

**CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD (CCRAB)**

August 01, 2018

3:30 PM

**CITY HALL
8th FLOOR CONFERENCE ROOM
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA**

AGENDA

- | | |
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| I. Call to Order | Mike Vonder Meulen
CCRAB Chairperson |
| II. Approval of Regular Minutes
June 06, 2018 | Mike Vonder Meulen
CCRAB Chairperson |
| III. Old/New Business | Cija Omengabar
CRA Planner |
| a. Hope South Florida Update | |
| b. Special Rezoning Workshop | |
| c. September 5 th Agenda Items | |
| IV. Communications to City Commission | CCRAB Members |
| V. Public Comment | |
| VI. Adjournment | |

THE NEXT REGULAR CCRAB MEETING WILL BE HELD, September 5, 2018

Purpose: To review the Plan for the Central City CRA and recommend changes; make recommendations regarding the exercise of the City Commission's powers as a community redevelopment agency in order to implement the Plan and carry out and effectuate the purposes and provisions of Community redevelopment Act in the Central City Redevelopment CRA; receive input from members of the public interested in redevelopment of the Central City Redevelopment CRA and to report such information to the City Commission sitting as the Community Redevelopment Agency.

Note: Two or more Fort Lauderdale City Commissioners or Members of a City of Fort Lauderdale Advisory Board may be in attendance at this meeting.

Note: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Anyone needing auxiliary services to assist in participation at the meeting should contact the City Clerk at (954) 828-5002, two days prior to the meeting.

Note: Advisory Board members are required to disclose any conflict of interest that may exist with any agenda item prior to the item being discussed.

Note: If you desire auxiliary services to assist in viewing or hearing the meeting or reading agendas or minutes for the meetings, please contact the City Clerk's Office at 954-828-5002 and arrangements will be made to provide these services to you.

**DRAFT MEETING MINUTES
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD (CCRAB)
CITY HALL
100 NORTH ANDREWS AVENUE
8th FLOOR COMMISSION CONFERENCE ROOM
FORT LAUDERDALE, FLORIDA
WEDNESDAY, JUNE 6, 2018 – 3:30 PM**

Cumulative Attendance from October 2017

<u>Board Members</u>	<u>Attendance</u>	<u>Present</u>	<u>Absent</u>
Michael Vonder Meulen	P	6	0
Justin Greenbaum (v chair)	P	6	0
Mark Antonelli	P	5	2
Laxmi Lalwani	P	1	0
Colleen Lockwood (3:43 pm)	P	5	2
Andrew Segaloff	A	4	2
Theodore Spiliotes	P	1	0
Jeff Sullivan	A	3	3
Zachary Talbot	P	1	0
Ray Thrower	P	6	0

At this time, there are 10 appointed members to the Board, which means 6 would constitute a quorum.

Staff:

Don Morris, Central Beach/ Central City Manager
Cija Omengebar, CRA Planner
Sandra Doughlin, NPF CRA

I. Call to Order

Chair Vonder Meulen called the meeting to order at 3:33 p.m. It was noted that a quorum was present.

Communications to the City Commission

The CCRA Redevelopment Plan calls for the elimination of slum and blight, and one of the ways to achieve this is to find ways to improve code compliance within the area; the concern of the Central City Redevelopment Advisory Board is that Hope South Florida is not in compliance with the zoning and other codes; therefore, the board would like the

city commission to instruct staff to make sure that this property is brought into compliance. Motion made by member Antonelli, seconded by member Lockwood. Motion passed unanimously.

II. Approval of April 4, 2018 Minutes

Motion made by Vice Chair Greenbaum, seconded by member Thrower to approve minutes with requested revisions. In a voice vote motion passed unanimously.

Chair Vonder Meulen welcomed new board members, Theodore Spiliotes, Zachary Talbot and Laxmi Lalwani. The new members introduced themselves and provided some background information.

The chair also asked the board to entertain a motion to take item V (Hope South Florida) out of turn, since there were a number of neighbors in attendance who wanted to participate in the conversation. Motion made by Member Thrower, seconded by member Antonelli to take item V out of turn. In a voice vote motion passed unanimously.

