDARY.pdf](#)  
**Importance:** High

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Good afternoon neighborhood Leaders,

This survey closes at noon tomorrow. Please help me inform our neighbors that there is still time to complete the survey if they have not done so.

[ftlcity.info/crasurvey](http://ftlcity.info/crasurvey)

Thank you.

Regards,



**CIJA OMENGEBAR, FRA-RP**  
**City of Fort Lauderdale**  
**Community Redevelopment Agency**  
**914 Sistrunk Boulevard, Suite 200**  
**Fort Lauderdale, FL 33311**  
**P 954-828-4776**  
**E [comengebar@fortlauderdale.gov](mailto:comengebar@fortlauderdale.gov)**

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**From:** Cija Omengebar  
**Sent:** Wednesday, February 28, 2024 12:59 PM  
**To:** Cija Omengebar <[COMengebar@fortlauderdale.gov](mailto:COMengebar@fortlauderdale.gov)>  
**Subject:** CRA Prioritizing Capital Improvement Project Types Survey  
**Importance:** High

Good afternoon Neighborhood Leaders,

The Central City Redevelopment Advisory Board (CCRAB) held a special workshop on February 22, 2024 to discuss plans for funding amount totaling \$1.3 million dedicated for capital improvement projects. Part of that discussion included prioritizing project types such as: landscaping, roadway lighting, gateway markers, traffic calming improvements, pedestrian pathways and sidewalks, as well as underground utilities.

The CRA also wants to hear from you. We are conducting a survey to identify and prioritize potential capital improvement projects in the Central City Redevelopment Area. The goal of this survey is to gather feedback about the types of improvements you would like to see accomplished first.

**Please share the survey link with your organization membership. The survey will close on Wednesday - March 13, 2024.**



[ftlcity.info/crasurvey](http://ftlcity.info/crasurvey)

The Central City Redevelopment Area boundary map is attached for reference. Potential projects to be considered must be within this boundary area.

Let me know if you have any questions.

Regards,



**CIJA OMENGEBAR, FRA-RP**  
**City of Fort Lauderdale**  
**Community Redevelopment Agency**  
**914 Sistrunk Boulevard, Suite 200**  
**Fort Lauderdale, FL 33311**  
**P 954-828-4776**  
**E [comengebar@fortlauderdale.gov](mailto:comengebar@fortlauderdale.gov)**



## Help us improve the future of Fort Lauderdale!

The Community Redevelopment Agency (CRA) is conducting a survey to identify and prioritize potential capital improvement projects in the Central City Redevelopment Area. The goal of this survey is to gather feedback about the types of improvements you would like to see accomplished first.

This survey will take approximately 3 minutes to complete. Please submit the survey only once. If it is taken multiple times as evident by your IP web address, we will only use the last survey entry only.

Next





## Central City Redevelopment Area Survey

Below are six types of projects the CRA is considering. Please rank the project type in order, with 1 being the most important and 6 the least important. \*

[How to rank using the keyboard >](#)

1st

⌘ Roadway lighting

2nd

⌘ Landscaping

3rd

⌘ Pedestrian pathways and sidewalks

4th

⌘ Traffic calming improvements

5th

⌘ Gateway markers

6th

⌘ Underground utilities (drainage, water, sewer)

**Select an answer that best describes you: \***

- I live in Central City Area
- I work in Central City Area
- I live and work in Central City Area
- I operate a business in Central City Area
- I live, work, operate a business, and own property in Central City Area
- I do not live, work or own in the area but frequent the area often



Previous

Next



## Central City Redevelopment Area Survey

Are you the only person in your household completing this survey? \*

Yes

No



Previous

Next



## Help us improve the future of Fort Lauderdale!

Please select how many other individuals in your household will complete this survey. \*

1

2

Other (please specify)



Previous

Next



## Help us improve the future of Fort Lauderdale!

In which neighborhood in or near Central City Area do you live? \*

- Lauderdale Manors
- South Middle River
- Middle River Terrace
- Poinsettia Heights
- Lake Ridge
- I do not live in any of these neighborhoods but frequent the area.

Is there any additional feedback related to this topic that you'd like to include?

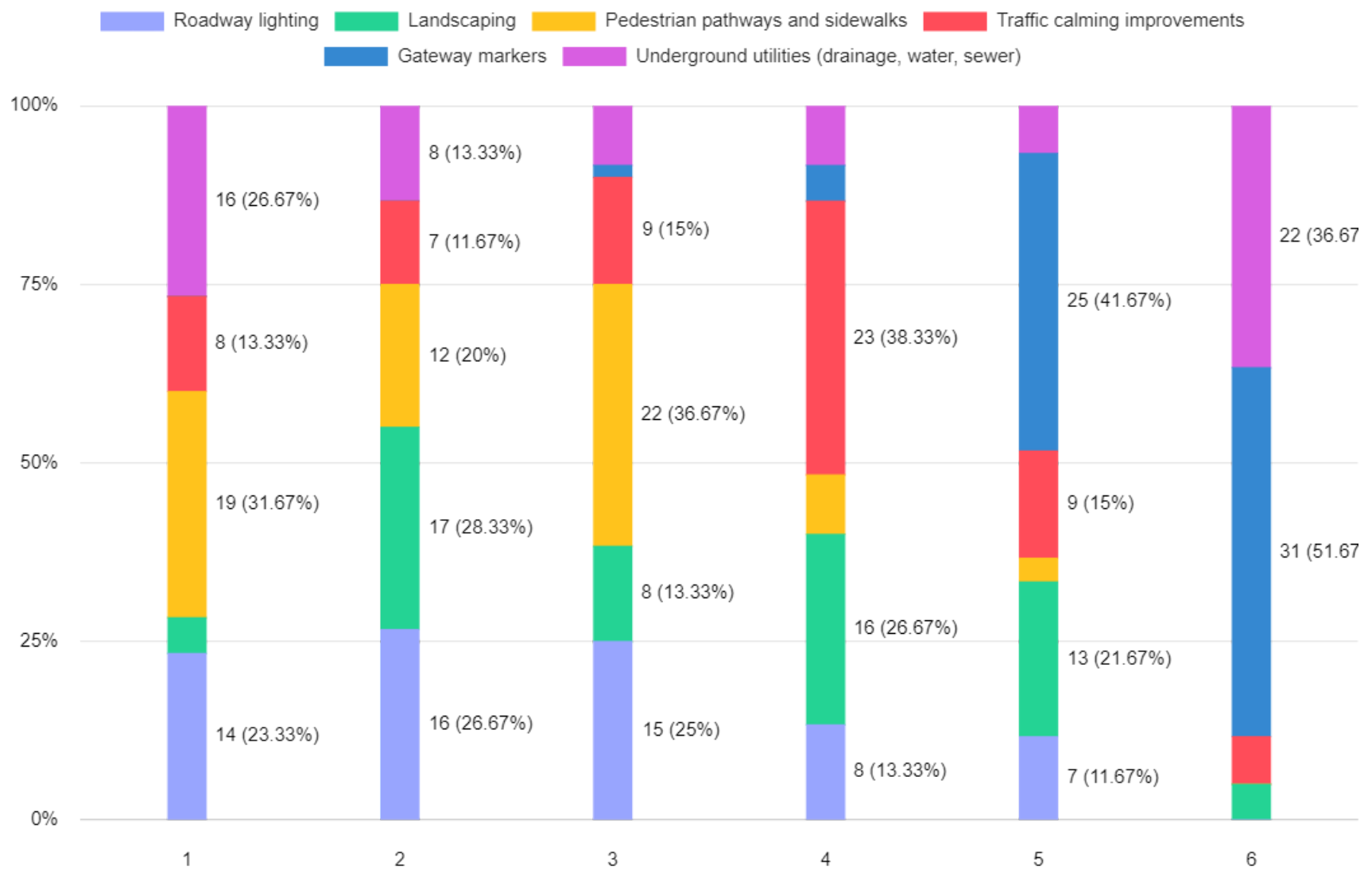
## Central City Redevelopment Area Capital Improvement Project Survey: Prioritizing Project Types

