

**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, MAY 3, 2017 – 3:30 PM**

**Cumulative Attendance from October 2015**

<u><b>Board Members</b></u>	<u><b>Attendance</b></u>	<u><b>Present</b></u>	<u><b>Absent</b></u>
Michael Vonder Meulen (chair)	P	14	1
Justin Greenbaum (v chair)	P	14	2
Mark Antonelli	P	6	1
Colleen Lockwood	P	5	1
Andrew Segaloff	P	12	4
Jeff Sullivan	P	11	5
Ray Thrower	P	15	1
Jeff Torkelson	A	8	7

At this time, there are 8 appointed members to the Board, which means 5 would constitute a quorum.

It was noted that a quorum was present at the meeting.

**Staff:**

Bob Wojcik, Planner, III NPF CRA  
Don Morris, Central Beach CRA Manager  
Sandra Doughlin, CRA  
Eric Engmann, Planner, DSD  
Diana Alarcon, TAM Director  
Christine Fanchi, Planner, TAM

**I. Call to Order**

The meeting was called to order at 3:45 p.m. Roll was called.

**Communication to the City Commission**

**Motion** made by Member Thrower, seconded by member Antonelli to advise the Board of Commissioners that the Central City Redevelopment Advisory Board does not support any rezoning or change of use by Hope South Florida, for properties located at 1100, 1116 and 1118 N. Andrews Avenue. In a voice vote, the **motion** passed unanimously.

## II. Approval of March 1, 2017 Minutes

**Motion** made by member Segaloff, **seconded** by member Lockwood to approve the minutes of the March 1, 2017 meeting. In a voice vote, the motion passed unanimously.

## III. Central City CRA Parking Reductions

This parking reductions discussion is a result of the “Eat the Tea” Restaurant project; which would be greatly impacted by the lack of parking.

Eric Engmann, Planner with the Department of Sustainable Development explained to the board the types of recommendations that would make it easier to implement parking reductions in the area that would alleviate the parking issues. Since most of the older properties in the area have no parking, this will be a recurring problem for new businesses coming into the area. Eric explained that reductions can be made administratively which makes the process much easier. Member Antonelli supported the parking reduction being done administratively; saying that he felt that staff’s recommendations would be best, since they are familiar with the area and its parking challenges. The inclusion of the use of on street parking on 13<sup>th</sup> Street was also discussed. Included in the discussion was the use of shared parking with businesses that are open only during the day and those businesses that are opened at night; however, the downside of such an agreement could be problematic. The business could possibly close/change owners and then the agreement could be in jeopardy.

Christine Fanchi advised the board that per Bob Wojcik there are CRA funds available for about nine parking spaces, between 9<sup>th</sup> and Middle River; she went on to add that the spaces will have to be brought up to code regulations.

Central Beach CRA Manager, Don Morris, suggested they start small, in the commercial area and reiterated the comment made by member Lockwood regarding the hesitance of the neighbors to support residential parking.

Member Segaloff said that it would be easier to stay with the existing process.

Diana Alarcon, Director TAM, explained to the board that this is a quick way for staff to allow for changes, very similar to what was done for Jimmy John’s; however, she added that the process utilized for Jimmy Johns would not work for larger projects which would be more time consuming.

Motion made by Member Segaloff, seconded by member Antonelli to implement the same process as used in the Northwest Progresso Flagler Heights area. Motion passes with member Sullivan voting no.

Comments from Katharine Barry, Luis Castillo and Ross Parker regarding this item are included as part of Item XI, Public Comment.

#### **IV. NE 13<sup>th</sup> Street Update**

Christine Fanchi, Planner, TAM prefaced the update by telling the board that everyone's excited about what's happening on 13<sup>th</sup> Street. Currently all sidewalks are finished, trenching, pedestrian poles, trenching, bio swales, laying the curb, pavers, landscaping of medians, round-a-bouts/4-way stop and swales. The plan is to do the center island first and then the quadrants. Christine also told the board that the round-a-bouts were not designed for semi-trucks so they will not be able to go through the round-a-bouts. There will be signage so that semis will be aware of this.

Member Lockwood and Vice Chair Greenbaum raised concerns about the impact on the car dealerships in the area as to the delivery of their vehicles which would be impacted by the prohibition of semis using the round-a-bouts. They also were concerned about the dissemination of this information to the businesses and residents in the neighborhood. Christine said that the Public Affairs Office was working on information that would be made available to those who would be affected; there will also be signage around the impacted area.

