



CITY OF FORT LAUDERDALE

**APPROVED
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**

Board Members

Present/Absent

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 Omengebar, 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. Omengebar 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.



02.22.24 CCRAB SP WORKSHOP



CCRAB Special Workshop: Working Towards Capital Improvement Plan

February 22, 2024 | CRA Conference Room
3pm- 5 pm



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Code of Conduct



02.22.24 CCRAB SP WORKSHOP

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- 1. Anyone wishing to make a comment or ask a question shall wait for recognition from the chair before beginning to speak.
- 2. Comments made by the public shall be relevant to the subject under consideration.
- 3. The public in attendance not recognized to speak shall refrain from talking among themselves while others are speaking.
- 4. Please hold off questions until the presentation is complete.

Table of Contents

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Do's and Don'ts of CRA

Powers - FL Statute 163.370 &
Funding Use 163.387

02

Identified in the CC-Plan

What needs are identified in the Plan?

03

Existing Data

Needs identified through the Plan,
rezoning workshop, master planning.

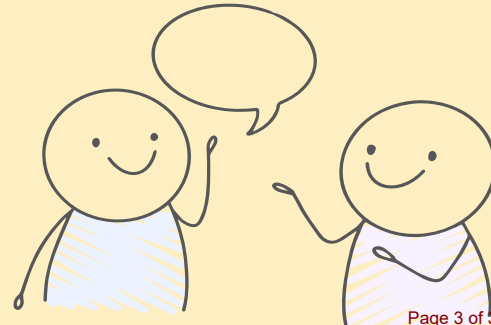
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Prioritizing Exercises

Funding overview & Group Exercises

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Old/New Business



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Powers;... community redevelopment agencies

Powers 163.370 (2) (*With respect to CAN We do it.... YES WE CAN*)

- (a) To make and execute contracts necessary for its work
 - (c) To undertake and carry out redevelopment and related activities within the area:
 - ✓ (3) Installation, construct, or reconstruction...
 - ✓ *streets, utilities, parks, playgrounds*
 - (d) To provide, arrange or contract for, the furnishing or repair by any person or entity, public or private, install, construct, and other public improvements...
- (3) Appraisals, title searches, surveys, studies and other plans...:
- (m) To close, vacate, plan, or replan streets, roads, sidewalks, ways, or other places and to plan or replan any part of the county or municipality.



CRA's Cannot Pay for

Powers 163.370 (3)

- (a) **Construction/expansion of administrative buildings** for public bodies, police and fire facilities unless apart of a community policing innovation.
- (b) **Publicly owned capital improvements** if scheduled in city or county plan* *Install, repair, alter publicly owned capital improvements within 3 years of approval of the plan.*
- (c) **General government operating expenses unrelated** to the planning & carrying out of a community redevelopment plan
 - **Activities and projects not covered** in the CC-Plan
 - **Projects and programs outside** of the CRA area



Allowed Spending

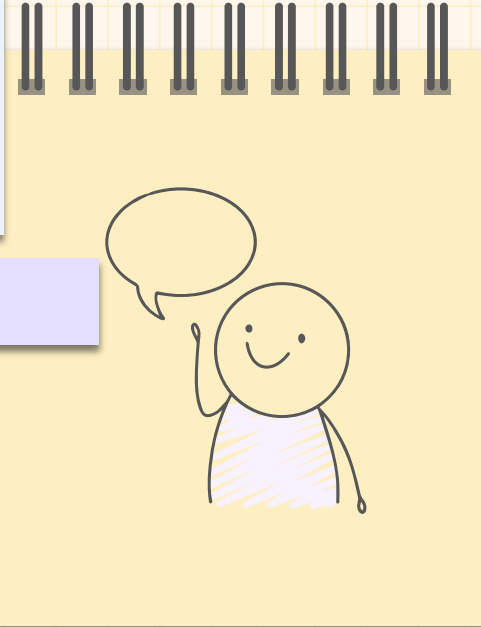
Redevelopment Trust Fund 163.387 (6)(c)

- ✓ Administrative and overhead expenses
- ✓ **Expenses of redevelopment planning, financial analysis**
- ✓ Expenses or repayment of bonds or other indebtedness
- ✓ Development of Affordable housing
- ✓ Development of community policing innovations
- ✓ Buying or clearing land and relocating occupants
- ✓ Expenses necessary to exercise 163.70 powers [2019 Amendment]



“If it is not in the Plan do not do it.”

