



CITY OF FORT LAUDERDALE

APPROVED
REGULAR MEETING MINUTES
CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD
WEDNESDAY, JULY 6, 2022 – 3:30 PM
CITY HALL - 8th FLOOR CONFERENCE ROOM
FORT LAUDERDALE, FL 33301

Board Members	Present/Absent	Cumulative Attendance September 2021-August 2022	
		Present	Absent
Ray Thrower, Chair	P	9	1
Justin Greenbaum	P	3	1
Jason Hoffman	P	3	0
Shane Jordan	P	8	2
Christina Robinson	P	7	2
Dennis Ulmer, Vice Chair	P	10	0

At this time, there are 6 appointed members to the Board; therefore, 4 constitute a quorum.

Staff:

Cija Omengebar, CRA Planner/Liaison
Clarence Woods, CRA Manager
Judy Erickson, Transportation Planner II
Jamie Opperee, Prototype Inc. Recording Secretary

Others:

Moshe Yehoshoua
Ed Catalano, Treasurer of South Middle River Civic Association [SMRCA]
Will Cody, Secretary of SMRCA
Lynn Morgan, President of the Civic Association of South Middle River

Communication to the City Commission:

None

I. Pledge of Allegiance

The Board recited the Pledge of Allegiance.

II. Call to Order & Determination of Quorum

Chair Thrower called the meeting to order at 3:35 p.m. and Roll was called, and it was noted that a quorum was present.

III. Introduction of Board Members and Staff

Board members and guests introduced themselves.

IV. Approval of Minutes

- Regular Meeting June 1, 2022

Motion by Mr. Jordan, seconded by Mr. Hoffman to approve the minutes of the June 1, 2022 meeting. Motion passed unanimously.

V. Presentation, Discussion, and Recommendation

NE 4th Avenue Utility Box Wrap Presentation
Judy Erickson, Transportation Planner II

Ms. Erickson provided a presentation, a copy of which is attached to these minutes for the public record.

Mr. Yehoshua asked if it would be possible to allow artists to create some design solutions that contrasted with nature instead of reflecting it. Ms. Erickson agreed to take this idea back to the team but said this could involve an RFP. Mr. Yehoshua said there was great original work available on stock art sites and he volunteered to make selections from there. Mr. Greenbaum agreed with departing from the usual nature designs and suggested using a historic photo of the Northside Elementary School. Mr. Ulmer preferred the wave design because it integrated with the existing banner design and would be cohesive in the district. Mr. Hoffman liked Mr. Yehoshua's idea. Ms. Robinson liked the option of choosing work from a Florida artist from Shutterstock.

Mr. Yehoshua wanted the City to move into more contemporary, intellectual, elevated designs. Mr. Jordan said the cohesion would be that the art was created by local artists. Mr. Yehoshua agreed to select some designs and forward them to Ms. Omengabar.

Mr. Ulmer wanted to concentrate on the purpose of the wraps: to create a district. Ms. Erickson said the purpose was to enhance community character and create a visual pedestrian experience.

Lynn Morgan did not like the patterns Ms. Erickson presented. She noted how close one of the boxes was to Fort Lauderdale High School and suggested they ask the school to propose a design or use one related to the school. Mr. Yehoshua said one of the boxes near the school could have a kid's theme.

Mr. Catalano liked the idea of using art and thought they could be used to emphasize the positive aspects of the neighborhood.

Chair Thrower summarized that the Board would like to see ideas from Mr. Yehoshoua. Ms. Erickson said she would explore other ideas as well. She noted that this would expand the project timeline.

Chair Thrower stated Mr. Yehoshua would send prospective art to Ms. Omengebar, who would forward the designs to the Board so they could discuss them at their next meeting. Ms. Erickson stated she would bring those suggestions back to the team and then submit them to Broward County.

VI. Discussion and Recommendation

Residential Facade & Landscaping Program in collaboration with Rebuilding Together Broward County - \$150,000

Mr. Woods discussed the Rebuilding Together Broward County program and noted that they could perform life safety improvements as well as aesthetic improvements. The Rebuilding Together Broward County program also performed additional remediation work, not just painting and façade work.

Mr. Woods stated they had \$150,000 from another project that was pushed back they wished to use this calendar year to prevent it going back to City. The program would fund up to \$5,000 for a homesteaded property. Investment properties must contribute matching funds and could receive up to \$2,500.