Member Thrower had a concern that the flow of traffic from Powerline traveling east on 13<sup>th</sup> Street past NE 4<sup>th</sup> Avenue could create traffic congestion. Christine said that to relieve the traffic congestion motorists would only be allowed to make a right turn.

#### **V. Call of Africa Expansion**

Before introducing Ross Parker, Bob Wojcik, told the board that there is \$100K in CDBG funds reserved for the CRA with efforts in place to possibly put more money in the "pot"; he also identified Todd Maxwell representing Lincoln's Beard Brewing Company, who will be coming before the board at a later meeting to request the same type of funding assistance for his Tap Room and Brewery project. After being introduced to the board, Ross Parker, gallery owner, since 1987, beginning in Key West, and owns or has owned art galleries in Naples, and Las Olas. He recently moved his Los Olas gallery to Jupiter.

Mr. Parker provided the members with details of the expansion plans for his property at 920 NE 13<sup>th</sup> Street; which he would like to do with the assistance of CDBG funding of \$100K, similar to last year's expansion assistance provided to Warsaw Coffee. He plans

on adding a gallery, enhancing the entrance on 13<sup>th</sup> Street, erecting a new building on the empty lot and creating a minimum of five jobs. The Community Services Board has approved this project. **Motion** made by vice chair Greenbaum, seconded by member Antonelli to approve request for FY '17 CDBG funding in the amount of \$100,000 for the Call of Africa gallery expansion project. In a voice vote, motion passed unanimously.

**VI. Sale of New Life Methodist Church  
1100 N. Andrews Avenue**

Member Thrower provided information regarding the sale and impending plans for the property. The building was sold on April 5, 2017 for \$500,000 and at the April 12, 2017 Middle River Board meeting members were provided with a list of services that the new owners intend to offer, including feeding the homeless on Thursdays, medical exams, a day care, church services, etc. Their representatives were scheduled to come before the board on April 25; however, on April 23 they cancelled. A stop work order was filed on April 24 and recently a roofing company was on site and since then a second stop work order was filed. In light of the conflicting/lack of information, member Thrower said that the Middle River Board and its residents are extremely concerned about what businesses/services would be conducted at the location and its impact on the community.

In a communication to the CRA Board, a **Motion** was made by Member Thrower, seconded by member Antonelli to advise the Board of Commissioners that the Central City Redevelopment Advisory Board does not support any rezoning or change of use by Hope South Florida, for properties located at 1100, 1116 and 1118 N. Andrews Avenue. In a voice vote, the **motion** passed unanimously.

**VII. FY 2018 Central City Proposed Budget Modification  
Business Development and Financial Incentives**

Bob Wojcik explained the budget process to the members. Money cannot be carried over from prior year's budget; there's \$78,000 from the 2016 budget some of which goes to the 13<sup>th</sup> Street Project and the remainder to prior years' salaries. For this fiscal year, money is needed for the rezoning and for incentive programs which have to be identified. The request is to increase the fiscal year budget by \$100,000. **Motion** made by member Lockwood, seconded by member Sullivan to approve the modification of the CCRAB budget. In voice vote motion passed unanimously.

**VIII. CRA Potential Legislation**

Bob provided handouts regarding the Florida legislation update on CRA bills.

**IX. Old/New Business  
(a) Summer Break Schedule**

The board voted to cancel the July meeting and because of a commission meeting date change the September meeting will be on September 7, 2017.

**X. Communication to the City Commission**

**XI. Public Comment**

After being introduced, Todd Maxwell, spoke to the board about his plans to open a brewery/Tap Room at 1231 NE 8<sup>th</sup> Avenue. He plans to come before the board in the near future to request \$100,000.00 of CDBG funding for this project. Mr. Maxwell currently owns the Lincoln's Beard Brewing Company located at 7360 SW 41<sup>st</sup> Street, in Miami-Dade. **Motion** made by member Thrower, seconded by member Lockwood to support the "future" request for CDBG funding in the amount of \$100,000 for the Brewery/Tap Room project at 1231 NE 8<sup>th</sup> Avenue. In a voice vote motion passed unanimously.

Todd Maxwell, Katharine Barry and Luis Costillo spoke on the parking issues in the area. Including parking or lack thereof for businesses in the area and specifically the challenges for adequate parking for the "Eat the Tea" restaurant and other potential businesses.

**XII. Adjournment**

There being no further business to come before the Board at this time, the meeting was adjourned at 5:45 P.M.

[Minutes prepared by S. Doughlin, Clerk III]