Total submissions: **75**

Date range: **Feb 27, 2024-**

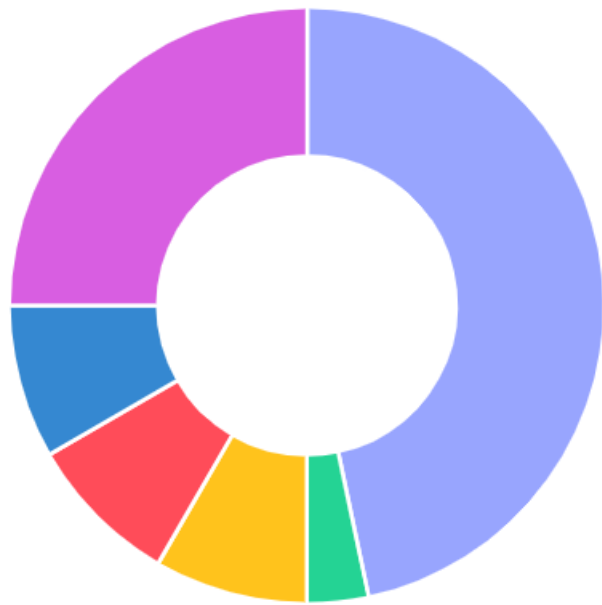
Total responses: **588**

Below are six types of projects the CRA is considering. Please rank the project type in order, with 1 being the most important and 6 the least important.



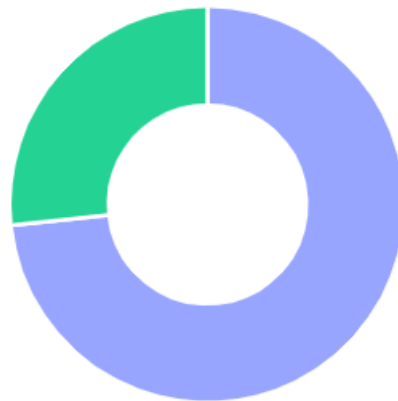


Select an answer that best describes you:



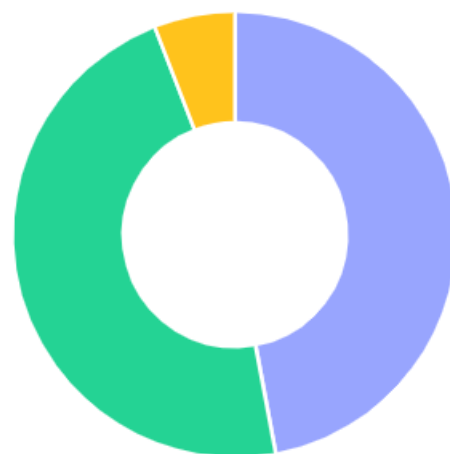
- I live in Central City Area - 28 (47.46%)
- I work in Central City Area - 2 (3.39%)
- I live and work in Central City Area - 5 (8.47%)
- I operate a business in Central City Area - 5 (8.47%)
- I live, work, operate a business, and own property in Central City Area - 5 (8.47%)
- I do not live, work or own in the area but frequent the area often - 15 (25.42%)

Are you the only person in your household completing this survey?