V. Hope South Florida (taken out of turn)

Cija advised the board that this item generated a lot of interest from residents who are concerned by Hope South Florida; and for this reason staff is requesting to table the discussion until the next regular meeting scheduled for August 1, 2018. The recommendation was made so that city staff, Hope South Florida representatives and residents would have current and accurate information on the status of this facility.

Don reminded board members that with the exception of the chair, all requests to put items on the agenda should be brought to the entire board.

New member Ted Spiliotes spoke about guidelines, sunshine requirements and certain responsibilities that come with serving on boards. Members were told that staff will provide them with the next date for training.

Staff listened to a number of concerns by the board members, including code violations, change of use issues, stop work order, the increase in the number of cars in the parking lot, etc. Member Thrower told the board that at separate community meetings that were attended by representatives from Hope South Florida their plans were very different from the ones discussed at a prior meeting. At the South Middle River Community meeting and the general membership meeting the plans presented were not the same, member Antonelli concurred with member Thrower's statement. At the meeting those plans were not favorably received by those attendees.

The close proximity to two schools, a playground and a foster home for girls causes concern to residents. These concerns were brought to the attention of the CRA staff more than a year ago.

Member Laxmi questioned why is this item being brought to the board, if staff does not have the information on the status of the code and other issues related to this property. Member Ted Spiliotes said that he was not familiar with Hope South Florida at which time he was provided some information regarding what the facility provides.

Don reminded the board members that only the Chair can request what should be put on the agenda, or an agenda item could be discussed and voted on by the board. New members will be provided a copy of the redevelopment plan.

The chair opened the floor to the residents present at the meeting. Louis Castillo, past president of the South Middle River Civic Association spoke on behalf of the current president. He shared with the board the same experience that member Thrower had regarding the complete change of their plans from one meeting to the next. He went on to tell the members that then Commissioner Trantalis was also present at the meeting; at which representatives from Hope South Florida said that there would only be handling four cases per week, which turned out to be false. The traffic at the location has also increased.

Member Laxmi said that this meeting is a little premature since staff does not have adequate information.

Member Thrower gave the board some additional information about the property, including the acreage and square footage (2 acres) and the building over 2,000 square feet. The property used to be a church, with services one night per week now it's two nights and on Saturdays.

Guest Lena Nageon asked if a meeting could be scheduled prior to the August meeting; since no meeting is scheduled for July.

Guest William Cody, secretary of South Middle River Civic Association told the board that Hope South Florida has been using the media to share their plans to move to the new location 1100 N Andrews Avenue.

Member Ted S, who served on the Lake Ridge Board for seven years and has been the "eyes" for code said that unless someone makes a complaint and code "sees" it, nothing can be done. Code has been aware of the problems at this location for over a year, issues such as business license, stop work order, etc.

A motion made by member Antonelli, seconded by member Talbot to schedule a special meeting was withdrawn.

Member Lockwood asked what member Antonelli would like to accomplish, what's the goal.

Member Antonelli spoke about the project being grandfathered in, land use and rezoning changes.

Discussion continued about having a special meeting prior to the August 1st meeting. Don suggested that instead of a special meeting, the concerns of the board could be sent via a communication to the City Commission.

Guest Edward Catalano reminded the board that the staff who is present at the meeting could not provide an update on what's going on at the Hope South Florida location.

Guest Louis Costillo, also told the board of his concerns for the neighborhood, and spoke of a July 25, 2017 letter which was sent to the city regarding the issues connected to this property. He said that with the neighborhood association and the CRA raising questions, they will appear to be the "bad guys".

Guest Lina Nageon, asked if a special meeting could be had to discuss this item and was told that a number of things had to be in place so that this could occur, staff from code compliance, staff from zoning and a location for the meeting would have to be available.

Chair Vonder Meulen asked the board if they'd prefer sending a communication to the board instead of taking action to schedule a special meeting. Motion to send communication to the CRA Board was made by member Antonelli, seconded by member Lockwood. The vote was unanimous.

