



**APPROVED MINUTES
REGULAR MEETING MINUTES
CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD
WEDNESDAY, DECEMBER 4, 2024 – 6:00 PM
101 NE 3 AVENUE, SUITE 1100
FORT LAUDERDALE, FL 33301**

| Board Members | Present/Absent | Cumulative Attendance September 2024-August 2025 | |
|-------------------------------|-----------------------|---|---------------|
| | | Present | Absent |
| Kimber White, Chair | P | 4 | 0 |
| Antoinette Wright, Vice Chair | A | 3 | 1 |
| Edward Catalano | P | 4 | 0 |
| Linda Fleischman | P | 4 | 0 |
| Justin Greenbaum | P | 3 | 1 |
| Troy Liggett | P | 4 | 0 |
| Thomas Mabey | P | 4 | 0 |
| Jason Ross | A | 2 | 1 |
| Carlton Smith | A | 1 | 3 |
| Nikola Stan | P | 4 | 0 |
| Bobby Tinoco | P | 4 | 0 |

Ms. Fleischman arrived at 6:02 p.m.

Staff:

Tania Bailey-Watson, CRA Senior Administrative Assistant
Karlanne Devonish, Principal Planner II, Development Services
Anthony Fajardo, Assistant City Manager
Cija Omengebar, CRA Planner/Liaison
Laura Reece, Acting Asst City Manager
Lorraine Tappen, Principle Urban Planner
Clarence Woods, CRA Manager

Others:

Jason Crush, Crush Law
Matt Hooper
Randall Klett
Ross Parker
Christina Robinson
Justin Weinstein
Olga Zamora
K. Cruitt, Recording Secretary, Prototype Inc.

Communication to the City Commission:

Agreed Upon Election of Officers Rule

Motion by Mr. Liggett, seconded by Mr. Catalano, to adopt a new policy that the election of officers for the CRA Board be conducted annually in the month of August, and that an independent representative from the City, not the CRA, shall oversee and preside over the election. In a roll vote, the **motion** passed unanimously.



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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 6:01 p.m. Roll was called, and it was noted that a quorum was present.

Mr. Fajardo highlighted Sunshine Law and reminded members of the possible ramifications in the event of a violation. Ms. Reece acknowledged that members are enthusiastic and suggested creating protocols to assist in compliance. Chair White expressed concern that members could inadvertently find themselves in violation without additional policy; discussion ensued on restricting communications between CRA staff and members.

Motion by Mr. Catalano, seconded by Mr. Mabey, that all one-way communications are to be sent to Ms. Omengebar, and not to be distributed until the next meeting. In a roll vote, the **motion** passed with five members in favor; three opposed.

III. Informative Presentation: Rezoning Update / Recommended Options

Chair White clarified that the objective was to review the options being presented for further discussion, in preparation for presentation to and input from the public at the January meeting.

Ms. Karlanne Devonish, Principal Urban Planner, provided a PowerPoint presentation on the four recommended rezoning options, a copy of which is public record.

Option A was initially proposed at the March 6, 2024 CCRAB meeting as one zoning district with a range of heights. Mr. Liggett strongly disagreed that Option A was consistent with the vision for the area. He stated that when the charettes were conducted, 83% of attendees were opposed to a height of five stories, and that Middle River Terrace Neighborhood Association voted unanimously against that proposal.

Option B was the recommendation made at the March 6, 2024 CCRAB meeting; it would split the area into three zoning districts based on height. Following discussion on map boundaries and shading, Mr. Fajardo agreed to incorporate the modifications as discussed.

Option C outlined five proposed zoning districts under the Uptown Master Plan, with rezoning assistance from City staff for property owners in that area. Mr. Fajardo clarified that commercial and residential property owners could avail themselves of incentives based on their zoning districts, and they had seen some success in the Uptown area. Chair White commented that this option would be best suited to a larger area, and may not be appropriate for residential neighborhoods in the CRA. Mr. Fajardo clarified that the Uptown example worked in that part of the city and was presented for consideration as it was a way to compromise with owners that have concerns about being forced to rezone; he added that additional research would be needed if there was interest in that concept.

Option D was an ULDR Prior Zoning Regulations Provision for the Central Beach Regional Activity Center, and a copy of code Sec. 47-26A.1 was provided.

IV. Advisory Board Discussion

Chair White reminded members that the CRA had missed three booms, unlike surrounding areas, and added it will take four to five years to develop so everyone would have to come together as a group to be able to move forward.

Mr. Fajardo clarified that the Board could proffer a combination of the options presented. Mr. Greenbaum noted that some of those options could be beneficial to getting the needed development in the area.

Mr. Jason Crush, Crush Law, highlighted that he addressed the Board several months ago; he represents the majority of commercial property owners on 13 Street, and that their outside architect is close to completing an analysis of what would work for his clients. Mr. Crush stated that Option B is a non-starter for the 13 Street commercial property owners; 55 feet and mixed use development would not be supported. He added that Option A as presented is closer to their needs and the opportunity to attend the January meeting was appreciated. Their architect will present the consensus of those owners and they hope to find a middle ground. Mr. Crush acknowledged that Option D is onerous, and that Option C could be acceptable if combined with the heights in Option A.

Mr. Randall Klett inquired about the status of the underlying land use changes. Mr. Woods stated that he was advised by Procurement that the RFP would be out before end of the year.

Ross Parker, Call of Africa, shared his vision for an art and dining district in conjunction with his plan to build an art gallery, four retail spaces and a 'good' restaurant on 13 Street. In his opinion, 13 Street is the most neglected street in the area; reducing height would diminish potential density and hinder the ability of businesses to thrive. Mr. Parker suggested that 100 feet would be appropriate, and he hoped they could all find a happy medium.

Ms. Christina Robinson stated that she was on the Board when it was decided to bring the heights down, and it had been communicated to the Board that there was a majority consensus among commercial property owners. She inquired whether Mr. Crush would accept Option A if heights were to be reinstated. Mr. Crush stated it was possible, but necessary to discuss the issue with their architect to balance the benefits with what was taken away. Mr. Crush also stated there was no consensus about what was done in March, based on his conversations with owners. Mr. Liggett clarified that he did not say that all commercial owners were in favor, and added that the Central City Alliance had sent a letter indicating that five stories would be the maximum.

Mr. Crush agreed to provide a map of the affected commercial properties on 13 Street at the January meeting.

Chair White stated that in his view, it is not feasible to expect a business to be successful at 55 feet, so some compromise on density is needed. He added that cutting out sections, or spot

zoning, would not blend well once development begins so the Board should evaluate what the entire community would look like in five to ten years.

Mr. Stan agreed that it is important to align on the vision for the neighborhood to balance the quality of life with monetizing the properties. Mr. Fajardo highlighted that individual applications are governed by the comprehensive plan which governs underlying land use, and some compromise will be necessary to achieve development goals. Discussion ensued on density.

Mr. Liggett stated that this rezoning must be done to get redevelopment; the majority of the area, with the exception of near railroad tracks, is currently zoned for mixed-use but developers had told them repeatedly that it had not happened due to the conditional use along '13th and 4th Avenue' and projects are subject to neighborhood compatibility tests. He stated that what is being changed is the elimination of the neighborhood compatibility process, making it 100 feet next to the residential properties. Mr. Liggett emphatically disagreed with 100 feet by right bordering residential properties; he recommended an amendment to change that to 55 feet with incentives, and a provision to allow greater height subject to the neighborhood compatibility test.

Mr. Liggett also stated that the plan all along was to have transition areas into the neighborhoods, as in Option B, and highlighted his proposed amendment to allow height between 'Sunrise and 11th'; step down along 4th Avenue, and raise the triangle by the railroad tracks to 80 feet to achieve density'.

