

**DRAFT  
MEETING MINUTES  
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS  
REDEVELOPMENT ADVISORY BOARD  
FORT LAUDERDALE  
8<sup>TH</sup> FLOOR CONFERENCE ROOM, CITY HALL  
February 13, 2018 – 3 :00 P.M.**

**Cumulative Attendance**

**May 2017-April 2018**

**Members Present**

	<b><u>Attendance</u></b>	<b><u>Present</u></b>	<b><u>Absent</u></b>
Ron Centamore, Chair	P	6	1
Leann Barber	P	7	0
Brad Cohen	A	3	4
Alan Gabriel	P	6	1
Rhoda Glasco Foderingham, Vice Chair	P	6	1
John Hart	P	6	1
Mickey Hinton	A	3	4
John Hooper	A	4	3
Dylan Lagi (Arrived 3:15 p.m.)	P	6	1
Steffen Lue	P	7	0
Diane Randolph	P	4	0
Scott Strawbridge	P	7	0
Tina Teague	P	7	0
John Wilkes (Arrived 3:26 p.m.)	P	5	2

**Staff**

D'Wayne Spence, NPF-CRA Manager  
Vanessa Martin, CRA Business Manager  
Sandra Doughlin, NPF-CRA  
Bob Wojcik, Housing and Economic Development Manager  
Glendon Hall, Housing and Economic Development Manager  
Jaimie Opperee, Prototype-Inc.

**I. Call to Order/Roll Call**

**NPF CRA Chair**

Chair Centamore called the meeting to order at 3:08 p.m. and roll call was called.

**II. Approval of Minutes**

**NPF CRA Chair**

- December 12, 2017

**Motion** made by Mr. Gabriel, seconded by Ms. Glasco Foderingham, to approve the December 12, 2017 minutes. In a voice vote, the **motion** passed unanimously.

**III. Project Funding Update**

**Vanessa Martin,  
Business Manager**

Ms. Martin provided a brief project funding update and noted that nothing has changed for fiscal year 2018 and there will be remaining funds of about \$623,000.

**Motion** made by Mr. Gabriel, seconded by Mr. Lue, to authorize reallocating \$50,000 to pay for constructing a monument at Provident Park. The **motion** passed on the following roll call vote:

Ayes: Barber, Gabriel, Glasco Foderingham, Hart, Lagi, Lue, Strawbridge, Teague, Wilkes, Randolph, Centamore  
Nays: None

Ms. Teague questioned why a project must come before the Board if the \$50,000 or \$100,000 is available.

Mr. Spence explained that the previous discussion was about the City's Incentive Programs, which are dollars in the operating budget that can be awarded to encourage people to do redevelopment projects in the area. This project is monies in the Capital Improvement Project, which are approved by the Commission. Churches and religious groups are part of clean up. When the item is brought back it should be clear.

## **VI. Presentation of Proposed Uses for CRA Property**

### **a. Fuse Funding – Eyal Peretz**

Mr. Peretz provided a brief Power Point presentation on the progress of the project as follows:

- Three buildings were purchased in December 2016.
- Two approved projects were shown as well as where the CRA building is located, the 900 building where they are in a temporary office, and across the street.
- An agreement was finalized with the City in December 2017.
- Additional properties have been acquired within the corridor and they may be in a position to activate about six City blocks of frontage along Sistrunk Boulevard, which would be called an island.
- An island is something that can sustain and carry itself from a business perspective no matter what anyone else does. The mixture of uses in mind are office and retail.

A two-minute video was shown from NE 7<sup>th</sup> Terrace to Powerline Road.

- They are currently under contract and working with a land use attorney to purchase a 30,000-square-foot building for office space approved.
- There is another property currently in permitting.
- A photo was shown of the CRA owned land they would like to purchase.
- There would be a mixture of retail, micro-retail, and office space, with food and beverage concepts.

Mr. Lagi mentioned parking going down Powerline Road.

Mr. Peretz stated there would be three parking facilities and some ground parking at the intersection. As far as parking, they are well covered.

Mr. Lagi questioned if the facilities are more garage multi-level parking.

Mr. Peretz indicated that there are three levels of a garage and levels of office. One garage is wrapped with offices. Attempts are being made so only retail or offices would be seen; not parking.

Nothing was done to on-ground parking. Mr. Peretz believed this could be phenomenal and would bring several businesses to the area.

Mr. Wilkes questioned when parking would be built.

Mr. Peretz stated that parking depends on the CRA process and they need to go through a level to approval. They are fully funded and all equity. Their offices have been moved and are currently in a construction site.

Mr. Strawbridge questioned if the Bass property has been acquired.

