



CITY OF FORT LAUDERDALE

APPROVED MINUTES
REGULAR MEETING MINUTES
CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD
WEDNESDAY, APRIL 3, 2024 – 3:30 PM
CRA OFFICE, 2ND FLOOR CONFERENCE ROOM
914 NW 6 STREET, SUITE 200, FORT LAUDERDALE, FL
33311

Board Members	Present/Absent	Cumulative Attendance September 2023-August 2024	
		Present	Absent
Troy Liggett, Chair	P	3	0
Carlton Smith, Vice Chair	P	7	0
Edward Catalano	P	8	0
Linda Fleischman	P	8	0
Justin Greenbaum (until 4:33pm)	P	8	0
Christina Robinson (until 4:55pm)	P	7	1
Nikola Stan	P	8	0
Bobby Tinoco	P	1	0

Staff:

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

Others:

Antoinette Wright, SMRCA
Patrick Ceres, Lion Point Engineering
Stacey Smith
Marie McGinley, Central City Alliance
Randall Klett, MRTNA
Karen Cruitt, Recording Secretary, Prototype Inc.

Communication to the City Commission:

MOTION made by Mr. Catalano, seconded by Mr. Smith, to inform the City Commission that the Advisory Board has worked with the neighborhoods to receive input and then considered how they would like the Commission to return funds: \$941,000 to Incentives and \$1.3 million to the Capital Improvements Project. In a voice vote, motion **passed 6-0** with Ms. Robinson and Mr. Greenbaum having left the meeting.

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 3:33 p.m. Roll was called, and it was noted that a quorum was present.

III. Approval of Meeting Minutes

- February 22, 2024 Special Workshop
- March 6, 2024 Regular Meeting

Motion by Mr. Catalano, seconded by Mr. Stan to approve the minutes of the February 22, 2024 Special Workshop. In a voice vote, motion passed unanimously.

Motion by Mr. Catalano, seconded by Mr. Greenbaum to approve the minutes of the March 6, 2024 regular meeting. In a voice vote, motion passed unanimously.

IV. Chair and Board Member Reports

Board members introduced themselves.

Mr. Smith stated the Archways building had been painted and they were adding a mural.

Chair Liggett made sure everyone had a copy of the CRA's annual report and said this may give them ideas of things to pursue in the Central City CRA. Mr. Liggett said there was a City-owned lot on the 1200 block of NE 5th Avenue that the neighborhood had considered for a park but nothing had come of it, adding it was also discussed at this Board at the time and he wanted to discuss possible development for the lot on a future agenda. Mr. Woods recalled the idea of having a park was not consistent with what everyone wanted to see and the idea was to put it out where the adjacent property could potentially buy it from the CRA or the City to do some sort of development. Ms. Omengabar added the CCRAB had recommended holding off on any decision until the rezoning was done. Mr. Greenbaum confirmed he thought it made sense for the rezoning to be done before doing anything. He said if CRA could acquire the lot to the east and make a pedestrian pathway to make connectivity better. Chair Liggett asked if the City could convey it to the CRA. Mr. Woods said the City could transfer it to the CRA, adding it would better if there was some sort of development because it would go on the tax roll. Mr. Liggett asked to have it looked at and brought back with a plan. Mr. Greenbaum said the land next to this was vacant and ideally once the rezoning happened, something substantial would happen in that area depending on what was allowed.

Chair Liggett recalled a discussion regarding conflicts of interest and the Board's packets included input from the Assistant City Attorney regarding what constituted a conflict. He also described the rules for people who were members of more than one neighborhood association. Ms. Robinson said she had brought up the conflict issue because members of the Central City Alliance [CCA], of which Chair Liggett was a member, could apply for commercial grants for their businesses worth hundreds of thousands of dollars, and Chair Liggett could be in a position on this Board to approve the grants from the CRA. This was why she did not feel comfortable attending the CCA meetings anymore. She thought if she were a member of the CCA board, she should recuse herself from any grant vote on the CCRAB that benefitted the CCA. Chair Liggett said the City Attorney had explained clearly what constituted a conflict and he did not have any of those. Mr. Smith thought this was an appropriate time to discuss this, since it had not actually occurred yet.

V. Live Local & Affordable Housing Discussion

Adam Schnell, Urban Planner III, Urban Design & Development

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

Mr. Greenbaum said he did not want to see all large-scale developments in the area be Live Local units; he felt there should be a mix of market rate and workforce housing. Mr. Woods noted that “market rate” was different in different areas. Mr. Schnell stated there had been inquiries but no plans for Live Local development in the CRA. Mr. Schnell said every jurisdiction made its own determination regarding “affordable” housing. The income level for Live Local housing was 120% of Median Family Income or lower. Antoinette Wright, SMRCA, noted that Live Local required 40% of the units to be available at 120% and asked if it assumed the other 60% would be market rate. Mr. Schnell said they could always provide additional affordable units but were only required to make 40% of the units affordable.