Motion was made by member Thrower, seconded by member Antonelli to table the Hope South Florida discussion until the August meeting. Motion passed unanimously.

III. 2019 Budget Discussion

CRA staff went over the budget for FY 2019; explaining that there will be a little more than \$100K available. Money available in this current year's budget has to be encumbered for a project that's "shovel ready", or it will have to be returned. Funding request/s must be made by August 1st. Motion made by member Lalwani, seconded by member Antonelli to accept the Fiscal Year 2019 budget as presented. Motion passed unanimously.

IV. Incentives Program

CRA Planner, Cija Omengabar explained that instead of creating a new incentives program, the Central City CRA will use the Northwest CRA Incentive Programs making changes that will be applicable to the Central City Area. The focus areas would be NE 13th Street, NE 4th Avenue and Sunrise Boulevard. Staff will also adopt the process used by CDBG to measure success for their funding. There will be \$35K available to hire 2 part time employees, working 20 hours per week to process the incentives program. Staff also advised the board that the amendments to the redevelopment plan are completed.

The board members will be able to approve funding for certain projects in the Central City Area; and were again reminded that such projects must be ready to go to the CRA Board by the end of September. Projects will be approved on a first come first serve basis.

Motion made by member Throrer seconded by vice Chair Greenbaum to accept the incentives program as presented. Motion passed unanimously.

VI. Old/New Business

- Rezoning Project Update

Chair Vonder Meulen said that the meeting was well attended, and everyone present was actively involved in the process; however, the items were somewhat disjointed at times he also felt that since it was the first meeting that there's room for improvement. The data presented was raw and members requested a refined version.

Members were told that the agenda for the next meeting is on line, also there will be full report and feedback at a later date. What was discussed and the feedback will be provided by the consultant and will be posted on line. The next community meeting is scheduled for July 11, 2018.

Member Throrer spoke about scale for housing projects, suggesting that the Northwest Gardens Project be used as an example; he also asked if the graphics were available on line. Cija promised to provide.

Due to the large turnout at the May 31st outreach meeting there was a shortage of staff and resources. CRA Manager Morris told the board that the next meeting will be better organized.

Vice Chair Greenbaum wanted to know when the consultant would be coming back before the board also if it was okay to communicate with the consultant. He was told he could; but should also copy CRA staff. He also mentioned that the graphics shared with the board members showed the TOD east coast link to tri rail; however, this was not

going to occur. According to South Florida Regional Transportation Authority (SFRTA) the stop will either be located in Wilton Manors or Oakland Park; and the consultant should be made aware of this change.

Member Antonelli said that the meeting was useful by reaching out, engaging the community and spurring conversation.

Former CCRAB Chair Randall Klett was more forth right with his comments, saying that it was chaotic. He expressed that there were no clear indications of the locations for mixed use, single family homes and the current zoning; and what the plan calls for.

Chair Vonder Meulen said that the meeting was for getting input.

CRA Manager, Don Morris agreed saying that the meeting could have been better organized, the room should have been split and the consultant should have been in the middle of the room so that everyone could hear.

Member Antonelli said that despite the issues raised, the meeting was useful and well executed; community input is very important, it's engaging and spurred conversations.

Vice Chair Greenbaum said meeting should have been broken up into segments.

Chair Vonder Meulen said that the meeting was to listen to the neighbors, getting their input.

- Request for reinstatement to Serve on the Board

Pieter Coetzee who was automatically removed from the board for missing three consecutive meetings, explained that due to the hurricane Irma, his job took him all over the state of Florida; however, now that things are back to normal he'd like to continue to serve on the board.

Motion made by member Thrower, seconded by member Lockwood to approve the reinstatement of Mr. Coetzee. Motion to approve was unanimous. The request to reinstate will be sent to the CRA Board for final approval.

Christine Fanchi, Transportation and Mobility (T&M)

- Annual Community Appearance Awards Update
 - Special Project – Art in Public Places: Homes Inc. Unity Beacon won the Community Appearance Board award for Art in Public Places. Katharine Barry was present to accept the award.
 - Special Projects – Complete Streets: NE 13th Street Complete Streets Project - This project was nominated and won. Bob Wojcik and Cija

Omengebar accepted the award.