Ms. Fleischman recalled that there would be setbacks and step backs for anything above 55 feet, which was more visually appealing than a narrow straight face of 105 feet on 13 Street.

Mr. Liggett proposed that the North side of the intersection at 4th and 13th Avenue be reduced to 55 feet instead of 80 feet. He was not in favor of a wholesale change under Options C and D, and stated that the plan was to consider and vote on a recommendation at the next meeting. Mr. Greenbaum commented that Mr. Liggett did not take in to account the Live Local Act and was of the opinion that pulling back would be worse for development. Chair White agreed, and added that federal funds would eventually be invested. Mr. Fajardo referenced Sears Town, highlighted development on the North side of the river, and suggested that compatibility be 'baked in' for patterns to flourish over time. Chair White referred to the impact of zoning and development in Wilton Manors, and reiterated the importance of compromise between groups in the community to avoid remaining stagnant with a 55 foot restriction.

Mr. Tinoco surveyed each board member to determine which options they are in favor of. Mr. Liggett then clarified that his proposed amendments are to Option B. Additional discussion ensued on the benefits of Options A and B, and amendments proposed by Mr. Liggett, copies of which are in the public record. Property sizes in the subject area were described as relatively small and that was identified as a feasibility challenge to the amendments proposed by Mr. Liggett.

Chair White reiterated that the Board should wait to hear from the public at the next meeting so that a more informed decision can be made after hearing from those stakeholders.

Motion by Mr. Greenbaum, seconded by Mr. Catalano, to vote on the rezoning topic at the January 2025 meeting. In a roll vote, the **motion** passed unanimously.

Ms. Omengebar was asked to invite each community board within the CRA to the January 13, 2024 meeting; she will consult with the DSD to identify an appropriate venue for that meeting.

Chair White recommended that members review all options in preparation for voting in January.

V. Public Comments

Public Comments were incorporated above, under Item IV.

VI. Approval of Minutes: November 6, 2024 Regular Meeting

Motion by Mr. Catalano, seconded by Mr. Stan, to approve the November 6, 2024 Regular Meeting minutes. In a roll vote, the **motion** passed unanimously.

**VII. Communication to City Commission
Agreed Upon Election of Officers Rules**

Motion by Mr. Liggett, seconded by Mr. Catalano, to adopt a new policy that the election of officers for the CRA Board be conducted annually in the month of August, and that an independent representative from the City, not the CRA, shall oversee and preside over the election. In a roll vote, the **motion** passed unanimously.

VIII. Adjournment

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



CITY OF FORT LAUDERDALE

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REGULAR MEETING MINUTES
CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD
WEDNESDAY, NOVEMBER 6, 2024 – 6:00 PM
CRA CONFERENCE ROOM
914 SISTRUNK BOULEVARD, SUITE 200
FORT LAUDERDALE, FL 33311**

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| Board Members | Present/Absent | Present | Absent |
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| Edward Catalano | P | 3 | 0 |
| Linda Fleischman | P | 3 | 0 |
| Justin Greenbaum | P | 2 | 1 |
| Troy Liggett | P | 3 | 0 |
| Thomas Mabey | P | 3 | 0 |
| Jason Ross | P | 2 | 0 |
| Carlton Smith | P | 1 | 2 |
| Nikola Stan | P | 3 | 0 |
| Bobby Tinoco | P | 3 | 0 |

Mr. Stan arrived at 6:02 p.m.

Mr. Liggett arrived at 6:03 p.m.

Mr. Ross arrived at 6:26 p.m.

Staff:

Anthony Fajardo, Assistant City Manager

Clarence Woods, CRA Manager

Lorraine Tappen, Principle Urban Planner

Tania Bailey-Watson, CRA Senior Administrative Assistant

Katrina Jordan, Code Compliance Manager

Antoine Loar, Code Supervisor

Karen Warfel, Transportation Planning Division Manager

Others:

Randall Klett

K. 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 6:01 p.m. Roll was called, and it was noted that a quorum was present.

III. Informative Presentation: Community Enhancement and Compliance

Ms. Katrina Jordan, Code Compliance Manager, was present to answer questions from the Board regarding Community Enhancement and to collect feedback on their needs. Mr. Antoine Loar, Code Supervisor for District 1 & 2 was also present.

Mr. Catalano inquired how the Board could help Community Enhancement to ensure that residents comply with the Code as it is written. Ms. Jordan requested cooperation and collaboration, particularly to help residents in need of additional resources, such as the elderly, disabled and veteran populations. She suggested that Members help by distributing information about Community Enhancement programs at HOA meetings to increase awareness. Ms. Jordan acknowledged understanding that some individual residents are hesitant to file complaints and invited members to contact her directly when there are residential or commercial issues within the area that should be assessed.

The boundaries of the CRA were discussed; Ms. Jordan stated she would be creating reports to summarize the types of violations issued within the area. General questions regarding the issuing of violations and enforcement process were answered.

Ms. Jordan clarified that specific property complaints are to be filed by individual residents, and not through an HOA or the Board. Assistant City Manager Anthony Fajardo further clarified how the Board could communicate requests for further guidance or recommend alternatives to address problems.

Ms. Jordan explained how Community Enhancement officers work to identify needs and provide assistance to the elderly, disabled and veteran populations based on the needs of their properties.

It was agreed that Ms. Jordan should contact the CRA Planner, Ms. Omengebar, to determine how the beautification program available to qualified residents could be a resource to the Community Enhancement department.

Discussion ensued on the best way to report abandoned shopping carts and other non-property issues. Mr. Fajardo directed Members to the FixIt FTL application; it was determined that categories would be refined to include shopping carts.

Chair White suggested that some education may be necessary for the public to understand the time-lines they could expect for resolution of issues reported via FixIt FTL, and recommended the City provide guidance on cases that are inadvertently listed as 'Closed,' without an explanation. Ms. Jordan explained that they are trying to improve the integration of the FixIt FTL and Acela systems for better tracking of cases. Mr. Fajardo added that they are also working to resolve an issue with the City Works interface on the Public Works side.

Ms. Jordan added that individuals could also search for information by case number in LauderBuild, or call Customer Service at 954-828-8000; she then provided her direct phone number and email address to the Board.

Informative Presentation: Sidewalks Master Plan

Ms. Karen Warfel, Transportation Planning Division Manager, provided a presentation on the Sidewalks Master Plan, a data-driven tool designed to influence implementation of filling in sidewalk gaps across the City. Her presentation included an overview of the technical process, preliminary results, and high level outline of their next steps through implementation; a copy was attached to the back-up for this meeting.

Vice Chair Wright observed that the sidewalk layer map had a significant number of red and orange priority areas in the CRA, yet there are not many projects and they do not really connect; she inquired how that would be addressed by the City. Ms. Warfel explained that there will be groups of projects; \$3 million was awarded for sidewalks in the Broward County surtax program; City Commission approved an annual allotment of funds for sidewalks. She added that the process would include evaluating the priority list; bundling projects to fill in the gaps; soliciting input from stakeholders in the neighborhoods, and building program with their input for the following year. Ms. Warfel stated that she already has some lined up to go, and will address gaps holistically across the City with the exception of the finger isles.

Ms. Fleischman inquired how much time it would take to complete the project based on current funding. Ms. Warfel stated it was difficult to estimate and will depend on the funding approved; she added there have been conversations about potential bond issues because the cost will be significant.