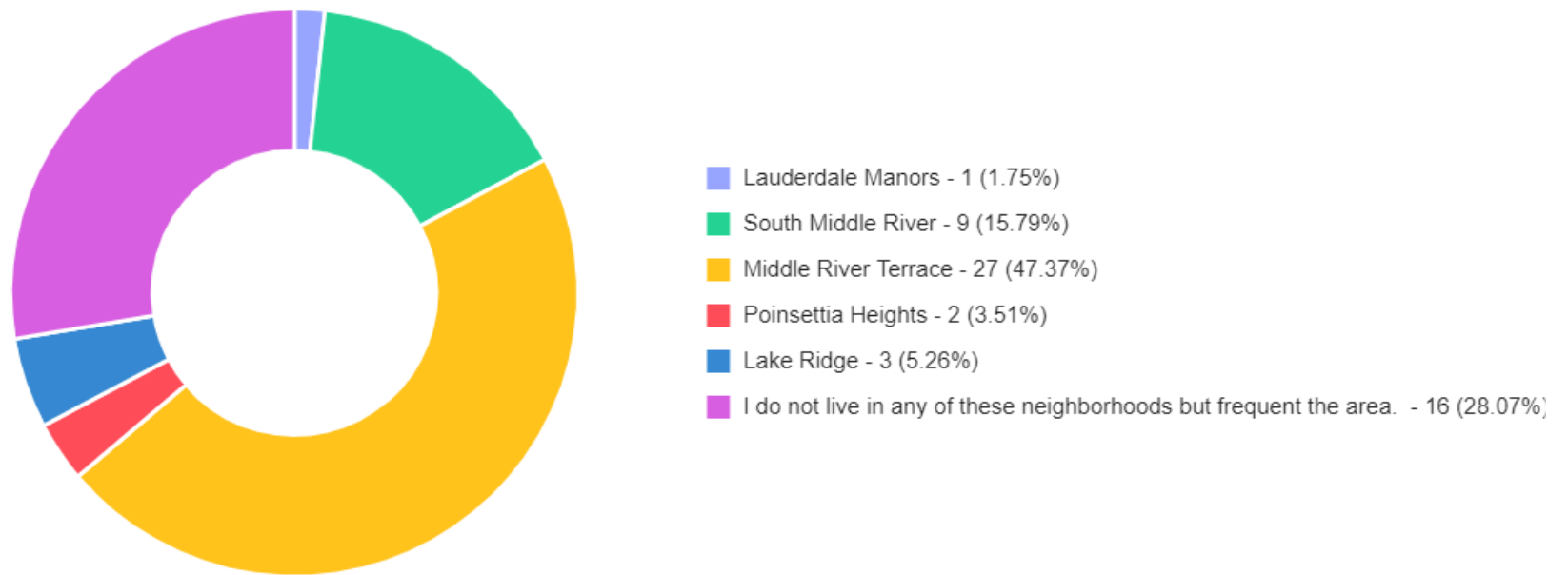
- Yes - 44 (74.58%)
- No - 16 (27.12%)

Please select how many other individuals in your household will complete this survey.



- 1 - 8 (47.06%)
- 2 - 8 (47.06%)
- Other (please specify) - 1 (5.88%)

In which neighborhood in or near Central City Area do you live?