- o Christine was asked for an update on NE 4th Avenue

Members were told that moving forward this project will be run by the state of Florida; bids to choose a contractor will be opened on June 18th; with construction scheduled to begin in September. She promised to come back to the board when she has more details.

The project runs on NE 14th Avenue from Sunrise to Five Point; and entails pavements, new striping, right turn lanes at NE 13th and NE 16th Streets, new drop off/pick up zone for Fort Lauderdale High School and new lighting.

Member Antonelli reminded Christine that the traffic studies had not been done; Christine said that they would try to have the study done in August.

Vice Chair Greenbaum expressed his concern about traffic cutting through South Middle River, Andrews and NE 4th Avenue. He also asked how long it would take to undo the proposed changes if it shows that this project negatively impacts the community, he was told it's just paint and if the public supported the removal then the city would pay for the correction.

Member Lockwood said that during peak hours these proposed changes would create a traffic nightmare impacting Middle River traffic.

Members continued to discuss the impact of this project on the community, including area businesses, traffic cutting through neighborhoods to avoid congestion.

Cija advised the board that a residential project, Serenity went before the DRC and plan to make a presentation before the board. Staff is proposing to have a special meeting on Thursday, July 19, 2018 at 3:30 p.m.

Communications to City Commission

It was noted that Member Antonelli's motion would be sent as a communication to the CRA Board.

VIII. Adjournment

Motion to adjourn was made by member Lockwood, seconded by member Antonelli. In a voice vote motion passed unanimously.

Meeting adjourned at 5:16 p.m.

[Minutes prepared by Sandra Doughlin, CRA]

From: [Kelvin Arnold](#)
To: [Cija Omengebar](#); [George Oliva](#)
Subject: RE: 100 Andrews Ave- Hope South Florida
Date: Wednesday, July 25, 2018 9:10:02 AM
Attachments: [image001.png](#)
[image003.png](#)

To All,

Case #CE17111192 is not a Violation. This is only a Compliant that is open to monitor this property to assure that the appropriate permits are issued for the second floor demolition that was performed under ATF permit # 17050283.

Thank you!

Kelvin G. Arnold, Building Inspector
Building and Construction Enforcement
City of Fort Lauderdale | Building Services Division
700 NW 19th Avenue | Fort Lauderdale FL 33311
P: (954) 828-6176 E: karnold@fortlauderdale.gov



From: Cija Omengebar
Sent: Wednesday, July 25, 2018 8:45 AM
To: George Oliva; Kelvin Arnold
Subject: FW: 100 Andrews Ave- Hope South Florida

Good morning,

Code case CE18060141 is closed per response below.

Please provide update for CE17111192 for the CCRAB board, we're working on deadline by Friday noon to post advisory board backup.

Thank you,

Regards,

Cija Omengebar, FRA-RP, CRA Planner
City of Fort Lauderdale | Community Redevelopment Agency
914 Sistrunk Boulevard, Suite 200 | Fort Lauderdale FL 33311
P: (954) 828-4776
E: COmengebar@fortlauderdale.gov

From: Porshia Goldwire

Sent: Wednesday, July 25, 2018 8:16 AM
To: Shelly Wright
Cc: Irma Westbrook; Cija Omengebar
Subject: RE: 100 Andrews Ave- Hope South Florida

Good morning Shelly,

Thank you.

Porshia L. Goldwire, Code Compliance Manager
City of Fort Lauderdale | Community Enhancement & Compliance Division
700 NW 19th Avenue | Fort Lauderdale FL 33311
P: (954) 828-5249 E: pgoldwire@fortlauderdale.gov



Under Florida law, most e-mail messages to or from City of Fort Lauderdale employees or officials are public records and may be subject to public disclosure.