Mr. Fajardo estimated annual funding in the low millions, and they have to prioritize trip and fall hazards; he added that it will take a while to get the funding in place. Ms. Warfel added that sidewalk funding is being allocated for the first time, and clarified that there is no defined time line for completion of the priority areas without funding in place.

Mr. Fajardo clarified that the CRA cannot invest in or use funds to maintain sidewalks; he would have to research whether it would be possible in cases where there are no sidewalks. Mr. Woods added that the CRA is in the process of developing a Master Plan for streetscapes, infrastructure, and design standards; he reiterated that the CRA wants to coordinate efforts with other departments such as Transportation Planning because the CRA is unable to invest where services would normally be provided as a City function.

Mr. Fajardo confirmed that Mr. Woods is correct based on the way the statute is written. Vice Chair Wright stated that the CRA has a need to help neighborhoods become safer, more walkable and in line with 'live, work & play' goals; she wanted to understand what was possible. Mr. Fajardo suggested that the CRA allow staff to provide bullet points on what can be done within statutory regulations.

Chair White stated that the Board needs to get the Master Plan in place first, and it is about to go out for bid soon. Mr. Woods added this is why Ms. Warfel was invited to attend the meeting. He added that the consultant they will hire for Master Plan will have conversations with other City departments to factor in some of their planned improvements because the CRA would not be able to fund them if the City would cover the cost.

Mr. Liggett highlighted that Ms. Omengebar gave a presentation approximately six to nine months ago on the hard guidelines for funded projects at which time she mentioned the concept of pavers vs sidewalks; he stated that is again requesting a copy of those rules so the Board can understand them.

Mr. Ross inquired whether there had been any environmental analyses done to determine whether soil remediation would be needed as he understood there can be trace amounts of arsenic. Ms. Warfel stated that this is a high-level area prioritization based on proximity to parks, schools, crashes and other criteria and that level of detail would be addressed in the future as work programs are developed.

Ms. Warfel clarified that the plan would deliver 6-foot concrete sidewalks; they would be within the right of way and meander around trees as is the case on Bayview Drive; the approximate cost was \$90 per linear foot.

General discussion ensued around known missing sidewalks in the CRA. Ms. Warfel stated that they would continue to finalize this project and be making a presentation to Commission in the coming months although there is not yet a date certain. Once approved, they will come back to the CRA in the short term.

Ms. Warfel clarified that the funding previously mentioned was for the entire City, and invited Board members to attend the presentation at the Commission meeting so they can highlight the sidewalk needs of the CRA.

Mr. Stan inquired how the planners would provide for drainage on the swales with 6-foot sidewalks. Ms. Warfel stated that each would be different; they try to keep 4-feet of swale and highlighted the Bayview example where they re-graded the swales as needed; she added that the \$3 million project would be bid out soon.

IV. Proposed Procedures for the Election of Officers

Chair White shared guidance on this topic with members following his discussion with City Staff. Mr. Woods read additional guidance that he received from the City Clerk and highlighted the

concern of the City Attorney relative to evidence for disqualification of a candidate as stated in Item 4.b. in the proposed procedures.

Chair White stated that 90% of what was outlined in the proposed procedure was already in the guidebook and shared his recommendations that the Board determine the timing for annual elections and who should run the election.

Motion by Mr. Smith, seconded by Mr. Catalano, to adopt a new policy that the election of officers for the CRA Board be conducted annually in the month of August, and that an independent representative from the City shall oversee and preside over the election. In a roll vote the **motion** passed unanimously.

Motion by Mr. Liggett, seconded by Mr. Stan, to amend the policy for the election of officers to include a provision that when the election is listed on the meeting agenda, it include the following statement: Warning - It is a violation of the Florida Sunshine Law for an advisory board member to discuss an upcoming election with another advisory board member outside of a meeting of the advisory board. In a roll vote, the **motion** failed 5/6.

V. NE 5 Terrace Closure – Light Fixture

Mr. Woods reminded the Board that lights were installed at all of the street closures. It was believed that the light on the corner closest to the closure at NE 5 Terrace would have sufficed, but they determined that it did not provide enough light. Authorization for an additional fixture under the trees to provide low cover light was being requested by staff. Mr. Stan stated that the existing light is a half-block away, the area is dark, and there is an issue with homeless individuals in the area. Mr. Fajardo clarified that the installation would be coordinated by the City with Florida Power and Light.

Motion by Mr. Liggett, seconded by Mr. Catalano, to recommend the installation of a street light at the dead end on NE 5 Terrace at NE 11 Street. In a roll vote, the **motion** passed unanimously.

VI. NE 4 Avenue Median – Tree Installation Between NE 11 Street and NE 12 Street

Mr. Woods stated that the CRA agreed to expedite the installation of trees in this location as requested by the Board. Parks submitted a revised quote of \$13,500 which recommended 18 trees; however, the issue is the CRA needs to identify the source of the funds. Mr. Woods stated that the CRA will wait until after November when the 2024 financial clean-up is complete to determine which account should be used to fund the \$13,500.

Chair White indicated that he felt 18 trees were more than needed; he stated that Ms. Omengebar requested that the area be re-assessed, and recommended the Board table this item until next month so that she could review the additional bids she had requested.

Discussion ensued and included the appropriate number of trees, irrigation in the median, compliance with Code and funding. Mr. Tinoco asked how this would impact the goal of a cohesive look in the area. Mr. Woods stated that it would not be in conflict with what the CRA is

trying to accomplish. Chair White clarified that Mr. Woods was providing an update as the Board had already voted on this.

With regards to funding, Mr. Woods re-stated that he was waiting for Accounting to advise which account would fund the project; most of the money available to the CRA is in incentive accounts. Mr. Liggett estimated there is about \$2 million in the capital improvements fund prior to the anticipated addition of FY 2024 funds from the clean-up, and inquired why the Board could not appropriate the \$13,500 to expedite the process. Mr. Woods re-iterated that the CRA business manager requested that the Board wait until the specific funding account is finalized; he added that installation may not take place until January. Ms. Wright, Mr. Smith, and Chair White expressed frustration with the length of time it would take to identify specific funds for the project; they believed funds are currently available based on 2024 spending.

Motion by Mr. Liggett, seconded by Mr. Ross, to recommend the installation of up to 18 trees in the NE 4 Avenue median between NE 11 Street and NE 12 Street from the fund that the CRA identifies as appropriate, up to a total amount of \$13,500. In a roll vote the **motion** passed unanimously.

VII. Old Business Updates

1. Land Use Amendment Scope

Mr. Woods referred to the Board to the Central City Future Land Use Amendment document included in the packet; he stated that they are working with Planning to finalize the Scope of Services and are in the procurement review process.

Mr. Liggett stated that he read the document and thought it was 'overkill' on public meetings, with every neighborhood association needing to have a public meeting on the subject. Ms. Tappen clarified that there is a timeline that shows the 30-month expedited schedule; she highlighted the fact that there are many entities and agencies involved including the Florida State Department of Commerce and that the City Commission had adopted enhanced public participation requirements within the last year.

2. Rezoning Project – Commercial Property Owners

Mr. Fajardo acknowledged there had been discussion on moving forward and clarified the role of staff. He stated that boards do not direct staff; they can only take direction from the City Commission or the office of the City Manager. In the event the Board wanted to move that discussion further, Mr. Fajardo recommended that the Board consider a communication to the City Commission to determine whether the Commission would like to direct staff to move forward without the input of the commercial property owners; he noted that would be highly unlikely.