## Central City CIP Types of improvements Survey

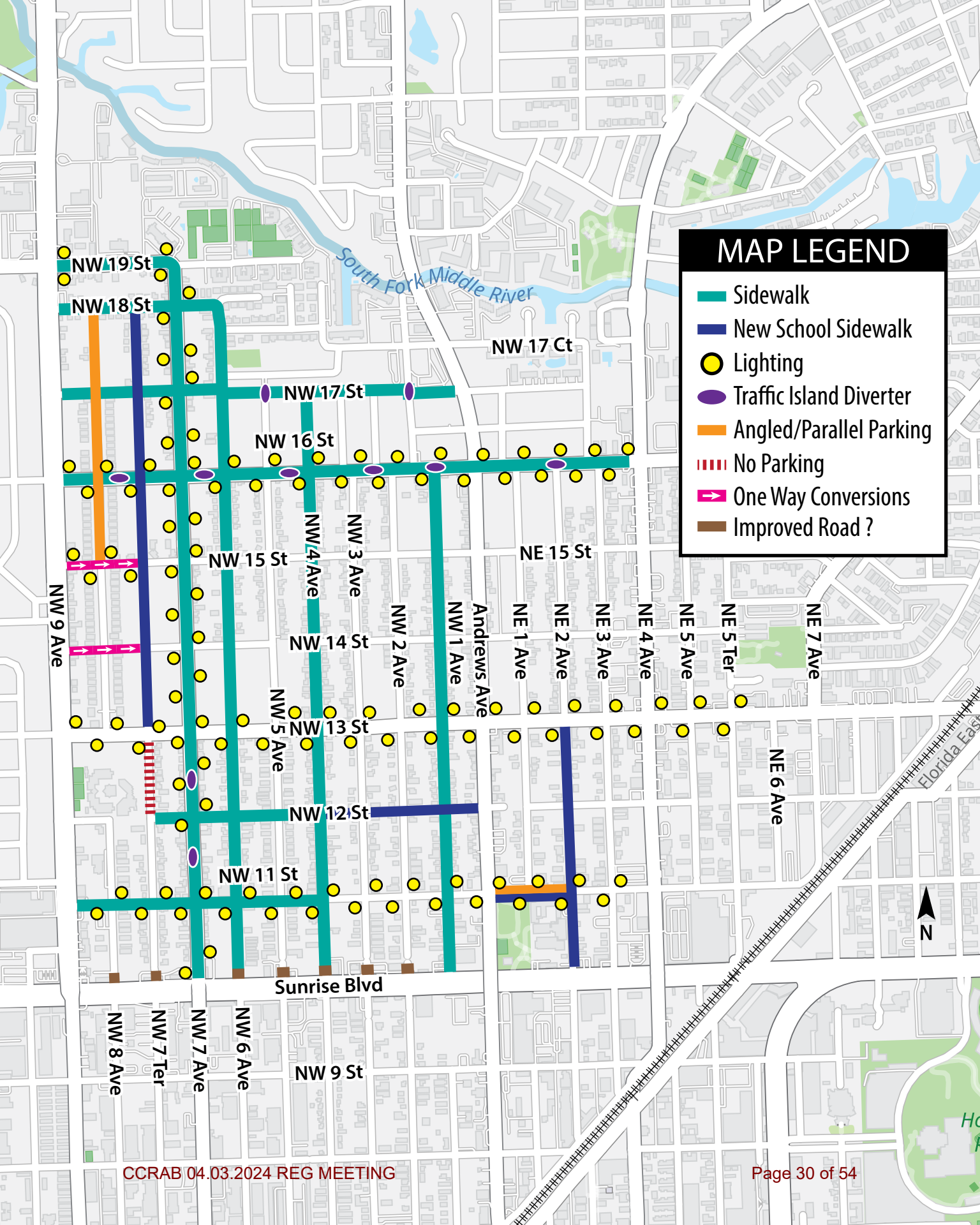
---

### Is there any additional Feedback related to this topic you'd like to include?

- Most vital is the flood water control improvements in the water drainage and sewage network. More sidewalks for pedestrian safety. Another 3 way stop sign on Dixie Highway and 17th Court.
- As an Officer of Central City Alliance very involved with and concerned with the CRA.
- French drains on Ne 12 terr MUST be connected to storm drains. Constant flooding.
- The lane removals and roadway capacity reductions on 13th Street, NE 4th Ave and other nearby roadways and traffic circle on 13th Street have been disastrous, creating tremendous roadway congestion, an increase in accidents, and unsafe conditions for pedestrians. With the significant amount of development occurring in Fort Lauderdale and increases in population we should be moving in the opposite direction and increasing the capacity of our infrastructure and roadways.
- I live in Central Beach Area.
- Yes. Stop destroying the live canopies I'm sure all board members like live canopies around their living area.
- please stop thinking reducing traffic lanes reduces traffic!!!! A1A north of sunrise used to be 2 lanes each side and someone thought if we would reduce lanes we would have less vehicle traffic. Las olas same thing. now you have 2 lanes going into 1 westbound over the tunnel. Are you crazy!!!! Did a 5 year old or a granny who doesnt drive come up with this??? We have so many new condos and cars and visiors we cannot reduce more available driving area.
- Keep bike lanes free of broken glass,sand and garbage
- I live at the corner of Broward and US1 which I consider the Central City area.
- Leave las olas alone !!!
- There is already a sidewalk plan in place for Fort Lauderdale. It has been around since the sixties. That plan is for sidewalks to be on every street. If Fort Lauderdale is to be treated like a city then it needs to have things that real cities have like sidewalks. The excuses and complaints for years that the commissions have used to not have sidewalks is old and getting on people's nerves. Some people only get around by using a sidewalk or the street. Why keep putting the sidewalk users at risk??? I am disabled and sometimes I use the sidewalks and I use the streets when there isn't a sidewalk. I've been complaining about the lack of sidewalks in Fort Lauderdale for 30 years. It seems the only real way to get a sidewalk In Fort Lauderdale where one isn't is by filing an ADA Title II complaint. But why??? Just think if there had been a standard of above a certain dollar amount of improvements a sidewalk is to be installed on a property along the street{s} most streets would already have a sidewalk - some food for thought.

- Need to include Las Olas Isles which includes approx 1200 living units. MOST of us LIVE more than 75% time LIVING here and use the Central City for our basic support . Alternately our basic transportation routes through the Central City for entry /exit , especially during Emergency conditions. ( Hurricane/ Bad weather/Boat Show etc.
- improve bike lanes with raised / divided lanes and complete sidewalks on major streets and also on NE 18th street
- Las Olas and US 1
- Traffic is terrible and these blocked streets were closed years ago for reasons that do not exist anymore. They need to be opened back up!
- Sidewalk lighting on 4th Avenue from 13th Street to in front of the High School.
- Please replace the hideous piece of 'art' in the middle of the round about in Middle River Terrace.
- though I own in MRT and Lake Ridge
- No bldgs over 2 stories
- Past traffic calming efforts, especially on Dixie Highway and NE 16th Street east of NE 4th St while very welcome, have now pushed aggressive drivers and their reckless behavior into the side streets. I live on NE 16th Ct, where drivers now choose to speed off the traffic circle from Dixie Highway. Drivers now take the corner at NE 16th CT and NE 5th Terrace at exceptionally high rates of speed - which jeopardizes the safety of students at Fort Lauderdale High School.
- The NE 5th Terrace between NE 11th street and NE 13 street flooded during heavy rainfall
- If Fort Lauderdale truly wants to become the large, metropolitan city it is growing into, then sidewalks should be a priority all over the city (i.e., outside every business, home, etc.). Sidewalks are a public safety issue and your aim to improve safety on public streets should include sidewalks as a priority!
- Policing is required for the changes city is making to single lane streets now. For instance, Flying L Drive (SE 4th) where it goes to one lane now, is a real hazard as drivers are speeding north across Sunrise to get ahead of everyone to get into the now single lane (right in front of Home Depot). Thank you.
- I would like to see our playground on Dixie Highway expanded to include a pickel ball court; a band shell; equipment for autistic children and possibly a farmer's market to make it inclusive for all the neighborhood.

- Thank You for considering out ideas and inputs on improving our beautiful city. As we look to the future, we should prepare and upgrade all city utilities to support a growing city with greater density. I also fully support upgrades to current sidewalks, bike paths and walking paths for a sustainable future in Fort Lauderdale.
- Specifics: 1. the bicycle paths should be extended east of the railroad tracks on NE 13th Street, and traffic calmed there. It's very difficult to turn left from NE 11th Ave onto NE 13th Street 2. the beacon at 13th and Dixie needs major work, let's repair it before it degrades further 3. traffic humps should be bike friendly - the ones on NE 11th street west of Publix are awful
- This area has been blighted for years and years. It needs attention desperately.
- Sidewalks. Sidewalks. Sidewalks. These are incredibly necessary. I've seen children and the elderly with wallets walking in the middle of the road. This is incredibly unsafe for them and drivers. Property taxes in the area have increased, yet basic infrastructure, like sidewalks, is non-existent. It's even more needed at night because pedestrians walk unlit streets because there are no sidewalks. This needs to be a priority. Please make sure that with the city's Sidewalk Master Plan that the South Middle River neighborhood is not forgotten or ignored. A median on Andrews, from Sunrise to 13th street, planted with native shade trees would help with landscaping and calm the speeding that occurs. You could add a nice gateway marker at the entrance as well. There's an opportunity for beautification and safety on this stretch of road.
- No.



## MAP LEGEND

- █ Sidewalk
- █ New School Sidewalk
- Lighting
- Traffic Island Diverter
- █ Angled/Parallel Parking
- - - No Parking
- ➔ One Way Conversions
- █ Improved Road ?

## Lighting

Improved street lighting throughout the neighborhood for safety and aesthetic considerations is of major importance to the community Association.