Mr. Klett asked what rents would be, based on the 120% and Mr. Schnell said at 120% a studio would rent for \$2,000 per month, a one-bedroom for \$2,160, a two-bedroom for \$2,592 and a three-bedroom for \$2,995.

Mr. Greenbaum asked if, because Live Local properties’ taxes were abated, the CRA would get no TIFF funds. Mr. Woods stated he was not sure and neither was anyone else right now. He said the TIFF was based on property tax increases from a base year. He noted that tax abatement was a rebate; the taxes must be paid first, so the owners would not be rebated for the TIFF portion.

Mr. Schnell stated other local requirements, such as setbacks, could be enforced with Live Local development.

VI. Capital Improvement Project Discussion

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

Ms. Omengabar said they were in the process of identifying the CRA’s capital improvement funds. Chair Liggett said they had \$2.3 million left over from prior years and needed to determine how much to dedicate to business incentives and how much to use for capital projects, while considering future planning.

Board members discussed Option 1 and Option 2. Ms. Omengabar confirmed this was for streetscapes, which included furniture, sidewalks, lighting and landscaping. Marie McGinley, CCA, asked if this would include storm drains and Mr. Woods said if there were no storm drains, the road could be improved with storm drainage.

Motion made by Mr. Smith, seconded by Mr. Catalano, to adopt Option 2 for our streetscape design standards to procure what we need to proceed. Motion passed unanimously.

VII. Redevelopment Plan Amendment Discussion

Mr. Woods stated their current plan was good enough until they had the vision for where they wanted to go with the new land use amendment. Mr. Klett said doing more than one thing at the same time would just delay everything. He pointed out that lots on the east side of NE 4th Avenue between 12th Street and 13th Street were not large enough to redevelop. If they changed the underlying land use to add 5th Avenue this would be big enough to redevelop. One redevelopment project could add \$40 million in tax increments, providing the CRA funding to work with.

VIII. Programs and Project Updates

1) Commercial Incentive Program

Ms. Omengebar stated there was still one project pending. Chair Liggett said only two incentives have ever been granted. One had been turned down because the developer thought it was too much trouble. The other applicant was made to pay most of it back because she had sold the property. Chair Liggett wanted the Board to discuss the program requirements to encourage more applicants. Mr. Woods said there had not been much money in the redevelopment trust fund for 12 years; last year they had received their first million dollars.

Ms. Omengebar agreed to provide data on residential applications. Mr. Woods agreed to provide the last five years of the Central City CRA budget.

2) Façade and Landscape Program

Ms. Omengebar said she had two interested parties.

3) NE 4th Avenue Improvement Project

Ms. Omengebar had provided the project manager's report to Board members. She said they had started work on the west side and they wanted to complete the work by June. Chair Liggett had spoken about this project with Ben Rogers, Director of Transportation and Mobility, and Director Rogers promised the project would be substantially completed by June 1, 2024.

4) Rezoning Project

Ms. Omengebar said staff was working on it and she planned to put something out this month. She would be setting up neighborhood association meetings as soon as possible.

5) Road Closure Lights Installation Project

Ms. Omengebar said they were only waiting for FPL.

IX. Old/New Business

• Miscellaneous

Chair Liggett said the beacon at the 13th Street circle needed \$20,000 - \$30,000 in repairs. The CCA wanted to hire consultants to prepare a repair plan and they wanted the CRA to provide the money for the repairs. Ms. McGinley argued that the beacon was an iconic piece of sculpture in the City and they should repair it. She remarked that they did not

really know who owned it. The roundabout was City property and the City allowed the beacon to be installed. Ms. McGinley said they were hoping for a grant to cover repairs. She said the CCA did not want to put out the money for the consultants to determine a repair plan without a plan for funding the repairs. Mr. Woods said if the expense did not exceed \$100,000, it could potentially be a call up to the CRA Board and suggested Ms. McGinley provide a proposal. Chair Liggett asked if it needed a motion. Mr. Woods suggested it can be brought back for discussion.

- May Agenda Recommendations
 - a. Rezoning Proposal Permitted Uses Presentation

Chair Liggett wanted to add parking requirements and setbacks to the rezoning discussion.

Chair Liggett asked what they could do to encourage hiring someone to assist Ms. Omengabar. Mr. Woods agreed to find out.

X. Communication to City Commission

Chair Liggett wanted to communicate to the City Commission the amounts they had arrived at during the workshop.

MOTION made by Mr. Catalano, seconded by Mr. Smith, to inform the City Commission that the Advisory Board has worked with the neighborhoods to receive input and then considered how they would like the Commission to return funds: \$941,000 to Incentives and \$1.3 million to the Capital Improvements Project. In a voice vote, motion **passed 6-0** with Ms. Robinson and Mr. Greenbaum having left the meeting.

XI. Adjournment

There being no further business, the meeting was adjourned at 5:38 p.m.

The next meeting will be held on May 1, 2024.