Mr. Fajardo clarified that when he contacted Mr. Jason Crush, the attorney representing the property owners about 4-5 weeks ago, he learned that the owners were pushing back. Mr. Fajardo acknowledged this was creating a stressful situation for the Board, which is why he made that recommendation. He then provided a recap of the lengthy series of events that had taken place relative to the proposed CRA rezoning for Mr. Ross, the newest member of the Board. Mr. Fajardo explained that with direction from the City to expand public

participation, they are still waiting for analysis from the owners that would illustrate their concerns so the Board could consider a modified recommendation or more consensus-driven approach. Mr. Liggett added that this Board has been working at this for over 10 years; property owners were involved in the 2018 charets and there had been public meetings during that time. He added that when staff presented their recommendations in March 2024, the business owners that were present 'organized'; he was told in June that Mr. Crush's clients would be out of town and could not meet until September. Mr. Liggett stated that the Board was subsequently told the owners would be there in October, but they did not show up then or in November.

Discussion ensued on options for moving forward within the Ordinance to bring the rezoning proposal before Planning and Zoning Board. The decision was made to further discuss the issue in December with a goal of developing a compromise to be presented to the commercial property owners in January 2025. Mr. Fajardo stated that staff will present draft language in December so the Board can provide feedback in preparation for the January meeting; he will also contact Mr. Crush to brief him on the plan.

3. NE 13 Street Beacon Structure

Mr. Woods reported that the Cultural Affairs Officer made a presentation to the Public Art Placemaking Advisory Board and they accepted \$150,000 to commission a new piece; they will make a call to artists. He added that Cultural Affairs Officer will coordinate removal of the beacon by the City and artists that created it. Mr. Fajardo requested that Mr. Woods remove and store the beacon if they are unable to reach the creators in a timely manner. Mr. Woods indicated he imagined they could.

4. NE 4 Avenue - Sidewalk between NE 11 Street and NE 12 Street

Mr. Woods reported that the Public Works Inspector evaluated the area and is working to schedule the required work into their program. The CRA is waiting to hear back from Public Works on this particular stretch of sidewalk which will be ADA compliant.

5. Miscellaneous

1. Reschedule January 1 to January 13, 2025

Motion by Mr. Smith, seconded by Mr. Tinoco, to move the January 1, 2025 CCRAB meeting to January 13, 2025. In a roll vote, the **motion** passed unanimously.

2. Meeting Location Change

The amenities and suitability of the following locations were considered: Holiday Park Social Center, Development Services Department, Warfield Park, and the conference room on the 11th floor at 101 NE 3 Avenue.

Motion by Mr. Catalano, seconded by Mr. Ross, to move the location of the CCRAB meetings to the 11th floor conference room at 101 NE 3 Avenue. In a roll vote, the motion passed 11/1.

Ms. Bailey-Watson advised the Board that the meeting scheduled for January 13, 2025 would be held at the CRA conference room.

A Motion was made and subsequently withdrawn following discussion regarding a date change for the December meeting. It will take place as initially scheduled on December 4, 2024.

VIII. New Business – Next Meeting Topics

Mr. Woods indicated that the following topics were scheduled for December:

1. Rollover/Tentative-Streets and Sidewalk Assessment Report
2. Rollover/Tentative-Non-Profit Eligibility

Chair White recommended that the December meeting be dedicated to working on the rezoning plan; the Board agreed that would be appropriate.

Mr. Liggett recommended that Members send any proposals they would like to submit as amendments to the rezoning recommendation be sent through Ms. Omengebar so that she can distribute them for consideration beforehand. Chair White and Mr. Fajardo were in agreement with that suggestion.

IX. Approval of Meeting Minutes: October 2, 2024 Regular Meeting

Motion by Mr. Tinoco, seconded by Mr. Ross, to approve the October 2, 2024 Regular Meeting minutes as amended. In a roll vote, the **motion** passed with 9 votes in favor; 2 Members abstained, having been absent at the last meeting.

X. Communication to City Commission

None.

XI. Adjournment

There being no further business, the meeting was adjourned at 8:27 p.m.

**V. Recommendation
Proposed Procedures for the
Election of Officers**

**Clarence Woods
CRA Manager**

| |
|---|
| City Clerk Guidance |
| <ul style="list-style-type: none">• Avoid statements that are already expressed in the member guidebook, relevant ordinances, resolutions, Florida Guide of Commission on Ethics.• Discuss and recommended agreed upon rules.• Provide a Communication to City Commission on agreed upon rules. |
| City Attorney Concern |
| <ul style="list-style-type: none">• 4.b. – what evidence the board use to disqualify a candidate?” |

**Central City Redevelopment Advisory Board
Procedures for the Election of Officers**

| | |
|--|--|
| | 1. An election of chair and vice chair of the Central City Redevelopment Advisory Board shall be held annually at the Board's September meeting unless the Board votes to defer the election until a later meeting. A quorum must be present to conduct an election. |
| | 2. An election of officers shall be listed on the meeting agenda with the following statement: <u>WARNING:</u> IT IS A VIOLATION OF THE FLORIDA SUNSHINE LAW FOR AN ADVISORY BOARD MEMBER TO DISCUSS AN UPCOMING ELECTION WITH ANOTHER ADVISORY BOARD MEMBER OUTSIDE OF A MEETING OF THE ADVISORY BOARD. |
| | 3. The chair shall preside over the election. If the chair is vacant, the vice chair shall preside over the election. If both chair and vice chair are vacant and absent, the Board member with the most seniority shall preside over the election. |
| | 4. The member presiding over the election shall first open the floor for nominations for chair and shall close nomination when no further nominations come forward. The presiding member shall conduct the election for vice chair, if needed, after the election for chair. |
| | a. A nominee must affirmatively accept a nomination to be a candidate. |
| | b. A Board member is disqualified from being a candidate if the Board member discusses the upcoming election with another Board member outside of a meeting of the Board. |
| | c. A member must be present to nominate a candidate or to be nominated as a candidate. |
| | 5. <u>Voting</u> |
| | a. After nominations are closed, candidates may make statements, in the order that they were nominated, in support of their candidacy. After the statements, Board members may ask questions of the candidates. |
| | b. If only one person is nominated for an office, the candidate may be elected by unanimous consent of the Board. |
| | c. If there are two or more candidates for an office, the clerk shall call the roll and tally the votes. A candidate must receive a majority of the votes cast to be elected. If more than two candidates are nominated and no candidate receives a majority, the candidate with the fewest number of votes shall be dropped and the Board shall vote again. |
| | 6. In the case of a vacancy, an election to fill the vacancy shall occur at the first meeting that the office is vacant. |
| | 7. The members who are elected as chair and vice chair shall assume office immediately after the election is completed and shall serve until the next election is completed so long as they remain members of the Board. |
| | |

I move that the Central City Redevelopment Advisory Board adopt the following policies and procedures for the election of officers:

Central City Redevelopment Advisory Board

Procedures for the Election of Officers

1. An election of chair and vice chair of the Central City Redevelopment Advisory Board shall be held annually at the Board's September meeting unless the Board votes to defer the election until a later meeting. A quorum must be present to conduct an election.
2. An election of officers shall be listed on the meeting agenda with the following statement:

WARNING: IT IS A VIOLATION OF THE FLORIDA SUNSHINE LAW FOR AN ADVISORY BOARD MEMBER TO DISCUSS AN UPCOMING ELECTION WITH ANOTHER ADVISORY BOARD MEMBER OUTSIDE OF A MEETING OF THE ADVISORY BOARD.