The following locations have been recommended for lighting improvements:

- N.W. 1st Avenue (from Sunrise Boulevard to 13th Street)
- N.W. 2nd Avenue
- N.W. 4th Avenue
- N.W. 6th Avenue (from Sunrise Boulevard to 13th Street)
- N.W. 8th Avenue (from Sunrise Boulevard to N.W. 19th Street)
- N.W. and N.E. 13th Street (from Powerline Road to N.E. 4th Avenue)
- N.W. and N.E. 16th Street (from Powerline Road to N.E. 4th Avenue) Andrews Avenue

### Recommendations:

- For lighting solutions, use mixture of new decorative street lights and FPL upgrades on existing FPL poles, or install additional new FPL lights and poles.
- Decorative lights limited to focal intersections along N.W. and N.E. 11<sup>th</sup> Street, N.W. and N.E. 13<sup>th</sup> Street, N.W. and N.E. 16<sup>th</sup> street, N.W. 7<sup>th</sup> Avenue, Andrews Avenue, and N.E. 4<sup>th</sup> Avenue.
- Upgrade all existing FPL lights to 150 watts on all additional streets internal to community.
- Add new FPL lights on existing poles, where a light does not currently exist.
- Add new poles and FPL lights in dark areas of community, where poles and lights do not currently exist.
- Easements may be required from private property owners to serve new locations where power feeds are along back property lines.
- Light up all street closures.
- Trim tree canopy, where needed, to improve additional FPL provided security lights on their property.

**From:** [Cija Omengebar](#)  
**To:** [Christina Robinson](#)  
**Subject:** RE: [EXTERNAL:CAUTION!]- CRA Capital Projects Neighborhood Feedback - South Middle River  
**Date:** Wednesday, February 28, 2024 1:44:00 PM  
**Attachments:** [image002.png](#)

---

Got it thank you.

Regards,



**CIJA OMENGEBAR, FRA-RP**  
City of Fort Lauderdale  
Community Redevelopment Agency  
914 Sistrunk Boulevard, Suite 200  
Fort Lauderdale, FL 33311  
P 954-828-4776  
E [comengebar@fortlauderdale.gov](mailto:comengebar@fortlauderdale.gov)

---

**From:** Christina Robinson <[christinar876@gmail.com](mailto:christinar876@gmail.com)>  
**Sent:** Wednesday, February 28, 2024 1:42 PM  
**To:** Cija Omengebar <[COMengebar@fortlauderdale.gov](mailto:COMengebar@fortlauderdale.gov)>  
**Cc:** [edcatalano3000@gmail.com](mailto:edcatalano3000@gmail.com)  
**Subject:** [EXTERNAL:CAUTION!]- CRA Capital Projects Neighborhood Feedback - South Middle River

**[::CAUTION!:] This email originated from *outside* The City of Fort Lauderdale.  
Do Not Reply, click links, or open attachments from an unknown or suspicious origin. Confirm the email address is from an expected source before taking action.  
Report any suspicious emails to [spamadmin@fortlauderdale.gov](mailto:spamadmin@fortlauderdale.gov)**

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Good Afternoon Cija

Ed and I surveyed the attendees at the neighborhood meeting yesterday on Feb 27th 2024.

We gave each person 5 votes to place in each of the five categories. There were 25 attendees, Ed and I had already voted so we did not participate.

Below are the Results.

Attached is the raw data from the exercise.



Capital Category	5 Votes per 25 Attendees
Road Lighting	25
Traffic Controlling	33
Underground Utilities	6
Landscaping	16
Pedestrian Pathways	38
Gateway Markers	7
	125

	Road Lighting	Traffic Controlling	Underground Utilities	Landscaping	Pedestrian Pathways Sidewalk	Gateway Markers
(20)						
Will						
Lori	2				5	
Frank		3			3	
Kimber	2			2		1
Roy		2			3	
Shirley		3			2	
Shirley		3			32	
Conna <del>Erica</del> Commissioners Office		2				
Wayne					3	
Antonette	2				2	1
Melara	2			2		1
Carly				2		3
Blair & Jeff Asker						
Marie	2	2		1		
Donna Lee				5		
Bobby		2			2	1
Elise	5					
Math	2		1	2		
Olga					5	
Joey					5	
Blaise	1	3		1		
Scott		5				
Rachel	2	3				
Lina	1	3		1		
Lina	2	2			1	
William			5			
George	2					
	2 (25)	33	6	16	3 (38)	7 (125)

Sincerest Regards,  
Christina Robinson  
651-983-3773

*"Hard work, initiative, and persistence are still the non-magic carpets to success."*  
- Marian Wright Edelman

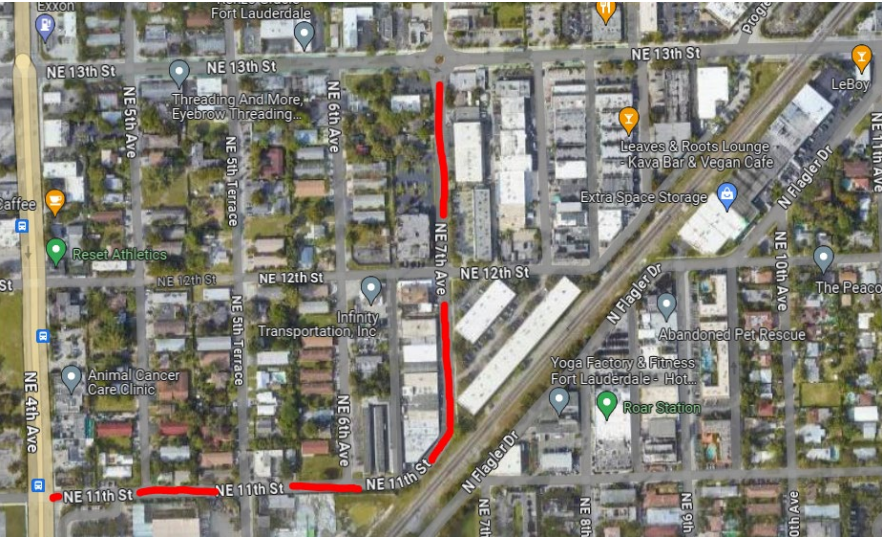
## January 31, 2024 SMRCSA Feedback from Christina R.(VP) on Needs

