

City of Fort Lauderdale



Meeting Minutes

Tuesday, July 7, 2020

4:30 PM

City Hall is closed to the Public.

OR AS SOON THEREAFTER AS POSSIBLE

Access Meeting via:

<https://fortlauderdale.legistar.com/Calendar.aspx>

www.fortlauderdale.gov/fltv

www.youtube.com/cityoffortlauderdale

Cable Television - Comcast Channel 78 and AT&T U-verse Channel 99

COMMUNITY REDEVELOPMENT AGENCY BOARD

***FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY BOARD OF
COMMISSIONERS***

DEAN J. TRANTALIS - Chair

STEVEN GLASSMAN - Vice Chair

HEATHER MORAITIS - Commissioner - District I

ROBERT L. McKINZIE - Commissioner - District III

BEN SORENSEN - Commissioner - District IV

CHRIS LAGERBLOOM, Executive Director

JOHN HERBST, City Auditor

JEFFREY A. MODARELLI, Secretary

ALAIN E. BOILEAU, General Counsel

CALL TO ORDER

Chair Trantalis called the meeting to order at 6:24 p.m.

ROLL CALL

Present 5 - Commissioner Heather Moraitis (participated telephonically), Vice Chair Steven Glassman, (participated telephonically), Commissioner Robert L. McKinzie (participated telephonically), Commissioner Ben Sorensen (participated telephonically), and Chair Dean J. Trantalis

QUORUM ESTABLISHED

Also Present: Executive Director Chris Lagerbloom, Secretary Jeffrey A. Modarelli, General Counsel Alain E. Boileau, and City Auditor John Herbst (participated telephonically)

ANNOUNCEMENTS

MOTIONS

M-1 [20-0511](#)

Motion to Approve Minutes for June 16, 2020 Community Redevelopment Agency (CRA) Board Meeting - (Commission Districts 2 and 3)

Vice Chair Glassman made a motion to approve this item and was seconded by Commissioner Sorensen.

APPROVED

Aye: 5 - Commissioner Sorensen, Commissioner Moraitis, Vice Chair Glassman, Commissioner McKinzie and Chair Trantalis

M-5 [20-0224](#)

Motion Waiving the Maximum Award Amount of \$225,000 under the Property and Business Improvement Program for the Donna's Caribbean Restaurant Project, 2012 NW 6th Street - (Commission District 3)

Vice Chair Glassman questioned the process, repeatedly exceeding threshold maximum amounts for similar items, suggesting the maximum threshold amount be reset. Commissioner McKinzie concurred with Vice Chair Glassman's comments, discussing his perspective and commenting on details related to the history of thresholds.

Chair Trantalis explained the threshold is to encourage applicants to make a sufficient capital investment in their projects and ensuring the City is not overly funding projects. The applicant is requesting half the amount of the total investment. He recommended further discussion on increasing the threshold

amount at a future Commission Conference Meeting.

Vice Chair Glassman noted the significant increase in the award when factoring in other amounts.

Commissioner Sorensen made a motion to approve this item and was seconded by Commissioner Moraitis.

APPROVED

Aye: 5 - Commissioner Sorensen, Commissioner Moraitis, Vice Chair Glassman, Commissioner McKinzie and Chair Trantalis

M-3 [20-0503](#)

Motion Approving an Allocation of \$325,000 from the Property and Business Investment/Improvement Program to Junny Investment Group, LLC, for the Donna's Caribbean Restaurant Project, 2012 NW 6th Street - (Commission District 3)

In response to Vice Chair Glassman's question regarding a discrepancy in the amount listed in the Commission Agenda Memo (CAM) for this project and the amount listed in the budget backup, Clarence Woods, Area Manager Northwest Progresso Flagler Heights (NWPFH) Community Redevelopment Agency (CRA) explained the difference represents the additional applicant funding towards the project, expounding on related details.

Commissioner McKinzie commented on his perspective. Mr. Woods discussed details related to the timeline for submitting all paperwork. Vice Chair Glassman specifically inquired about the submission timeline of Exhibit 7, page 15, regarding the project scope of work, stating it was outdated. Mr. Woods confirmed he had more current information. Further comment and discussion ensued. Vice Chair Glassman noted the need for current, relevant information for review.

Commissioner Sorensen made a motion to approve this item and was seconded by Commissioner Moraitis.

APPROVED

Aye: 5 - Commissioner Sorensen, Commissioner Moraitis, Vice Chair Glassman, Commissioner McKinzie and Chair Trantalis

M-4 [20-0504](#)

Motion Approving a Forgivable Loan in the amount of \$290,000 to Junny Investment Group, LLC, for Donna's Caribbean Restaurant located at 2012 NW 6th Street, and Delegating Authority to the Executive Director to Increase the Award to the Full Allocation of \$325,000 Subject to Satisfaction of Certain Conditions - (Commission District 3)

In response to Chair Trantalis' question, Mr. Woods confirmed the total applicant funding amount is \$290,000, expounding on details.