3. The chair shall preside over the election. If the chair is vacant, the vice chair shall preside over the election. If both chair and vice chair are vacant and absent, the Board member with the most seniority shall preside over the election.
4. The member presiding over the election shall first open the floor for nominations for chair and shall close nominations when no further nominations come forward. The presiding member shall conduct the election for vice chair, if needed, after the election for chair.
 - a. A nominee must affirmatively accept a nomination to be a candidate.
 - b. A Board member is disqualified from being a candidate if the Board member discusses the upcoming election with another Board member outside of a meeting of the Board.
 - c. A member must be present to nominate a candidate or to be nominated as a candidate.
5. Voting
 - a. After nominations are closed, candidates may make statements, in the order that they were nominated, in support of their candidacy. After the statements, Board members may ask questions of the candidates.
 - b. If only one person is nominated for an office, the candidate may be elected by unanimous consent of the Board.
 - c. If there are two or more candidates for an office, the clerk shall call the roll and tally the votes. A candidate must receive a majority of the votes cast to be elected. If more than two candidates are nominated and no candidate receives a majority, the candidate with the fewest number of votes shall be dropped and the Board shall vote again.
6. In the case of a vacancy, an election to fill the vacancy shall occur at the first meeting that the office is vacant.
7. The members who are elected as chair and vice chair shall assume office immediately after the election is completed and shall serve until the next election is completed so long as they remain members of the Board.

Adopted: _____



CITY OF FORT LAUDERDALE

**APPROVED REGULAR MEETING MINUTES
CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD
WEDNESDAY, OCTOBER 2, 2024 – 6:00 PM
CRA CONFERENCE ROOM
914 SISTRUNK BOULEVARD, SUITE 200
FORT LAUDERDALE, FL 33311**

**Cumulative Attendance
September 2024-August 2025**

| Board Members | Present/Absent | Present | Absent |
|-------------------------------|-----------------------|----------------|---------------|
| Kimber White, Chair | P | 2 | 0 |
| Antoinette Wright, Vice Chair | P | 2 | 0 |
| Edward Catalano | P | 2 | 0 |
| Linda Fleischman | P | 2 | 0 |
| Justin Greenbaum | A | 1 | 1 |
| Troy Liggett | P | 2 | 0 |
| Thomas Mabey | P | 2 | 0 |
| Jason Ross | P | 1 | 0 |
| Carlton Smith | A | 0 | 2 |
| Nikola Stan | P | 2 | 0 |
| Bobby Tinoco | P | 2 | 0 |

Mr. Ross arrived at 6:24 p.m. and departed at 7:06 p.m.

Staff:

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

Others:

Olga Zamora
K. 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 6:00 p.m. Roll was called, and it was noted that a quorum was present.

III. Approval of Meeting Minutes

Mr. Liggett indicated that in his opinion, draft minutes from the September 4, 2024 meeting were an incomplete representation of the discussion regarding the elections of officers, and those

minutes should reference the election history chart and proposed procedure for election of officers that he distributed at that meeting. Mr. Liggett clarified that the chart he distributed showed that since 2018, CCRAB officer elections occurred at the meeting that officer positions became vacant, but the elections on August 7, 2024 were held before officer positions became vacant.

Mr. Liggett distributed a document containing three proposed revisions to the September 4, 2024 minutes for discussion.

Motion by Mr. Liggett, seconded by Mr. Stan, to adopt the September 4, 2024 regular meeting minutes as amended, and to attach the document distributed by Mr. Liggett outlining his three proposed revisions. In a roll vote, the **motion** passed unanimously.

Motion by Ms. Wright, seconded by Mr. Liggett, to approve the minutes of the September 4, 2024 regular meeting as further amended. In a voice vote, the **motion** passed unanimously.

IV. Informational: Conveyance from the City

Clarence Woods, CRA Manager, stated that the City will convey two properties to the CRA. The property located at 1145 NW 5 Avenue would be conveyed to the Central City CRA, and the other to the NPFH CRA. He added that the Central City CRA will convey the house to a non-profit that provides housing; that organization will manage and operate the property which currently has tenants in it.

Ms. Wright inquired whether there would be restrictions on the conveyance. Mr. Woods stated it would be used for affordable housing.

Mr. Liggett inquired about text from a memo which he read aloud for the Board regarding the transfer of the subject property. Mr. Woods indicated that what Mr. Liggett had read might be a mistake and he would check that. Mr. Catalano agreed that the information in the memo was confusing.

V. Project and Program Updates

None.

VI. Old Business Updates

1. Hope South Florida

Ms. Wright reported that the organization had paused their operation within the last month, and she observed that more families were already being seen out in the neighborhood. She clarified that she learned through Mayor Trantalis that the operation would be moved to a location off Cypress Creek. Chair White added that he learned that the seven churches that provide those services had realized that those types of services are not conducive to neighborhoods.

Mr. Catalano agreed that the relocation had made a huge difference in the neighborhood. Ms. Wright suggested that the Board keep this issue on their radar.

Mr. Liggett stated that he hopes the Board will now give attention to the homeless problem at Archways on NE 13 Street. Mr. Woods stated that homelessness is not under the purview of the CRA. Additional discussion was deferred to later in the agenda.

2. Establishing Voting Procedures

Ms. Omengebar stated that she had reached out to the office of the City Attorney and was advised it would be possible to establish voting procedures, but they would be subject to City Commission approval. She was advised that there are currently no procedures in place specific to any advisory boards, and recommended the issue be tabled until she receives direction on how to proceed. Members were in agreement to table the issue.

Chair White reminded Members that anything the Board proposes must go before the Commission, that Ms. Omengebar is working to research the issue and is still in the discovery phase. Chair White stated that members should allow this to go forward so there would be no misunderstanding in the future about the policy.

Ms. Olga Zamora, a resident in the CRA, requested another communication to the City Commission regarding Hope South Florida; she stated that the problem is more than a homeless issue, and that it is a land use issue. Ms. Zamora specified that her request was for The Commission to direct the City Manager to advise in writing the exact date on which the legal non-conforming status at 1100 N. Andrews Avenue was terminated; for the Commission to direct the City Manager to issue a zoning determination detailing the use allowed at that location and that the Commission enforce the approved use for 1100 N. Andrews Avenue in an equitable manner as she would prefer a church over an empty building. She reiterated wanting to see written documentation from the City on these issues as she learned the City would be making a presentation to the Flagler Association regarding a building that had been purchased for \$3 million near the Bright Line area.

Ms. Wright stated she agreed with everything that Ms. Zamora had said; Mr. Catalano and Mr. Stan were also in agreement.

Mr. Liggett expressed frustration, stating that he had come before this Board on behalf of the Middle River Terrace neighborhood to ask for support for a new land use issue at 1240 NE 5 Avenue, and was told that was something Code should take care of. Mr. Liggett stated he had also come to the Board about the problem with the homeless accumulating due to a lack of lighting and landscaping at Archways and it could be solved by providing them with a grant. He stated that the Board needed to be fair.

Discussion ensued regarding the number of churches, consideration of other addresses, and about the appropriate frequency for sending communications to the Commission.

Chair White reminded members that the Board needed to stay focused on the priority items. Mr. Woods sought clarification from Ms. Zamora on her request and proposed a meeting with the zoning administrator as an alternative. Mr. Catalano suggested that Ms. Zamora

direct her request to him, so he could in turn send it to City as the president of the South Middle River Civic Association as that would be a better way to address this particular issue. Ms. Fleischman agreed with Mr. Catalano and suggested that Ms. Zamora go before the Commission herself. Ms. Zamora decided that she wanted to pursue the suggestion made by Mr. Woods. Mr. Woods said he could reach out to the DSD Director, Mr. Al Battle, to address her concerns as the CRA should be the last resort.

Chair White said he agreed with Mr. Catalano; Ms. Zamora should start at the Civic Association level.