---

<b>SUGGESTIONS</b>
<b>1) Speedbumps</b>
<b>2) More Garbage Cans</b>
<b>3) Median on NW 13 Street to be refreshed</b>
<b>4) Mailer on Trash Pick-up days and Bulk Trash to residents</b>
<b>5) (L) turn on Andrews &amp; 16<sup>TH</sup> Street – need clarity on turning rules?</b>
Markings are not clear maybe need refreshing
Alluding to a center lane that's being used as a turning lane but its not.
<b>6) West Gas Station Wall needs mural</b>
Mural example on the wall at NE 4 <sup>th</sup> (flying drive) and 13 Street
<b>7) A nicer entrance sign to the neighborhood on each major entrance point</b>
○ Ex: Powerline and 13 <sup>th</sup>
<b>8) More art installation going down NW 13 Street</b>
<b>9) Bus homeless people back out of neighborhood from Hope Church</b>
Christina has a call with City that has to be planned

# MRTNA wish list – Troy L. (P) 2.15.24

- 1) Reimagine NE 7th Avenue and NE 11th Street by adding sidewalks, improving stormwater drainage, adding traffic calming, adding ornamental street lights, creating street parking where possible, and "reworking" the dogleg and greenspace by the railroad tracks.



- 2) Add a streetscape for NE 12th Street (after the city paves it) by adding sidewalks, lighting, trees, and other amenities.



- 3) Finish the streetscape on the east end of NE 13th Street by the railroad tracks with the goal of adding more street parking and improving public safety in front of the Archways building. (Adding ornamental street lights, trees, street parking, bike lanes, etc.)



- 4) Hire a consultant to study parking issues on the NE 13th Street corridor and side streets to address whether we need to purchase property to add parking lots or widen/reconfigure streets to allow for more parallel parking.
- 5) Add ornamental streetlights on dark side streets.
- 6) Add trash cans at all intersections.
- 7) Purchase the Archways' surplus building (and parking lot) for redevelopment or use as a community center.
- 8) Sponsor a program to add murals to warehouse walls south of NE 13th Street *and* the wall on NE 11th Street along the north side of the cement company (after removing the bushes)
- 9) Hire a consultant to help the Advisory Board update the CRA's strategic plan (which is overdue) that includes a reasonable density level.
- 10) Create a new business incentive program specifically for art studios and galleries.



Central City Alliance  
Embracing Community

February 3, 2024

Commissioner Steve Glassman  
Commissioner John Herbst  
Mayor Dean Trantalis  
*Sent Via Email*

Honorable Commissioner Glassman, Commissioner Herbst, and Mayor Trantalis:

I write on behalf of the Central City Alliance. Our organization is a coalition of businesses and neighborhood groups that works to promote a thriving commercial business district along NE 13th Street.

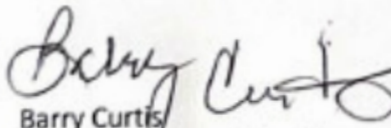
The Central City Alliance requests that the city develop plans and appropriate funds to upgrade the streetscape on NE 13th Street between NE 9th and NE 12th Avenues on the border between Commission Districts 1 and 2. The project would finish the streetscape on the remainder of the NE 13th Street business corridor by adding streetlights, landscaping, and bike lanes. Notably, the project would move the merge from two lanes to one lane from the west side of the tracks to somewhere between NE 12th and NE 14th Avenues on the east side of the tracks. The project is needed for three reasons.

First, it would improve traffic safety. The westbound merge is hidden by the hump in the railroad tracks, which regularly causes accidents at the merge and backs up traffic onto the tracks. Moving the merge farther away from the tracks to the east would alleviate these issues. Second, the project will help businesses by adding as many as 30 new parking spaces by eliminating the second traffic lane in this three-block stretch. Third, it will encourage development by completing the recent streetscape project that abruptly ended at NE 9th Avenue.

The Central City Alliance has worked closely with the Lake Ridge Civic Association, the Middle River Terrace Neighborhood Association, and the Poinsettia Heights Civic Association in developing this proposal. We have also consulted with Karen Warfel and Judy Erickson from the Department of Transportation and Mobility, who indicate the project makes sense but needs Commission support to advance.

Thank you for your consideration of our request. Please let us know if you need any additional information.

Sincerely,

  
Barry Curtis  
President, Central City Alliance

cc: Ben Rogers, Director, Department of Transportation and Mobility  
Michael Albetta, President, Lake Ridge Civic Association  
Alex Colazzo, President, Poinsettia Heights Civic Association  
Troy Liggett, President, Middle River Terrace Neighborhood Association  
Ross Parker, Vice President, Central City Alliance  
Marie McGinley, Treasurer, Central City Alliance



## Memorandum

**Memorandum No: 24-014**

**Date:** January 22, 2024

**To:** Honorable Mayor, Vice Mayor, and Commissioners

**From:** Greg Chavarria, City Manager   
GC

**Re:** **Streetlights**

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The purpose of streetlighting is to provide well-lit, safe roadways. The City of Fort Lauderdale (City), Broward County, and Florida Power & Light (FPL) share responsibility for maintaining our streetlight system. There are over 18,000 streetlights within the City of Fort Lauderdale. 14,000 streetlights are owned and maintained by FPL. The City maintains 4,000 with nearly 1,000 owned by the City and approximately 3,000 owned by the Florida Department of Transportation (FDOT) and maintained under an agreement. Broward County owns and operates all remaining streetlights.

In addition to streetlights, there are numerous pedestrian lights throughout the City located in areas of high pedestrian traffic. These lights are owned and maintained by various groups including many private landowners. The City works with the various owners to keep lights operating, however, outdoor lighting and the lighting infrastructure that powers it are often exposed to many hazards. Some of these are natural such as wind, rain, flooding, as well as other hazards, including but not limited to vandalism, vehicular accidents, and theft.

The City created a streetlight master plan in April 2022, which established lighting level standards and guidelines for light assemblies (i.e. poles and fixtures). The Master Plan also studied the lighting within thirteen (13) areas selected by crime and traffic crash data and established estimated costs to bring existing streetlights and corridors up to these new standards.

Additionally, the City has invested in additional resources for City maintained streetlights by adding a second maintenance and repair crew, however that only addresses the lights under City responsibility. Both FPL and the City are currently working to upgrade all streetlighting to high efficiency LED lights which provide more light in the target areas and less spillover lighting.