From: Shelly Wright
Sent: Tuesday, July 24, 2018 4:07 PM
To: Porshia Goldwire
Cc: Irma Westbrook; Cija Omengebar
Subject: RE: 100 Andrews Ave- Hope South Florida

I have closed my case, CE18060141 - complaint of operating a SSF in a residential zone. HOPE SOUTH FLORIDA applied and received their Business Tax Receipt for Professional Offices and Church for the address of 1100 N Andrews Ave. The following is the notes from my case:

RECEIVED AN EMAIL FROM BRIDGET IN THE BUSINESS TAX OFFICE ADVISING THAT SHE ADDED THE CATEGORY OF CHURCH TO THE BTR FOR THIS ADDRESS UNDER HOPE SOUTH FLORIDA WHICH HAS BEEN APPROVED FOR WORSHIP/FEEDING HOMELESS ACCORDING TO ULDR SEC. 47-18.31. - SOCIAL SERVICE FACILITY (SSF). C.2.B.IV. "FOOD DISTRIBUTION CENTER (FDC) IS PERMITTED AS AN ANCILLARY USE TO HOUSES OF WORSHIP WITHIN ANY ZONING DISTRICT IN WHICH HOUSES OF WORSHIP ARE PERMITTED AS A PRINCIPAL USE. A FDC PERMITTED AS AN ANCILLARY USE TO HOUSES OF WORSHIP IS NOT SUBJECT TO THE SEPARATION REQUIREMENTS OF SECTION 47-18.31 OF THE ULDR."

BUSINESS TAX ROUTING SHEET ADDED TO ATTACHMENTS.

NO VIOLATION FOUND REFERENCE OPERATING
AS A SSF.

Shelly Hullett

Code Compliance Officer #288

City of Fort Lauderdale | Community Enhancement Division

700 NW 19th Avenue Fort Lauderdale FL 33311

P: (954) 828-6331 | E: shullett@fortlauderdale.gov



~Under Florida law, most e-mail messages to or from City of Fort Lauderdale employees or officials are public records and may be subject to public disclosure.

From: Porshia Goldwire
Sent: Tuesday, July 24, 2018 2:27 PM
To: Shelly Wright
Cc: Irma Westbrook; Cija Omengebar
Subject: Fwd: 100 Andrews Ave- Hope South Florida

Good afternoon Shelly,

Please provide Cija with an update for your case for Hope South Florida.

Thank you

Begin forwarded message:

From: Cija Omengebar <COmengebar@fortlauderdale.gov>
Date: July 24, 2018 at 2:13:18 PM EDT
To: Kelvin Arnold <KArnold@fortlauderdale.gov>, George Oliva <GOliva@fortlauderdale.gov>, Porshia Goldwire <PGoldwire@fortlauderdale.gov>
Cc: Sandra Doughlin <SDoughlin@fortlauderdale.gov>
Subject: 100 Andrews Ave- Hope South Florida

Kelvin, George and Porshia,

I scheduled yesterday's meeting at request of Don. Meeting is not necessary, I'm hoping there's an update for the Central City CRA board meeting for next Wednesday.

Is there any updates that I can share with the (CCRAB) from a compliance standpoint for this property?

These are the two cases that's currently for the property.

- CE17111192
- CE18060141

On June 6 CCRA meeting (see draft minutes), neighbors came out to voice their concerns regarding property, as a result the board sent a communication to CC as it relates to ensuring property is within code compliance.

Please let me know thoughts.

Thank you,

Regards,

Cija Omengbar, FRA-RP, CRA Planner

City of Fort Lauderdale | Community Redevelopment Agency

914 Sistrunk Boulevard, Suite 200 | Fort Lauderdale FL 33311

P: (954) 828-4776

E: COmengbar@fortlauderdale.gov

Agenda Item III. B - Special Rezoning Workshop

Special Rezoning Workshop Tentative Dates

- Location: City Hall Chamber Room; 6pm – 8 pm
- Monday, August 27
- Tuesday, August 28
- Wednesday, August 29

Alternate Dates:

- Location: City Hall Chamber Room; 6pm – 8 pm
- Tuesday, September 18
- Wednesday, September 19