Ms. Wright shared that the Civic Association had dozens of meetings with the City before she requested the communication regarding Hope South Florida and felt the CRA could play a support role for the Civic Association if needed on an issue that helps achieve the mission of the CRA; she agreed that the CRA should not be starting Civic Association initiatives.

3. Member Communication by Email to Staff

Ms. Omengebar reviewed the rules regarding communication between staff and members; she highlighted that one-way communication is allowed whereas communication between members is not permitted.

Chair White advised that he had asked Ms. Omengebar to distribute back-up the week prior to each meeting so that Members would have more time to prepare for discussions beforehand.

4. Panhandling Inquiry NE 4th Ave/ Sunrise Boulevard

Ms. Omengebar reported that she had reached out to the office of the City Attorney, which in turn had conversations with the Police Department. She pointed to the 2019-2023 Crash Density and Median Size map provided on page 31 of the agenda packet and clarified that the intersection at NE 4 Avenue and Sunrise Boulevard was not identified as a hotspot; it would therefore not be added to the list of locations on Ordinance C-24-24, a copy of which was also included in the packet.

5. Non-profit Eligibility

Chair White distributed a document provided by Marie McGinley, Treasurer for Central City Alliance.

Mr. Woods stated that the CRA only funds those that meet their objectives. He added the CRA would like to be flexible and he would take a look at Archways to determine what could be done to assist through the existing façade program for commercial development. Mr. Woods stated there had been a similar request from an entity in the Northwest and clarified that the CRA is unable to assist with maintenance such as painting for non-profits. He added that while no promises could be made, he would evaluate whether the CRA needs a small grant program for commercial safety and security. A non-profit would still have to qualify by

meeting one of the CRA objectives such as the elimination of slum and blight or a new brick and mortar project that would create jobs within the community as per policy.

Chair White pointed out that the decision would have to apply to others and not be applicable to just one case; he added that a separate program would be great as it would help with developing the area.

Mr. Woods stated it would be global within the CRA and all programs must revolve around cleanliness and safety to attract outside development.

Ms. Wright asked that lighting for residences also be considered. Discussion ensued regarding the role of the CRA. Mr. Woods stated that unfortunately the CRA is unable to address all the “ills” in each neighborhood.

6. Fiscal Year 2025 Adopted Budget

Ms. Omengebar referenced the Fiscal Year 2025 Budget Summary on page 38 of the packet and stated that members would see a larger sum after the November clean-up.

Mr. Liggett inquired about the \$200,000 transferred to the CIP account as he recalled the amount was \$150,000. Chair White and Ms. Omengebar indicated that Mr. Liggett was correct.

7. Rezoning Project – Commercial Property Owners

Ms. Omengebar stated that the owners are not yet ready to meet with the Board. Chair White and Mr. Liggett felt they should come in November. Discussion ensued regarding the way forward as it had been a several months. Ms. Omengebar indicated that she had spoken with the attorney for the group three times since the last meeting in September.

Mr. Liggett said that Mr. Fajardo had also been talking with the business owners since March.

Chair White stated that the Board is charged with the redevelopment of CCRAB and unable to do so because of this delay and time is of the essence.

It was agreed that the next step would be to request a date-certain for a meeting so that the business owners could enlighten the Board on their views regarding the rezoning.

8. Street Closure Report – All Locations & NE 5th Terr

Ms. Omengebar pointed to the map on page 39 of the packet; she stated that with the help of Public Works, they were able to identify eight locations. She explained that the reason the light on the south side at the corner of NE 5 Terrace was left out was because there is a light close by at NE 11 Street and NE 5 Terrace as pictured on page 41. Ms. Omengebar had requested a price quote on a light fixture for the pole at NE 5 Terrace street closure and

would report back on the cost. She clarified that the plan was to install lights at the other locations by the end of October 2024.

9. NE 4th Ave Complete Street Project

Ms. Omengebar reported that Procurement required the project manager to submit a formal bid through the system; it would go out that week and be for a period of 15 days.

10. NE 13 St Beacon Structure

Ms. Omengebar reported that \$150,000 is in place and she will notify the CRA Board; she has been communicating with Legal. Ms. Omengebar clarified that the original artist would be provided with the opportunity to remove the sculpture at their expense; the City would remove the piece if the artist did not wish to have it. She said she would find out the cost to remove the sculpture should the artist did not wish to have the piece; the next step would be the Call to Artist.

Mr. Liggett expressed a concern about removing the sculpture before they had a replacement. Members were reminded that there is a safety issue due to the condition of the piece.

11. NE 4th Avenue - Median between NE 11th and NE 12 Street

Mr. Liggett advised that one of the four crepe myrtle trees had died on the Northeast corner of 13th and 4th Avenue, and requested that Ms. Omengebar follow up on that tree.

Ms. Omengebar stated that the agreement for the median calls for eight palm trees but she learned that the budget was spoken for; she was asked to check back mid-year so the issue could be added as a discussion item for the following year. Following further discussion on the topic, she was asked to determine what the cost would be to install the eight palm trees.

12. NE 4th Avenue - Sidewalk between NE 11th and NE 12 Street

Ms. Omengebar advised that the sidewalk is being assessed as part of the overall City plan. She clarified that Public Works would conduct a city-wide Streets and Sidewalks Conditions Assessment. Chair White stated this will be revisited.

13. Capital Improvement Plan Draft Scope

Ms. Omengebar pointed to the Draft CIP Scope on page 42 of the packet. She is scheduled to meet with procurement professionals about the correct method for procuring the service as part of her due diligence and said she would provide an update next month.

Mr. Liggett observed that there is no timeline and requested that one be added.

14. February CIP Survey Results – Stormwater Drainage Inquiry

Ms. Omengebar referred to feedback on storm drainage that was included in an April 2024 report on a community survey which was on pages 45 and 46. She clarified that it

was very broad and included issues outside of the CRA boundary which could not be addressed. She added that the City is also conducting a stormwater drainage assessment to plan for improvements in 2025. The CRA is doing their own as well.

15. Miscellaneous

Ms. Omengebar reported that the City of Fort Lauderdale would be hosting a community meeting on mixed-use zoning at George English Park in District 2 on October 7, 2024.

Members were reminded to sign and submit the Code Of Conduct Affirmation Statement to the City Clerk.

Ms. Omengebar advised that member training would be conducted in November or December.

VII. New Business – Next Meeting Topics

- Commercial Property Owners Presentation (subject to confirmation)
- Code Enforcement Presentation
- Streetscape Master Plan
- Strategic Plan for Maintaining Infrastructure – Streets and Sidewalk Assessment Report

VIII. Communication to City Commission

None.

IX. Adjournment

There being no further business, the meeting was adjourned at 8:21 p.m.

Page 2, paragraph 3, first two sentences should be amended to read:

There was a ~~brief~~ discussion, as requested by Mr. Liggett, regarding election procedures for the future. Mr. Liggett indicated that he was not challenging the results of the officer elections at the last meeting, and while he did not ask anyone to vote for him, he learned that others had done so ~~but instead asked that the board adopt written election procedures, copies of which he circulated to the board members and are attached to these minutes. Mr. Liggett also distributed a chart, which is attached to these minutes, showing that the last eight elections held by this Board since 2018 all occurred at the meeting when officer positions became vacant, but the election at the last meeting was held the meeting before the officer positions became vacant. Mr. Liggett alleged that election was held early for the purpose of allowing an out-going board member to vote at her last meeting in an effort to skew the election results.~~

Page 2, paragraph 5, sentence 1 should be amended to read:

Mr. Liggett inquired about Section II, Part G, on page II-12 of the Central City Community Redevelopment Plan the section of the plan that states CRA staff are required to ensure proper implementation and program accountability by devising ~~devise~~ measurable objectives for all programs each fiscal year at the time the TIF budget is adopted, and the process for those objectives to be set.

