

APPROVED MEETING MINUTES
REGULAR MEETING
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD (CCRAB)
CITY HALL
8th FLOOR CONFERENCE ROOM
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA
WEDNESDAY, DECEMBER 5, 2018 – 3:30 PM

September 2018 – August 2019

Board Members	<u>REGULAR MEETINGS</u>		<u>SPECIAL MEETINGS</u>		
	<u>PRESENT</u>	<u>ABSENT</u>	<u>PRESENT</u>	<u>ABSENT</u>	
Justin Greenbaum (chair)	P	3	0	1	0
Mark Antonelli (vice chair)	P	3	0	1	0
Pieter Coetzee	P	2	1	0	1
Alex Karamanoglou	A	1	2	0	1
Peter Kosinski	A	2	1	1	0
Laxmi Lalwani	P	2	1	1	0
Theodore Spiliotes	P	3	0	1	0
Zachary Talbot	P	2	1	1	0
Ray Thrower	P	3	0	1	0
Danella Williams	P	3	0	1	0
Alex Workman	P	1	1	0	0

At this time, there are 11 appointed members to the Board, which means 6 would constitute a quorum.

Staff:

Don Morris, Central Beach/ Central City Manager
 Cija Omengabar, CRA Planner/Liaison
 Sandra Doughlin, NPF CRA
 Jamie Opperlee and Fabricio Ramos, Prototype, Inc.

I. Call to Order

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

II. Approval of Meeting Minutes
• **Special Meeting – November 7, 2018**

Motion made by Vice Chair Antonelli, seconded by member Talbot to approve the November 7, 2018 special meeting minutes.

Discussion: It was noted that on page 3, Vice Chair Antonelli seconded the motion to close public comment.

Motion made by member Lalwani, seconded by Vice Chair Antonelli, to approve the November 7, 2018 special meeting minutes as amended. In a voice vote, **motion** passed unanimously.

III. #R17066 – Cumberland Farms Presentation
333 E Sunrise Boulevard Development Project
Stephanie J. Toothaker, Tripp Scott Attorneys at Law

Chair Greenbaum stated his personal interest in this property and recused himself and stepped out of the room. Vice Chair Antonelli took over the meeting.

Ms. Toothaker and Gregory McAloon distributed handouts and made a PowerPoint presentation.

- The property in question is identified as the Home Depot on Sunrise and surrounding businesses.
- Site plan explained as two land use designations and three zoning categories.
- Rezoning of the small square to make the zoning CB (commercial business) consistent with the rest of the property in question.
- History of Cumberland Farms and the concept proposed for this project.
- Overwhelming support from Middle River Terrace and South Middle River HOAs.
- Hoping to be on Planning & Zoning Board agenda in January.

Member Spiliotes wondered about the bus stop near the entrance on Sunrise Blvd., and learned it is expected to be closer to 4th Avenue, before the entrance. Both Florida Department of Transportation and Transit Authority approved the position, however, more discussion followed concerning improving the stop for better traffic flow. Also discussed were turn lanes and possible slip lanes for bus to pull out of traffic. Entrances and exits were identified and discussed.

Additional questions from the Board were answered and included false windows at back of house, outside seating accommodations (three tables), 24-hour operations desired, and pedestrian lighting on sidewalks (extensive lighting planned). Security features were discussed, including cameras for closed-circuit television(CCTV) and the areas to be covered. The property will be staffed and outdoor areas kept clean. From the zoning and planning standpoint, rezoning of the small parcel is consistent with land use planning and is supported by the neighborhood associations. Landscaping will be emphasized for the residential area across the street.

Public comments:

Daniel Johnson enquired about traffic studies on 3rd Avenue, especially with the elementary school a

block over that is busy with kids before and after school. Ms. Toothaker noted the primary impact is on Sunrise and not as much on the side streets; while traffic studies were not on hand, the highlights were mentioned and Ms. Toothaker can make them available to Mr. Johnson. Mr. Gottlieb explained Florida Department Of Transportation(FDOT) and City's Traffic Engineer review these studies and negotiate this aspect of the review process; further discussion followed with varying traffic scenarios. It was stressed that members of the public should attend the Planning & Zoning Board meetings to make sure voices are heard; this may not be the venue. This board's purpose is to make recommendations as to whether the use is appropriate for the property.

Javier Concha, Jr., likes the residential-based idea and the style of the building.

Board comments:

Member Talbot commented that the mission of this CRA is to eliminate blight and vacant means blight. This may or may not be the best exact use for the parcel, but waiting to find out could leave the parcel vacant another four or five years. Cumberland Farms is a nice concept and should be great for the neighborhood.