In this order: Statute>Plan>Area

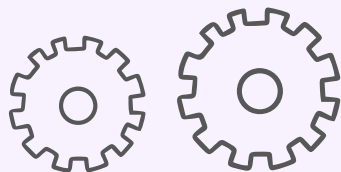




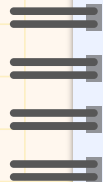
02

In the CC-Plan

Improvement Recommendations



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I. Executive Summary

(CC-Plan, Section I. Executive Summary, subsection (C) Recommendations,pg.1-3)



ROW and Streetscape Priorities

The right of way and streetscape project may be funded if funds become available or incorporated into other development projects.

Neighborhood Impacts of Redevelopment Efforts

(CC-Plan, Section II. Establishment of CRA, subsection (F). pg.II-10)



Traffic Circulation

Road and traffic Improvements should be designed to provide safety and convenient movement of pedestrians and vehicles to, within, and through Central City area.



Environmental Quality

Improvements primarily related to the recommended improvements to the infrastructure (drainage, water, sewer) and the emphasis on code enforcement and housing rehabilitation.



Community Facilities

Continuing improvements to all service systems around community facilities in the area (parks, roads, sidewalk, drainage, and utilities)

Five groups of Improvements

(CC-Plan, Section IV. Public Process, Previous Plans, and Prioritization,(A). pg. IV-1)



- 1. Infrastructure
- 2. Community Amenities
- 3. Development and Redevelopment Opportunities
- 4. Design Standards
- 5. Code Enforcement

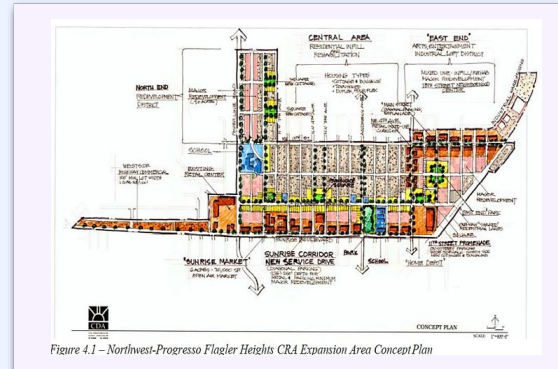


Figure 4.1 – NorthWest-Progresso Flogler Heights CRA Expansion Area Concept Plan

Five groups of Improvements

(CC-Plan, Section IV. Public Process, Previous Plans, and Prioritization, subsection (A).pg. IV-2)

To enhance the circulation and cohesion of the community, these include:

- ❑ *Pedestrian and bicycle pathways*
- ❑ *Enhanced streetscape improvements*
- ❑ *Landscaping*
- ❑ *Lighting*
- ❑ *Underground utilities*
- ❑ *Opening of prior street closures*
- ❑ *Gateway markers*



8 Principles to guide redevelopment of the area

(CC-Plan, Section IV. Public Process, Previous Plans, and Prioritization, subsection (B),pg. IV-4)

- 1. Pursuing large scale redevelopment at strategic locations
- 2. Redevelop large underutilized sites
- 3. Alteration to zoning code/ compatible parking requirements
- **4. Creating-area wide design guideline**
- 5. Utilizing vacant lots for infilling housing
- **6. Development of 7th Avenue and 9th Avenue Connectors**
- **7. Introducing traffic calming measures**
- 8. Target and attract specific industries



Central City Area Needs

(CC-Plan, Section IV. Public Process, Previous Plans, and Prioritization, subsection (C),pg. IV-5 to 7)