Memorandum No: 24-014

Page 2

The attached flyer includes details about reporting outages or requesting a new light. Residents can report streetlight outages directly with the light owner or to the City, regardless of ownership. City staff can forward the request to the appropriate entity. To report outages, residents may visit <https://lauderserv.fortlauderdale.gov/311> or call 954-828-8000.

For further inquiries, please contact Corey Callier, Facilities Manager, at 954-828-5873 or via email at [ccallier@fortlauderdale.gov](mailto:ccallier@fortlauderdale.gov).

Attachment: Streetlight Outages Flyer

c: Anthony G. Fajardo, Assistant City Manager  
Susan Grant, Assistant City Manager  
Thomas J. Ansbro, City Attorney  
David R. Soloman, City Clerk  
Patrick Reilly, City Auditor  
Department Directors  
CMO Managers

Signature:

  
Greg Chavarria (Jan 22, 2024 19:56 EST)

Email: [GChavarria@fortlauderdale.gov](mailto:GChavarria@fortlauderdale.gov)



# CITY OF FORT LAUDERDALE STREETLIGHT OUTAGES

HELP US REPORT  
STREETLIGHT OUTAGES



## TWO WAYS TO REPORT OUTAGES

- 1 ONLINE**  
Scan code or visit:  
[fortlauderdale.gov/lauderserv](http://fortlauderdale.gov/lauderserv)
- 2 CALL**  
(954) 828-8000



The City of Fort Lauderdale, Broward County, and FPL share responsibility for maintaining our streetlight system. The City of Fort Lauderdale is requesting your help in monitoring our streetlight system by reporting outages to our customer service team.

For more information, please visit [www.fortlauderdale.gov/streetlight](http://www.fortlauderdale.gov/streetlight).





# REQUEST A NEW STREETLIGHT

The City of Fort Lauderdale uses energy efficient illumination throughout the city to aid in the safe and orderly movement of traffic and pedestrians. Requests for residential street lighting on local roadways will be evaluated to determine if the need is warranted as defined below. When determining lighting levels, the City will refer to the minimum standards set forth by Florida Department of Transportations.

Should a streetlight request be deemed necessary for the health, safety and welfare of the general public traveling on City Streets, the approved light will be installed as funding permits. If funds are available, priority shall be given to:

1. Traffic hazards
2. Intersections
3. Dead-end streets
4. Mid-block locations
5. Date of request

Requests will be reviewed for approval by the Parks and Recreation Department.

**For more information or to complete a new streetlight application, please visit [www.fortlauderdale.gov/streetlight](http://www.fortlauderdale.gov/streetlight).**

If you would like this publication in an alternate format, please call (954) 828-4755 or email [strategiccommunications@fortlauderdale.gov](mailto:strategiccommunications@fortlauderdale.gov).

**VIII. Programs and Project Updates**

- 1) Commercial Incentive Program
- 2) Façade and Landscape Program
- 3) NE 4<sup>th</sup> Avenue Improvement Project
  - report attached
- 4) Rezoning Project
- 5) Road Closure Lights Installation Project

**IX. Old/New Business**

- Miscellaneous
  1. City Attorney response to inquiries
  2. Beacon Pictures
  3. Copy of 2023 Annual Report
- May Agenda Recommended Items
  1. Rezoning Proposal Permitted Uses Presentation

**X. Communication to City Commission**

**Troy Liggett  
Chair**

**XI. Adjournment**

**Troy Liggett  
Chair**



March 27, 2024

Ms. Cija Omengebar, FRA-RP  
CRA Planner  
City of Fort Lauderdale  
Community Redevelopment Agency  
914 Sistrunk Boulevard, Suite 200  
Fort Lauderdale Florida, 33311

Contract No.: 12557  
RE: NE 4<sup>th</sup> Avenue Complete Streets Project Construction Update

Dear Ms. Omengebar,

The NE 4<sup>th</sup> Avenue Complete Streets project between Sunrise and NE 13th Street is still in progress. We are currently 65% done with the project.

**East Side of NE 4<sup>th</sup> Avenue**

Concrete for the sidewalk was recently completed during the 1<sup>st</sup> week of March. The major items of work remaining on the east side are landscaping and the installation of trees. The east side took longer to finish due to the many businesses located on that side and the constant need for coordination with the owners and contractor before construction activities near their driveway. This was necessary, in order not to disrupt their business operation.

The landscaping on the east side will be done within the next two weeks.

**West Side of NE 4<sup>th</sup> Avenue**

West side sidewalk has been demolished and per plan. Irrigation and electrical (lighting) conduit line are installed. Currently awaiting installation of 1" water meter and resolving driveway discrepancy before pouring the concrete and finishing the landscaping.

The westside sidewalk may be completed by early to mid-May, including landscaping, barring any unforeseen issues.

Should you require additional information, please call me at (954) 828-3707 or [MPhilippi@fortlauderdale.gov](mailto:MPhilippi@fortlauderdale.gov).





Sincerely,

*Mackendy Philippi*

Mackendy Philippi, Transportation Project Manager II

Enc:

NTP NE 4<sup>th</sup> Streetscape Improvement Construction



## Cija Omengebar

---

**From:** D'Wayne Spence  
**Sent:** Monday, March 11, 2024 6:02 PM  
**To:** Cija Omengebar  
**Cc:** Clarence Woods; Anthony Fajardo  
**Subject:** RE: [EXTERNAL:CAUTION!]- Workshop Follow-Up - CCRAB Inquiries

I apologize for the delayed reply.

Question 1. I would need additional information to address this question, but the following should provide general guidance. In a general sense there is no conflict of interest for serving on both board, however consider the following prohibitions.

Florida Code of Ethics for Public Officers and Employees found in Sections 112.311 through 112.3261 of the Florida Statutes. Section 112.313(3), Florida Statutes (2023), prohibits public officers from conducting specified business activities with the City of Fort Lauderdale for either themselves or any business entity of which the public officer or specified individuals with whom the public officer has a relationship have an interest. The section also prohibits certain business activities between the City and the public officer in his or her private capacity. Section 112.313(7), Florida Statutes (2023), prohibits a public officer from having or holding any employment or contractual relationship with any business entity which is subject to the regulation of, or is doing business with, an agency of which he or she is an officer or employee, with certain exclusions. A public officer is also prohibited from having or holding any employment or contractual relationship that will create a continuing or frequently recurring conflict between his or her private interests and the performance of his or her public duties or that would impede the full and faithful discharge of his or her public duties. These prohibitions may be waived pursuant to a process provide in Section 112.313(12), Florida Statutes (2023).