Ms. Omengebar explained that the Northwest had two different programs: one bucket of funds to work in collaboration with Rebuilding Together Broward County and one working with staff, where the City paid the contractor. She recalled the Board had agreed they wanted to work with Rebuilding Together Broward County because of the additional work they would do.

Board members discussed how to coordinate a matching funds program for investment properties and whether or not they wished to do this.

Chair Thrower pointed out that \$150,000 would only fund 30 projects.

Motion made by Mr. Greenbaum, seconded by Ms. Robinson to support the program as presented, with the amendment that an investment property owner could receive up to \$2,500, provided the property owner also contributed a minimum of \$2,500 in addition to what they received from Rebuilding Together Broward County. In a roll call vote, motion passed 5-1 with Mr. Ulmer opposed.

VII. Discussion of Holiday Lights

Mr. Woods said the Board had discussed providing holiday lights for 13th Street. He stated at the City's CRA Board meeting the previous day, Chair Trantalis had questioned whether the CRA spending money on events and marketing was permissible. The City

Attorney had opined that they could not justify spending money on marketing events. Mr. Woods stated he would get more clarity and report back to the Board.

VIII. Program and Project Status Update

- Rezoning Project

Ms. Omengebar had reported City staff and Mark from Corradino Group would meet to review zoning map changes. She anticipated bringing a presentation to the Board in August and staff recommended a special meeting at 6 PM to encourage public participation. Ms. Omengebar described how they had arrived at this point.

Mr. Greenbaum stated their district needed a pocket where there was sufficient density – like in Flagler Village - to encourage business growth and the pedestrian traffic to support it.

Ms. Omengebar asked Board members to send their own questions and questions from their neighbors to her and she would compile them and send them to the consultant to help guide the discussion.

Board members discussed possible changes to the zoning and Mr. Catalano said this was what they had been fighting for. He now felt that this was the best way for the transitional area in the future.

Ms. Morgan said the section of the Sunrise corridor between Powerline Road and 4th Avenue was a “third world country” and needed to be cleaned up. Chair Thrower said the change to the transitional area would help redevelopment of the commercial lots there.

Ms. Omengebar agreed to send a list of possible dates for a special meeting to Board members. Board members suggested August 24 or August 31.

Motion made by Mt. Ulmer, seconded by Mr. Greenbaum to hold a special meeting in August to discuss the zoning changes. In a voice vote, motion passed unanimously.

- NE 4th Avenue Streetscape Project

Ms. Omengebar stated they were seeking an extension from December 2022 to December 2024.

- Incentive Programs

Ms. Omengebar said there had been no applications yet and they still had \$1 million budgeted. Now that they had had approved the program with Rebuilding Together Broward County, they would reserve \$150,000 of the \$1 million for the paint and landscaping program.

Ms. Omengebar informed the Board that the South Middel River Lofts were interested in the streetscape program and may also consider the tax program.

IX. Communication to City Commission

None

X. Old/New Business

- Status of 12XX NE 5th Avenue (CAM 22-0460)

Ms. Omengebar said the City Manager's office had indicated they wanted to see if the City could use the property for a park. Mr. Greenbaum said this area needed redevelopment and there was already a park across the street. Chair Thrower wanted the City Commission to hear the Board's input on this property. Mr. Catalano thought the property should be sold to an investor to redevelop it into housing. Because of the road closure, a business would not make sense here. Board member wished the CRA to purchase the property from the City. Ms. Omengebar agreed to look into this.

- August agenda item suggestions
 - 1) Broward Commuter Rail Presentation
 - 2) Utility box wrap designs

Regarding the commuter rail presentation, Mr. Catalano recalled a presentation to SMRCA and said it seemed "they were pitching the bridge as opposed to the tunnel." He said SMRCA membership was split between favoring a tunnel or a bridge. He noted that the tunnel would exit right into the South Middle River neighborhood on Sunrise Boulevard.

Chair Thrower wanted an update on the rezoning at the Board's regular meeting prior to the special meeting. Ms. Omengebar said she could ask the consultant to provide a brief overview.

Mr. Ulmer requested an update on the Communication to the City Commission regarding panhandling.

XI. Adjournment

There being no further business, the meeting was adjourned at 5:35 p.m.

The next meeting will be held on August 32022.

[Minutes written by J. Opperee, Prototype, Inc.]