Sunrise Boulevard

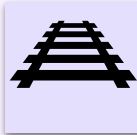
- Increase attractiveness for private development
- Improve image of the area
- Attract new and better business to the area.
- Remove blighting influences



13 Street and NE 4th Avenue

- *Traffic study – lane configuration, bike lanes, on-street parking*
- *Pedestrian amenities- sidewalks, landscaping, street furniture*
- *Safer and more visible pedestrian crossings.*

Warehouse and light industrial area



- Strategy for incremental improvement and/or redevelopment of existing building stock
- *A long-range development plan to address questions of potential growth areas, compatibility, parking, access, and transportation.*



Residential Neighborhoods

- Better code enforcement for existing properties.
- More flexible zoning for additional redevelopment options.
- Concentrations of duplex/triplex housing should be targeted for large-scale development.
- *Streetscape and right-of-way improvements in certain areas, as well as additional sidewalks and street lighting.*
- Re-evaluate existing street closure.

Redevelopment Strategy

(CC-Plan, Section V.Redevlopment Strategy, subsection (A) Purpose, pg. V-1)

Infrastructure and Neighborhood Improvements

- ✓ *Capital projects could include assistance with traffic calming and infrastructure improvements.*
- ✓ *Neighborhood improvements could include sidewalks, lighting, landscaping and open spaces.*



Implementation Plan

(CC-Plan, Section VI. Implementation Plan, subsection (B), pg. VI-6)

ROW and Streetscape Priorities

- *Capital projects should be designed to correct drainage issues, improve traffic flow, complete traffic calming, add parking, and to improve area aesthetics.*
- *The development of a pedestrian corridor through the district should also be considered.*



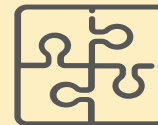
Planning and Pursuit of Land Use and Zoning Changes

Improve street appearance and function.

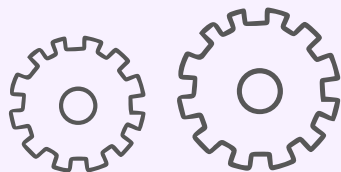


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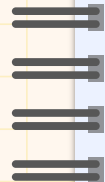
Existing Data



Needs identified through the Central City Plan, Rezoning Project Workshop, and Transportation and Mobility Master Planning efforts

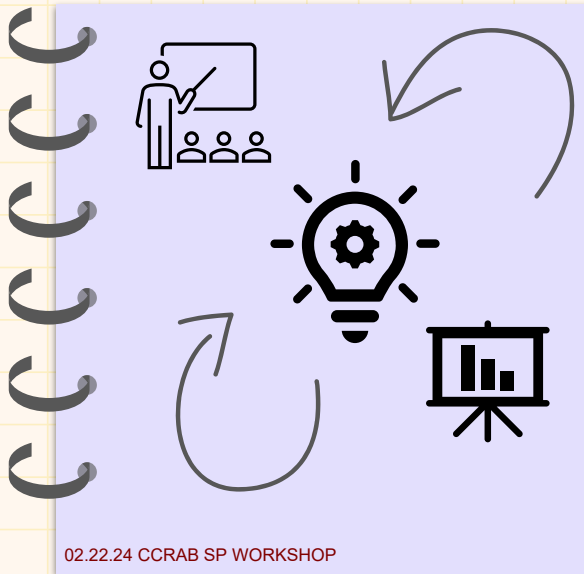


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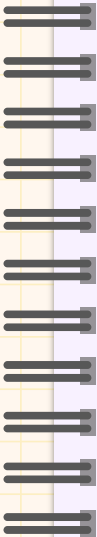
Community Engagement & Studies



- **2002** Intense charettes identifying improvement needs
- **2009** Field Study Survey identifying varying program needs and strategies
- **2018** Rezoning Workshops identifying smart growth and complete street principles
- **Ongoing** TAM South Middle River Master Planning

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2002 Charettes



Right of Way and Streetscape Priorities

Projects should be designed to correct drainage issues, improve traffic flow, complete traffic calming, underground utilities, add parking, and to improve area aesthetics.