Motion made by member Coetzee, seconded by member Lalwani, to approve the development as it fits within the CRA plan. In a voice vote, **motion** passed unanimously with Chair Greenbaum abstaining.

IV. Old/New Business
a. Rezoning Update

Don Morris explained definitions, especially expanding commercial into the residential and creating non-conforming uses. Consultants are working with planning department to find ways to avoid non-conforming uses for single and two-family residential that are permitted within mixed-use. The process is not yet complete and will come back to the board when concerns can be addressed. A member of the public had a question, but Mr. Morris reiterated that this item is not yet ready for discussions until non-conforming uses can be properly defined as to rezoning. The board and public will be notified when the item will again be on the agenda. Instructions on how to receive notifications were given, by mailing list and/or on website list for upcoming meeting agendas.

d. Memo – New Rules Governing Advisory Board and Committees

Mr. Morris explained the changes to the rules of forming committees, primarily focusing on appointing, filling vacancies, and term limits. A brief discussion followed.

b. NE 4th Ave Traffic Count Status

Cija Omengabar stated that Christine Fanchi had reported on the traffic count on several ongoing projects as requested by the board. Comments on information going forward was that the traffic counts should not be on holidays but when school is in session, directions of the study were clarified, and funding for greenscaping on NE 4th Avenue is being reinstated. Mr. Morris gave background on the grant received last year for \$1.5 million for streetscape improvement, lighting improvements from Sunrise to 13th Street on 4th Avenue, that it had been pulled but now is reinstated. The project's funding and scope was explained, discussion ensued. Funding difficulties throughout various public projects, past and ongoing, were also discussed, especially creative methods with grants, matching funds from businesses, and fundraising.

c. Homeless Update

Ms. Omengebar noted Mayor Dean Trantalis's letter in the board packet. Another document from Vice Mayor Ben Sorensen was also noted. Member Thrower spoke of the Hope South Florida church at 1100 N. Andrews and the proposal to provide mobile showers every Tuesday during the fall months, but for some reason was never implemented. However, at the November 20 City Commission meeting they have asked for approval again. A temporary approval/permit was given for Tuesdays in December, January, and February from 3 to 5 p.m. to set up the mobile shower units, which coordinates with their community feeds on Tuesday nights, 6 to 8 p.m. (also Thursday nights). Mr. Thrower personally witnessed approximately 150 people at the church for showers one Saturday afternoon, which severely impacts the neighborhood, and calls upon board members to observe Tuesday afternoons for themselves to be sure the program is being held. Chair Greenbaum said he had noted several people sleeping there on December 4, and wondered if some of these people can be brought inside when these services are being provided.

e. Members suggested January agenda items

Ms. Omengebar noted that the next meeting is scheduled for January 2, and proposed the meeting be cancelled or rescheduled due to the holiday season.

Motion made by member Vice Chair Antonelli, seconded by member Lalwani, to reschedule the meeting for later in January, subject to room availability and a quorum. In a voice vote, **motion** passed unanimously.

Chair Greenbaum suggested the school board-owned lot on the NW corner of NE 11th Street and NE 4th Avenue. The contract with the school board is supposed to close the end of 2018 or early 2019 and there has not be a site plan submitted. Turnstone (developer) should be contacted to give a presentation if their plans are ready. Member Thrower noted the incredible amount of litter on the property and will call City Code about it.

Member Williams wondered about addressing existing business practices, e.g., unsightly car parking and debris outside certain businesses. Ms. Omengebar said the practice is not to direct staff on specific matters like code issues, but will check into complaints on such properties before informing Code Enforcement. Member Spiliotes has experience with citizen complaints and is familiar with Code Enforcement operations and the best ways to get action, which were shared with the board.

V. Communications to City Commission

There was none.

VI. Public Comment

Javier Concha, Jr., noted a loophole regarding rezoning updates, and read a prepared statement, basically worried of impact of mixed use development on his home and other single family properties and threats of imminent domain, especially regarding a proposed 15-story building allowed by rezoning. Turnstone Development was mentioned as a developer. Chair Greenbaum clarified the language of

the existing zoning for the property in question. Vice Chair Antonelli clarified his previous conversation with Mr. Concha to read that current zoning permits a 15-story building, not that there was going to be one. Also, that the school board did approve Turnstone's offer last August, but it has not yet closed.

VII. Adjournment

Motion to adjourn the meeting was duly made and seconded. There being no further business, the meeting was adjourned at 5:30 p.m.

[Minutes written by M. Moore, Prototype, Inc.]