

**APPROVED MEETING MINUTES  
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD (CCRAB)  
CITY HALL  
100 NORTH ANDREWS AVENUE  
8<sup>th</sup> FLOOR COMMISSION CONFERENCE ROOM  
FORT LAUDERDALE, FLORIDA  
WEDNESDAY, AUGUST 1, 2018 – 3:30 PM**

**Cumulative Attendance from October 2017**

<b><u>Board Members</u></b>	<b><u>Attendance</u></b>	<b><u>Present</u></b>	<b><u>Absent</u></b>
Michael Vonder Meulen	P	7	0
Justin Greenbaum (v chair)	P	7	0
Mark Antonelli	P	6	2
Pieter Coetzee	P	0	0
Laxmi Lalwani	P	2	0
Colleen Lockwood	P	6	2
Andrew Segaloff	P	5	2
Theodore Spiliotes	A	1	1
Jeff Sullivan	P	4	3
Zachary Talbot	P	2	0
Ray Thrower	P	7	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  
Christine Fanchi, Transportation & Mobility (T&M)  
Sandra Doughlin, NPF CRA

**I. Call to Order**

Chair Vonder Meulen called the meeting to order at 3:35 p.m. It was noted that a quorum was present.

**II. Approval of Regular Minutes**

June 06, 2018 deferred to August 1, 2018 meeting, for corrections and clarifications.

**III. Old/New Business**  
**a. Hope South Florida Update**

CRA Planner, Cija Omengebar

Staff advised the board that currently at this time there are no open code cases connected to this facility.

Member Thrower told the board that over the last four years according to their business license and their tax returns, this business is listed as a church; however, their activities seem to be geared towards providing social services. Feeding the homeless and less traditional church services seem to be their current activities. He went on to share with the board that on July 28<sup>th</sup> in addition to feeding almost 250 homeless persons, they also had a special permit to operate and provide free showers. Pictures of the mobile showers were sent to Mayor Trantalis and Commissioner Glassman.

Members were reminded that a recent letter from the city manager ruled that the business is a church. Staff also reminded the board that "Hope South Florida" is in compliance. CRA staff was also asked to continue monitoring code cases/permits associated with this location.

Another location that feeds the homeless does have police presence between 4:30 and 8:00 p.m. Members asked about police presence at Hope South Florida and they were told that there had been an altercation at the location.

Members expressed their concern about the close proximity to Warfield Park and Sunland Elementary School and its contributing to the slum and blighted conditions of the area. Vice Chair Vonder Meulen also spoke about the number of this type of facilities that are in the area.

Members also discussed secondary use and requirements to operate after 7:00 p.m. A suggestion was made to have surveillance and document incidents in the area as a result of what's occurring at Hope South Florida.

Member Lockwood spoke about the public's response to the homeless problem and the impact on communities; she feels that a suitable place should be found so that Hope South Florida can continue to provide services.

Staff will keep this item on the agenda; and continue to gather more information. Members were also asked to read and become more familiar with the code. It was also suggested that someone should be invited to a meeting to speak on the homeless issue.

**b. Special Rezoning Workshop**

Cija provided members tentative dates for the upcoming workshop. Staff will check on the availability of the chambers for the workshop. The tentative August dates were

cancelled; and some of September dates were eliminated due to conflicts. Tentative dates suggested by staff and board members are September 12<sup>th</sup>, 20<sup>th</sup> and 26<sup>th</sup>.

### **c. September 5<sup>th</sup> 2018 Agenda Items**

- Incentive Program Application Sunbox 101 LLC/Distribution of funds (approximately \$170K). Cija explained that this is the only project that is shovel-ready and funding has to be approved by September 30<sup>th</sup> or the funding goes away. This Abby Laughlin is the applicant.
- Hope South Florida/City's plan to address homelessness
- Rezoning Consultants Executive Summary

The developer of the "Serenity" project (NE 4<sup>th</sup> Avenue and 12<sup>th</sup> Street) attended the South Middle River Civic Association" (SMRCA) meeting. At this meeting which member Thrower attended; members were provided details of the project. Member Thrower shared the information with the CCRAB; he said that it seems that there will not be enough parking; however he was told that parking would not be a problem.

Vice Chair Greenbaum shared with the board about a new federal designation called the Opportunity Zone which will have a positive impact on the Central City Area and specifically to investors through the tax benefits.

Staff was asked if someone from Planning could be invited to attend September's meeting to provide an update on the plaza at Sunrise Boulevard and Powerline Road.

### **IV. Communications to City Commission**

There was none.

### **V. Public Comment**

Yelka Mikolgi asked staff to provide her with a copy of the incentives, a boundary map of the CCRA and information about the focus areas. She also asked about the incentives for next year and how it is divvyed up if there is more than one applicant. Staff explained it would be on a first come first served basis.

### **VI. Adjournment**

There being no further business. Motion to adjourn was made by member Lockwood, seconded by member Segaloff. Meeting adjourned at 4:40 p.m.