Design Standards

Design standards that would help guide future of development in a manner that is consistent with the key elements of the plan.

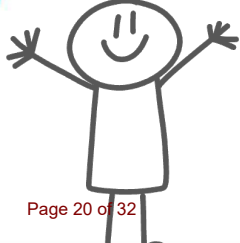


Infrastructure and Neighborhood Improvements

Projects could include assistance with traffic calming and infrastructure improvements, including, pedestrian and bicycle pathways, landscaping, lighting, underground utilities, opening of prior street closures, gateway markers.

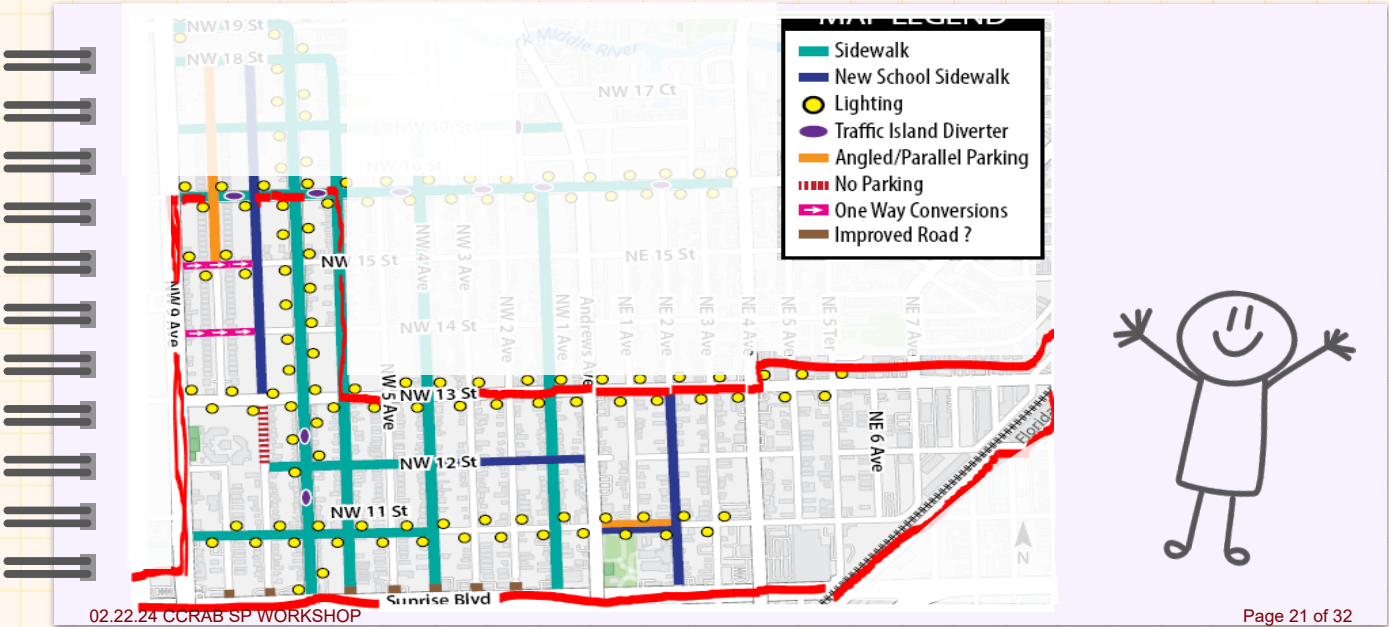


2018 Rezoning Workshop

Smart Growth Principles	Central City CRA Program Areas	Complete Streets Principles
<ul style="list-style-type: none"> • Walkable neighborhoods (73); • Mix of land uses (34); • Open space and natural areas (34); • Distinctive, attractive area, with a strong sense of place (26); • Use of compact building design (22); • Range of housing opportunities and choices (22); • Provide a variety of transportation choices (21); • Make development decisions predictable, fair, and cost effective (10); • Encourage stakeholder participation (4); and • Direct development towards existing communities (3) 	<ul style="list-style-type: none"> • Sidewalks and bike lanes (61); • Green spaces and parks (36); • Public safety (34) • Infill development and redevelopment activity (25); • Parking (20); • Neighborhood business (18); • Access to public transit (18); • Neighborhood pride and identity (12); • Civic, cultural, and social (2); and • Civic spaces (0) 	<ul style="list-style-type: none"> • Sidewalks (56); • Traffic calming (34); • Street lighting (30); • Green streets (27); • On-street parking (23); • Street trees (21); • Transit improvements (19); • Bicycle improvements (19); • Pedestrian improvements (4); and • Building design regulations along roadways (3) <div style="text-align: right;">  <p>Page 20 of 32</p> </div>

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Ongoing Master Planning with SMRCA

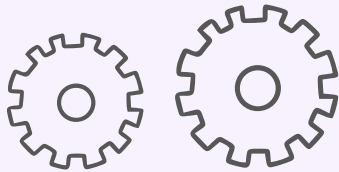




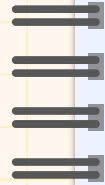
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Prioritizing Projects