Chair Trantalis recognized Dr. Pamela Beasley-Pittman, President of the Historic Dorsey-River Bend Civic Association (Association). Ms. Pittman said after the presentation of the project located at 210 NW 6th Street, the Association chose to table this item pending further information and membership discussion. Due to the COVID-19 pandemic, there has not been an opportunity for the Association to address the project and related concerns.

Ms. Pittman confirmed numerous issues regarding traffic flow at NW 20th Avenue and Sistrunk Boulevard, expounding on details. She discussed related neighborhood challenges. Ms. Pittman noted the project's lack of adequate parking that may result in parking overflow onto NW 20th Avenue, citing anticipated examples. Though the community is excited about this new restaurant, Ms. Pittman requested Staff review and provide solutions to traffic and parking concerns.

In response to Chair Trantalis' question regarding Staff review of the traffic pattern associated with this project, Mr. Rogers said he had no personal knowledge and would report back after consulting with Staff.

Commissioner McKinzie concurred with Dr. Beasley-Pittman's concerns, expounding on his conversations with the applicant, the process and his perspective regarding several area traffic concerns, citing specific examples. He confirmed his support of the project and the need to address traffic and parking prior to the project moving forward.

Anthony Fajardo, Director of the Department of Sustainable Development, said he would obtain a detailed update from Staff and report to the Board. Further comment ensued on traffic concerns.

Vice Chair Glassman urged Dr. Beasley-Pittman to write all Commission Members regarding concerns. He confirmed he would defer to Commissioner McKinzie regarding a deferral of this item until all project concerns are totally vetted and presented to the neighborhood.

Commissioner McKinzie explained his perspective to yield to Dr. Beasley-Pittman and the need to hear from Staff regarding the process. He confirmed support of a deferral to the August 18, 2020 CRA Board Meeting, expounding on his viewpoint.

Executive Director Lagerbloom confirmed the ability to only defer M-4,

without impacting the approval of items M-3 and M-5.

Commissioner McKinzie made a motion to defer this item to the August 18, 2020 Community Redevelopment Agency Board Meeting and was seconded by Vice Chair Glassman.

DEFERRED to August 18, 2020

Aye: 5 - Commissioner Sorensen, Commissioner Moraitis, Vice Chair Glassman, Commissioner McKinzie and Chair Trantalis

M-2 [20-0487](#)

Motion Approving Change Order No. 5 for \$2,769,201 for the Addition of the North Observation Deck and Change Order No. 6 for \$5,101,060 for the Addition of the 27-Meter Dive Tower to the Aquatic Center Renovation Project - Hensel Phelps Construction Co. - \$7,870,261 - (Commission District 2)

In response to Vice Chair Glassman's question regarding consideration of a shade structure or temporary shade structure over the Aquatic Complex Observation Deck (Observation Deck) and other seating areas, Don Morris, Economic and Beach Redevelopment Area Manager, Beach Area Community Redevelopment Agency, noted there was no previous contemplation of a shade structure for the Observation Deck. Should a decision be made to go forward with a shade structure, design elements would need to be put in place.

Thomas Green, CRA Senior Project Manager, explained previous consideration of a shade canopy in the spectator seating area, expounding on challenges related to lighting for competition swimming. Should the Board desire, he confirmed the ability to consider and investigate a shade structure on the amenity deck and exploring a shade for competition on the other side, expounding on lighting details.

Vice Chair Glassman commented on his perspective supporting this option that allows spectators to view Aquatic Complex activities wherever possible without interfering with lighting.

Mr. Morris commented on the finite budget of Aquatic Complex renovations, noting an increased cost for shade structures would require identifying a funding source.

Chair Trantalis concurred with Vice Chair Glassman's recommendation, expounding on his experience and commenting on project renderings. Chair Trantalis commented on the possibility of shade structures obstructing spectator view of diving competitions, noting designers would work to address a solution. Vice Chair Glassman noted there will be

occasions when there would only be swimming events.

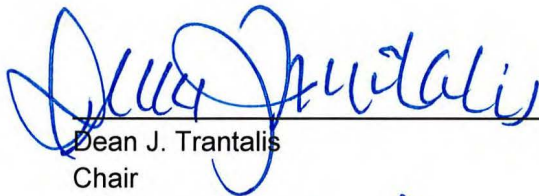
Vice Chair Glassman made a motion to approve this item and was seconded by Commissioner McKinzie.

APPROVED

Aye: 5 - Commissioner Sorensen, Commissioner Moraitis, Vice Chair Glassman, Commissioner McKinzie and Chair Trantalis


ADJOURNMENT

Chair Trantalis adjourned the meeting at 7:22 p.m.



Dean J. Trantalis
Chair

ATTEST:



Jeffrey A. Modarelli
CRA Secretary