Page 5, the last sentence of the fourth bullet point under "Miscellaneous" should read:

"Mr. White requested that she investigate the reason why FPL is unable to install the ninth location at the dead end of NE 5th Terrace at NE 11th Street that they were unable to install."

CENTRAL CITY REDEVELOPMENT ADVISORY BOARD
Officer Election History

| | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
|-----|---------------------|---------------------------------|----------------------------------|---------------------|---------------------|-------------------------------------|---------------------------------|
| JAN | c | c | Election Jan. 15 (Vacancy) | | | | |
| FEB | | Election Feb. 6 (Vacancy) | c | | | Election Feb. 6 (VC- Vacancy) | |
| MAR | | | | | c | | Election Mar. 6 (Vacancy) |
| APR | | c | c | | | | |
| MAY | c | c | c | | | c | |
| JUN | | | c | | | | |
| JUL | | c | | | | | |
| AUG | | | c | | | | Election Aug. 8 |
| SEP | Election Sept. 5 | c | | Election Sept. 1 | Deferred to Oct. | | |
| OCT | c | | c | | Election Oct. 10 | Election Oct. 9 | |
| NOV | | c | | | | | |
| DEC | | | c | | | | |



CITY OF FORT LAUDERDALE

**APPROVED REGULAR MEETING MINUTES
CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD
WEDNESDAY, SEPTEMBER 4, 2024 – 6:00 PM
CRA CONFERENCE ROOM
914 SISTRUNK BOULEVARD, SUITE 200
FORT LAUDERDALE, FL 33311**

**Cumulative Attendance
September 2024-August 2025**

| Board Members | Present/Absent | Present | Absent |
|-------------------------------|-----------------------|----------------|---------------|
| Kimber White, Chair | P | 1 | 0 |
| Antoinette Wright, Vice Chair | P | 1 | 0 |
| Edward Catalano | P | 1 | 0 |
| Linda Fleischman | P | 1 | 0 |
| Justin Greenbaum | P | 1 | 0 |
| Troy Liggett | P | 1 | 0 |
| Thomas Mabey | P | 1 | 0 |
| Carlton Smith | A | 0 | 1 |
| Nikola Stan | P | 1 | 0 |
| Bobby Tinoco | P | 1 | 0 |

Staff:

Cija Omengebar, CRA Planner/Liaison
Tania Bailey-Watson, CRA Senior Administrative Assistant
Clarence Woods, CRA Manager
Vanessa Martin, CRA Business Manager

Others:

K. 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 6:00 p.m. Roll was called, and it was noted that a quorum was present.

Mr. Catalano and Mr. Stan arrived at 6:03pm

III. Approval of Meeting Minutes

Motion by Mr. Catalano, seconded by Mr. Stan to approve the minutes of the August 7, 2024 regular meeting as corrected. In a voice vote, the motion passed unanimously.

Ms. Wright arrived at 6:14pm and apologized for being late.

There was a discussion, as requested by Mr. Liggett, regarding election procedures for the future. Mr. Liggett distributed his proposed procedures for the election of officers as well as a chart showing officer election dates, copies of both documents are attached to these minutes. Mr. Liggett stated that he was not challenging the results of the officer elections at the last meeting and while he did not ask anyone to vote for him, he learned that others had done so. Ms. Wright attested that she did not contact anyone to vote for her. Mr. White also attested he did not request any votes. Mr. Stan requested that Mr. White and Ms. Wright confirm that they were not aware of anyone soliciting votes for them; Mr. White and Ms. Wright confirmed that was the case. Mr. White added that they are trying to do things the right way. Following additional discussion regarding the timing of elections and related procedures, Mr. Woods suggested the Board allow his office to confer with the City Attorney on the procedure and add the subject to the next agenda; Mr. White, Ms. Wright and Mr. Liggett agreed.

Attached to these minutes are revisions that Mr. Liggett subsequently proposed, as was approved by members of the CCRA Advisory Board on October 2, 2024.

IV. Discussion of the Fiscal Year 2025 Budget

Vanessa Martin, CRA Business Manager stated that the 2025 budget was approved on August 20, 2024 at \$1.2 million. She added that fiscal year 2024 will be finalized during the first week of October, and that any remaining funds will be re-appropriated in fiscal year 2025 which begins on October 1, 2024.

Ms. Wright asked about the process for funds to be rolled over. Ms. Martin advised the clean-up is typically done in January.

Mr. Liggett inquired about the section of the plan that states CRA staff are required to devise measurable objectives for all programs each fiscal year at the time the TIF budget is adopted, and the process for those objectives to be set. Ms. Martin advised that the incentive programs which the Board discusses on an annual basis are allocated for and that the 2025 incentive count was increased to seven, from three in 2024; the \$611,000 allocated in fiscal year 2025 will be held as an umbrella and internal transfers done as necessary between accounts. Mr. Liggett stated that he was not inquiring about the allocation of funds in the budget, but about the goals and objectives of the Board for the year. Mr. Woods reminded Mr. Liggett that the Board created a CIP (Capital Improvements Program) account with \$1.3 million; identified the initiatives that it would fund, and agreed to hire a consultant to evaluate and prioritize the needs so they can be funded as money came in. Mr. Greenbaum stated that he wanted the majority of funds to go to the private sector for redevelopment and it is hard to determine who will make those requests for funding.

Mr. Woods reiterated that there will be seven accounts in 2025 which will include the DIP (Developmental Improvement Program), PBIP (Property Business Improvement Program), CIP,

and Paint & Landscaping Program. Funds will be allocated as directed by the Board. Mr. Woods added that the scope is limited to redevelopment and asked whether the Board had additional goals. Mr. Liggett raised the issue of affordable housing. Mr. Woods explained that this CRA takes a multi-family approach for the biggest impact, and that they are limited because the CCRA does not own any land.

Mr. White requested a list of the funding buckets and amounts that have been allocated.

Mr. Woods stated that the Board needs to manage expectations as there is a lot that can and needs to be done, and to be mindful of the resources available. He added that the most important initiative being undertaken is the rezoning project and land use plan amendment as they would create value, setting the table for the private community to come in with funding.

Mr. White said the two major focus items for the Board are the streetscapes in conjunction with a consultant, and getting the advisory zoning and land use done.

Discussion ensued on timelines, development cycles for the CRA and County, and the potential positive impact that zoning, streetscapes and infrastructure, including water and sewer capacity, would have in the CRA.

V. Discussion of Façade & Landscape Program

Ms. Omengebar provided an update on the program; a copy of the overview that was distributed is attached to these minutes for the public record. She briefly reviewed the list of ten properties currently utilizing the program and stated that the strategic communications team developed a post card to be sent to every home in the CCRA; it includes a QR code which will direct residents to a landing page with applications for both homestead and investment properties. Funding will be level next year at \$150,000; the 2024 balance of approximately \$90,000 will be rolled over to fiscal year 2025.

Mr. Greenbaum asked if the post cards would go to the mailing address for non-homesteaded properties. Ms. Omen advised her list is from BCPA; Mr. Greenbaum then suggested she ensure they be sent to mailing addresses instead of site addresses. Ms. Wright agreed, adding that she should ensure the mailing would not be sent to renters.

At the request of the Board, the outreach will be deployed in September and results evaluated in 90 days.

Mr. Stan stated that he was impressed with the number of participating properties as compared to having about three or less last year.