Funding overview and Group Exercise

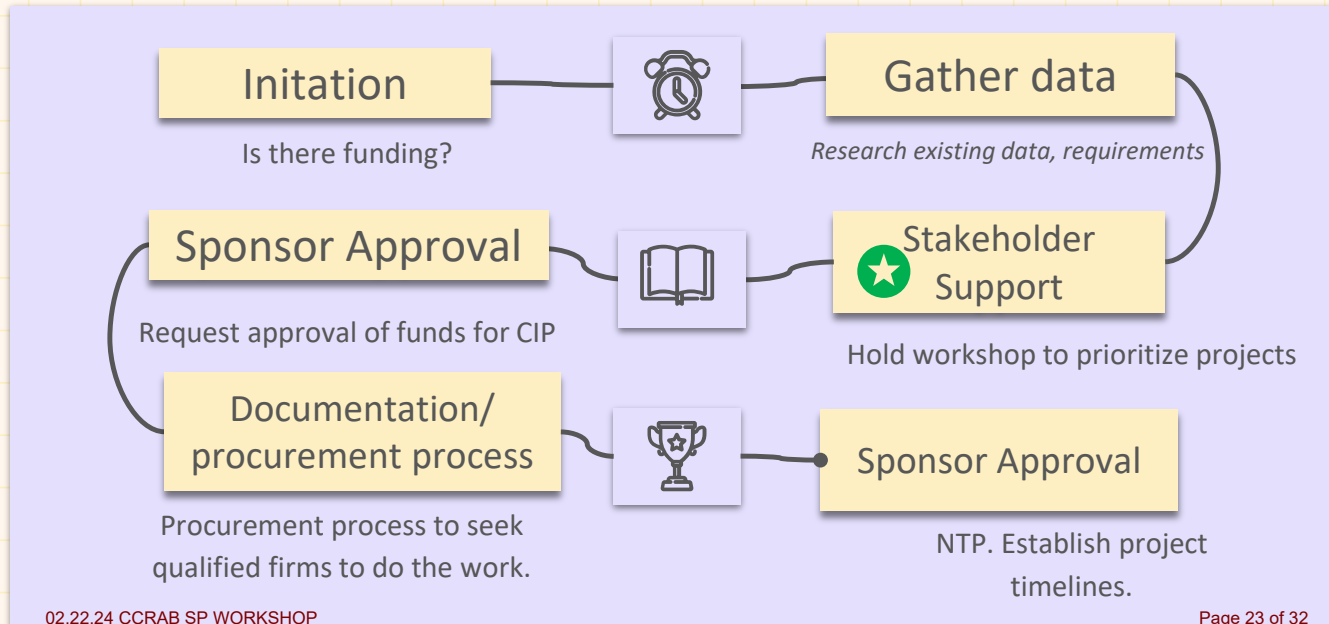


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Project Approval Sequence

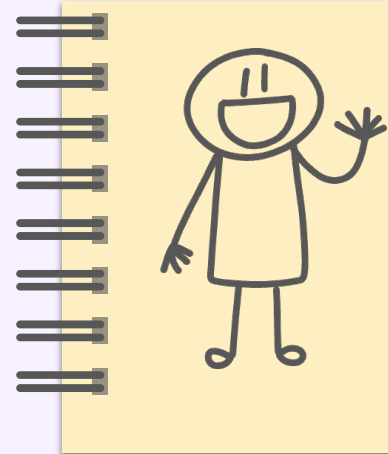


Current FY 2024 Budget



- Operations \$ 497,050
- Incentives \$ 658,109
- Total **\$ 1,155,159**

- *Lighting Project - \$93,359 is included.*



\$2,241,000

This amount is not part of 2024 approved budget
Reference CAM 24-0010



Fund Balance Reallocation

(Staff Recommendation)

Incentives

\$ 941,000



Staff recommend allocating this amount to incentive programs, there is interest in the business community for the Façade, PBIP and Streetscape programs.

Capital Improvement Project

\$1,300,000



Staff recommend allocating this amount to Capital Improvement Project. This is a starting amount.

- *Design and construction of TBD project(s)*
- *Area-wide Development Design Standards (\$200,000)*

Reference: CAM 24-0010

Reallocation Group Exercise

Incentives \$941,000

CIP \$1,300,000

Operations \$0

Residential

- Façade & Landscape

Commercial

- *Business Improvement
- *Façade Program
- Development Incentive
- Streetscape Enhancement

- Development Design Standards \$200,000

- Design & Construction of TBD project(s)

None

Prioritizing Project Types



Roadway Lighting



Traffic Calming