Additionally Section 112.3143 does not allow public officers to vote in an official capacity upon any measure which would inure to his or her special private gain or loss; which he or she knows would inure to the special private gain or loss of any principal by whom he or she is retained or to the parent organization or subsidiary of a corporate principal by which he or she is retained, other than an agency as defined in s. 112.312(2); or which he or she knows would inure to the special private gain or loss of a relative or business associate of the public officer.

Question 2: Advisory board members may attend and listen to the organization's discussion without any Sunshine Law implications as long as they do not engage in discussion on a topic that foreseeably will come before the CCRAB for a decision. A violation of the Sunshine Law occurs when there is a meeting between the members. One member speaking on an item in the presence of others who does not respond or comment on the matter in anyway is not a meeting and does not violate the Sunshine Law.

**D'Wayne M. Spence, B.C.S.**

**Deputy City Attorney**

City of Fort Lauderdale, Florida

1 East Broward Blvd., Suite 1605

Fort Lauderdale, FL 33301

(954) 828-5042 | [dspence@fortlauderdale.gov](mailto:dspence@fortlauderdale.gov)



**CITY OF FORT LAUDERDALE**  
**CITY ATTORNEY'S OFFICE**

Under Florida law, most e-mail messages to or from City of Fort Lauderdale employees or officials are public records, available to any person upon request, absent an exemption. Therefore, any e-mail message to or from the City, inclusive of e-mail addresses contained therein, may be subject to public disclosure.

**From:** Cija Omengebar <COmengebar@fortlauderdale.gov>  
**Sent:** Friday, February 23, 2024 10:50 AM  
**To:** D'Wayne Spence <DSpence@fortlauderdale.gov>  
**Cc:** Clarence Woods <CWoods@fortlauderdale.gov>; Anthony Fajardo <AFajardo@fortlauderdale.gov>  
**Subject:** FW: [EXTERNAL:CAUTION!]- Workshop Follow-Up - CCRAB Inquiries

Hi D'Wayne,

We held CCRAB special workshop yesterday and a couple of questions came up that we did not feel comfortable advising on. Can you help advise on these please?

Regards,



**CIJA OMENGEBAR, FRA-RP**  
City of Fort Lauderdale  
Community Redevelopment Agency  
914 Sistrunk Boulevard, Suite 200  
Fort Lauderdale, FL 33311  
P 954-828-4776  
E [comengebar@fortlauderdale.gov](mailto:comengebar@fortlauderdale.gov)

**From:** Cija Omengebar  
**Sent:** Friday, February 23, 2024 10:04 AM  
**To:** Troy L <[tdliggett@gmail.com](mailto:tdliggett@gmail.com)>  
**Cc:** Anthony Fajardo <[AFajardo@fortlauderdale.gov](mailto:AFajardo@fortlauderdale.gov)>  
**Subject:** RE: [EXTERNAL:CAUTION!]- Workshop Follow-Up

Good morning Troy,

Thank you. Yes, will route to City Attorney Office and circle back with the response.

Regards,



**CIJA OMENGEBAR, FRA-RP**  
City of Fort Lauderdale  
Community Redevelopment Agency  
914 Sistrunk Boulevard, Suite 200  
Fort Lauderdale, FL 33311

**From:** Troy L <[tdliggett@gmail.com](mailto:tdliggett@gmail.com)>

**Sent:** Thursday, February 22, 2024 10:28 PM

**To:** Cija Omengebar <[COMengebar@fortlauderdale.gov](mailto:COMengebar@fortlauderdale.gov)>

**Cc:** Anthony Fajardo <[AFajardo@fortlauderdale.gov](mailto:AFajardo@fortlauderdale.gov)>

**Subject:** [EXTERNAL:CAUTION!]- Workshop Follow-Up

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Cija -

First, thank you for an excellent presentation at today's workshop. It was well done, very helpful, and much appreciated.

Second, thank you for agreeing to follow up with the city attorney's office on legal issues that were raised at the workshop. I know you heard one of the issues, but as the meeting was wrapping up, we were discussing another that I want to make sure you heard.

**The legal issues (as I understand them) are:**

1. I am the secretary and an individual member of the Central City Alliance, which is a non-profit organization of businesses, individuals, and neighborhood associations jointly promoting economic development in four Fort Lauderdale neighborhoods, including South Middle River, Middle River Terrace, Lake Ridge, and Poinsettia Heights.
  - o *Is it a conflict of interest for me to serve on the Advisory Board because I'm the secretary of the Alliance and some business members of the Alliance are applying for (or may apply for) business incentives from the CRA?*

Two facts that might be relevant: (1) The four neighborhoods overlap with the Central City CRA's jurisdiction, but some parts of the CRA are not in the Alliance's jurisdiction (i.e. parts of Lauderdale Manors) and only parts of the neighborhoods are in the Central City CRA's jurisdiction. (2) I would not benefit financially in any way if the CRA granted any business incentive except for the potential indirect increase in the value of my home should the business incentives result in economic development that improves the neighborhood and increases the value of homes throughout the neighborhood, including mine.

2. The Advisory Board currently includes multiple members from the Central City Alliance (me, Ed, and Christina), the South Middle River Civic Association (Ed and Christina), and the Middle River Terrace Neighborhood Association (me, Nikola, Carlton, and Linda). Each of these non-profit organizations will discuss issues at their meetings that will be considered at Advisory Board

meetings. When these issues are discussed at the organizations' meetings, I know that multiple members of the Advisory Board absolutely may not speak on the issue.

- *Can the Advisory Board members stay and listen to the organizations' discussions about the issues?*
- *Can one Advisory Board member speak if the others remain silent, or must the others leave the meeting during the discussions about the issues?*

Thank you for your help.

Troy Liggett

317-697-4303



**From:** [Troy L](#)  
**To:** [Cija Omengebar](#)  
**Subject:** [EXTERNAL:CAUTION!]- Beacon Pictures  
**Date:** Tuesday, April 2, 2024 4:01:24 PM

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