Mr. Peretz advised that they are currently under contract with the Bass property and in the process with the City for approval of the project.

Mr. Strawbridge questioned if there is anything in the master plan for this type of development to be mixed use with housing incorporated.

Mr. Peretz stated there is no residential component. Currently the residential market has a lot of players and they are not specializing in residential development. They can accommodate a minor residential component as far as expertise but there are more experienced layers in the market that are involved in this area looking solely at residential projects. It was felt that not everything needs to have residential. Further east of their location, the commercial aspect was somewhat neglected and it is believed that people living in a certain area because of jobs is equally or sometimes more important.

Ms. Ware questioned the impact on the residential area.

Mr. Peretz stated that traffic would be on Sistrunk Boulevard. They are not looking to change any zoning or proposed uses and no negative impact on the community was seen.

Ms. Glasco Foderingham commented that sometimes a separating wall is required between commercial and residential properties.

Mr. Peretz advised that they could not go into commercial development towards the residential; there is a border with a very clear outline of what the commercial properties are.

Ms. Glasco Foderingham questioned how cut-thru traffic would be controlled.

Mr. Peretz indicated that he could not control cut-thru traffic; however, it was believed that would not be a problem because of sufficient infrastructure on Sistrunk Boulevard to accommodate the traffic.

Ms. Barber commented that any time there is a commercial structure development next to residential there must be some type of border wall or something that separates the two. Ms. Barber would like to see the impacts this business would have on existing businesses.

Mr. Peretz stated that they are in the preliminary phases and some of the properties are not owned yet.

Ms. Barber would like to see an impact on development for the existing businesses. It was noted that while in the process of bringing in new businesses some existing businesses would be taken out. Ms. Barber questioned if evaluations of projects could be seen. A few businesses would be closing and those are businesses that employ local people and have local ownership.

Mr. Spence stated it would be a comparison of existing businesses versus what is going to replace them.

Mr. Peretz indicated that many of the areas being discussed have no businesses. They took buildings that had more than 50% vacancy. Only one business moved out of the area and not too many were misplaced.

Ms. Barber does a lot of work with youth and her interest is in family businesses because there is a lack of youth employment. Ms. Barber mentioned that different types of businesses have different impacts on people and she believes that should be included in the evaluation. The Board should look at whether this will have a positive impact on family businesses that lead to more youth employment. It would be excellent if developers could do things to increase a family business type of component.

Mr. Peretz agreed and noted that goes a long way with their internal philosophy of where commercial real estate is going. A major shift has been seen, as what used to work has been tremendously jeopardized in the past five to seven years. Currently, most of the spaces are very small and are geared toward small businesses. The future of commercial real estate goes toward the smaller spaces, which bring in more room for growth with small operations price wise and because the consumers are looking for more of a personal interaction.

#### **b. Fraternal Order of Police Project – Greg Brewton**

Mr. Brewton was present along with Mike Tucker, President of the Fraternal Order of Police (FOP), Joe Margovero, Benefits Manager, Jamison Jones, and Shanarra Anderson with Combine & Concepts.

Mr. Brewton provided a brief overview of the site plan and elevation renderings. The property borders Sistrunk Boulevard on the south between NE 7<sup>th</sup> Terrace and NE 8<sup>th</sup> Avenue. It is believed this project would be co-existent with the projected activity going on within the corridor. When the rezoning of the corridor was done one of the things anticipated was a mixture of many different types of uses. The FOP is not a non-profit organization, they pay taxes, and along with this component is an attached retail component. The FOP would have Administrative offices and associated with that would be a retail component to the east as well as professional office and a community facility possibility to allow meetings for the community on the third floor. The building is 45 feet in height and the interaction of the Police community would be a significant addition to help bring in new and other uses to the corridor.

Ms. Anderson explained that the proposal is for a 5,400-square-foot footprint and about a 1,600-square-foot retail space. They have tried to be sensitive with the design so it is contemporary but not necessarily commercial by adding different materials to break up the façade by using glass, glazing, metal, and stone. The ground floor of the Administrative building would have a large lobby, about 1,500 square feet, with an entry from the Sistrunk Boulevard corridor and from the parking lot. A reading area would be offered as well as a Police lounge, gym, and locker areas. The second floor would house the FOP offices. There would be a large entrance facing Sistrunk Boulevard, which the Benefits Manager, President, and Executive Assistant would always be able to see. There would also be additional offices and conference areas. The third floor would have an open tenant space available for build-out and future use. With regards to the elevation on NE 7<sup>th</sup> Terrace, the rear elevation would be towards the parking lot and towards residential that has balconies and planters on NE 8<sup>th</sup> Avenue.