Improvements



Underground
utilities



Pedestrian
Pathways/Sidewalk



Landscaping



Gateway Markers

Group Prioritization Exercise Instructions

Explanation

Member will start with \$4.00,
Each green dot represents \$1.00

Review the project list of categories and identify
categories you would like to spend your money on.

**You can use all for one category or divide your funds between
the groups*



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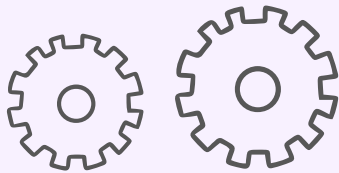
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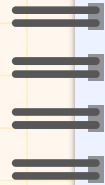
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Old and New Business

- Budget Clarification
- Redevelopment Plan Amendment
- Miscellaneous



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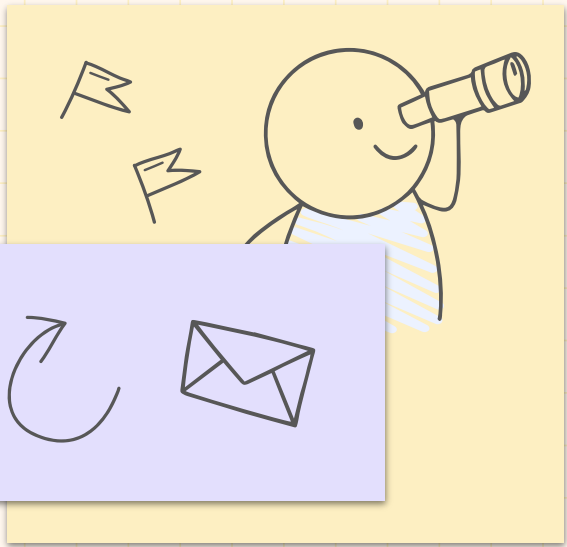
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Resources

Links:

- [FL Statues 163.70 Powers; Counties and municipalities; community agencies.](#)
- [FL Statues 163.387 Redevelopment Trust Fund](#)
- [Central City Redevelopment Plan](#)
- June 2018 Rezoning Progress Report
- T&M SMR Master Plan Map
- FRA Conference 2023 Legal 2.0 Presentation





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Thanks

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