VI. Discussion of Eligibility

Mr. Woods reviewed eligibility requirements for the commercial incentive program to address questions on which businesses qualify and specifically mentioned Homes Inc. which had requested funding to re-do a roof. He stated the CRA would fund a non-profit that meets their objectives such as removing slum and blight, create jobs or provide other community benefit that

is measurable. He added they are unable to fund expenses such as regular roof maintenance and there is a prohibition against socially benefiting programs such as in churches.

Mr. Liggett indicated he was advised that Archways on 13th Street has a problem with the homeless in the front of their property and parking lot, and that they were denied a request to improve landscaping and lighting for their façade. Mr. Woods said their request was more of a maintenance issue and would not qualify. Ms. Omengebar advised that Archways had emailed her; she sent them the same response given to Homes Inc. after the Archways request was discussed internally. Additional discussion ensued on a decision made in favor of the American Legion in the North West sector and the CCRA guidelines for handling requests.

Motion by Mr. Liggett, seconded by Mr. Stan that the Central City CRA staff devise policies and procedures for the Board to consider and potentially recommend to the CRA Board for adoption that would allow non-profits to qualify for all the non-residential incentives that provide funding for capital improvements. In a voice vote, **motion failed 4/5**.

Mr. White asked Mr. Woods to provide the CRA policies relative to non-profits for review at the next meeting.

VII. Project & Program Updates

- **NE 4th Avenue Complete Street Project**

Ms. Omengebar advised that funding in the amount of \$83,000 was approved by the CRA Board and the project was substantially completed on August 22, 2024. The lighting portion of the project, once a contractor is selected, will take about three months to complete; the goal is to get the lights done by the end of the year because the grant expires at the end of December. Once complete and all documents are submitted to the County, the City will be reimbursed \$1 million by the County.

Mr. White asked for an update on why the sidewalks near the corner of 11th Street on 4th Avenue were not done. Ms. Omengebar said it was not part of the project because at the time of the design phase, there was an ongoing project in that development which will likely be sold when the owner sells that property. She added that they are in the process of soliciting for a plan to address the entire area, including that sidewalk and explained that it was taking a long time for several reasons which included the fact that the design phase lasted 10 months, delays due to Covid, project manager changes and the procurement process to hire a firm to get the work done.

Ms. Wright asked whether there was an option to request a change order on the existing contract for that half-block, with the same design, to avoid having it sit out there for two more years.

Ms. Omengebar said that project is permitted by FDOT, and an entirely new permit would be required. Mr. Woods said they would see what they could do. Ms. Omengebar advised she would need to go back to past conversations regarding that particular median because they were unable to get the design approved and the City had to remove the plantings. Those trees must

be replaced with the approved species, and she has not yet received a response to her request for direction on who to discuss the matter with.

VIII. Old/New Business

- **Miscellaneous**

- With regards to rezoning, Ms. Omengabar reported that the affected property owners will be meeting in September, so it is likely that a special meeting will be scheduled for October.
- Mr. Greenbaum indicated that the City passed an ordinance recently regarding pan handling at major intersections and the intersection at 4th and Sunrise was identified as one that was high impact, but it was left out of the ordinance that would disallow pan handling. He brought the issue to Commissioner Glassman as it may have been a clerical error, but he had not heard back. Mr. White asked that the CRA follow up.
- Mr. Liggett asked if there was an update on the vacant parcels that the City owns on NE 5th Avenue. He said they just cleared the area which was being used as a staging area for the NE 4th Street project and it would be wonderful if they could be acquired from the City. Mr. Woods advised that the Board distributed a Communication with direction to hold off on a decision until the rezoning is done. Mr. Greenbaum and Mr. Liggett agreed they could still investigate acquiring them instead of holding off and waiting until an incident happens.
- Ms. Omengabar advised that the permit was approved for the Permanent Closure Streetlights Project; eight streetlights will be installed by the end of October; she will distribute a location map by email to Board members. Mr. White requested that Ms. Omengabar investigate the reason FPL is unable to install the ninth location at the dead end of NE 5 Terrace at NE 11 Street.
- Mr. Liggett inquired about the status of the grant that was approved for the restaurant and art gallery in July. Ms. Omengabar advised she is still working on that paperwork which must be sent to legal before it can be placed on the Commission agenda.

- **NE 13 St Beacon Update**

Ms. Omengabar stated that \$1.3 million is being held in the CIP account, and the CRA Board needs to be notified that this body supports the project; she will obtain a timeline from the Cultural Affairs Officer for the City.

Mr. White asked that Ms. Omengabar keep the Board updated on this and other ongoing issues monthly.

- **Hope South Florida Update**

Ms. Wright advised that she went to the City Commission meeting to read the statement as written by the CRA Advisory Board and it was well received. She added that Mr. Catalano also spoke on behalf of SMRCA to provide detailed evidence on behalf of that Board on why they were seeking support from the Commission and that was also well received.

Ms. Wright also indicated that Hope South Florida was before the Special Magistrate the week prior; she as well as Mr. Catalano spoke on behalf of their civic associations at that

hearing. She added that Hope was cited fines and will be assessed \$15,000 each time they operate non-permitted social services.

Ms. Wright felt that sending a Communication to the City Commission was extremely valuable as it facilitated robust conversation. Discussion ensued on representation at future Commission meetings to ensure the CRA would have a voice on issues that work against redevelopment of the area.

- **Streetscape & Infrastructure Guidelines and Standards Update**

Ms. Omengabar stated that she is still drafting the pertinent documents; departments with the proper skill sets such as engineering and public works will input their technical specifications. She will continue to provide updates.

- **October Agenda Recommendations**

- Property Owners Informative Presentation - Tentatively scheduled for October 2, 2024 at 6:00 pm.
- Project and Program Updates.
- It was agreed that a special meeting would be scheduled once the meeting with the commercial property owners is set.
- Mr. White requested that the City Attorney refresh members on the Sunshine Law because some clarification is needed. Ms. Omengabar advised that she had made a request for the City Attorney to come to the October meeting.

IX. Communication to City Commission

None.

X. Adjournment

There being no further business, the meeting was adjourned at 8:30 p.m.

Whereas non-profits generate jobs that help lift up the neighborhood just like for-profit businesses,

Whereas non-profits provide valuable services that help eliminate blight; and

Whereas façade and other capital improvements to buildings owned and/or occupied by non-profit businesses in the Central City Community Redevelopment Area help fight blight;

I move that the Central City CRA staff devise policies and procedures for the Central City Redevelopment Advisory Board's consideration and potential recommendation to the Community Redevelopment Board that would allow non-profits to qualify for all of the non-residential incentives that provide funding for capital improvements.

CENTRAL CITY REDEVELOPMENT ADVISORY BOARD
Officer Election History

| | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
|-----|---------------------|---------------------------------|----------------------------------|---------------------|---------------------|-------------------------------------|---------------------------------|
| JAN | c | c | Election Jan. 15 (Vacancy) | | | | |
| FEB | | Election Feb. 6 (Vacancy) | c | | | Election Feb. 6 (VC- Vacancy) | |
| MAR | | | | | c | | Election Mar. 6 (Vacancy) |
| APR | | c | c | | | | |
| MAY | c | c | c | | | c | |
| JUN | | | c | | | | |
| JUL | | c | | | | | |
| AUG | | | c | | | | Election Aug. 8 |
| SEP | Election Sept. 5 | c | | Election Sept. 1 | Deferred to Oct. | | |
| OCT | c | | c | | Election Oct. 10 | Election Oct. 9 | |
| NOV | | c | | | | | |
| DEC | | | c | | | | |