

Mr. Wilkes requested clarification of the difference in costs projected by the Applicant and costs listed by Staff. Mr. Bedoya explained that the cafe's costs include architectural services, as well as the cost of equipment, both of which are listed at a conservative number. They hope to bring construction costs below \$350,000. Mr. Wojcik added that the cafe will have an extensive outdoor seating area and hopes to incorporate streetscape requirements into their funding request.

Motion made by Ms. Foderingham, seconded by Mr. Lue, to approve Staff recommendations for a funding assistance package for the Property and Business Improvement Program to [unintelligible] LLC in an amount not to exceed \$225,000.

Mr. Lagi advised that he would recuse himself from voting upon this Item, as he has done business with the Applicant in the past.

Mr. Wilkes asked if the CRA would fund up to 75% of the Applicant's construction costs. Mr. Wojcik replied that this is the maximum available if the Applicant uses CRA contractors; otherwise they can be reimbursed on a 60% basis. Mr. Wilkes asserted that the CRA should review the requirements of its incentive programs, as the cafe does not eliminate slum and blight. He pointed out that the western portion of the CRA has a much greater need for redevelopment. Mr. Wojcik advised that smaller projects such as this one are also in need of assistance.

Mr. Cohen stated that the proposed project is needed in its neighborhood, where there is also slum and blight. He emphasized the need to encourage more community-based businesses such as MAS Cafe.

In a roll call vote, the **motion** passed 11-2 (Ms. Barber and Mr. Wilkes dissenting). [Mr. Lagi abstained. A memorandum of voting conflict is attached to these minutes.]

c. Sistrunk Market, 115 W. Sistrunk Boulevard

Mr. Wojcik advised that this request is for \$1.4 million from the CRA's Development Incentive Program (DIP), which allows the CRA to customize incentives to specific projects. This project will convert a 23,000 sq. ft. warehouse into a food hall. Total project costs are estimated at roughly \$6 million.

The project will include an indoor market with a brewery and tap room, food and craft kiosks, and event space. It would be the first food hall in Fort Lauderdale. The project is expected to create 70 jobs, of which the developer has committed to maintaining at least 50 jobs. The Applicant has also optioned a larger site to the rear of this property, which is occupied by a warehouse that may be demolished and replaced with 60 micro-housing units as Phase 2 of the overall project.

Staff recommends funding the project through a forgivable loan on a reimbursement basis. The first \$400,000 requested would be provided in the first year following completion of the project. This means the project would be up and running before the CRA provides funding. Two additional payments of \$500,000 would come in the second and third years after completion. This would help reduce any risk to the CRA.

Steven D'Apuzzo, representing the Applicant, showed a PowerPoint presentation to the Board, explaining that the request is for Phase 1 of the project, which includes market space. The principal owners of the proposed food market are local residents. He explained that food markets have become common in Europe and have recently spread to the U.S. with indoor markets in several major cities. These markets allow business owners to open in an affordable location with marketing and structure.

Mr. D'Apuzzo continued that food markets are intended to be neighborhood-driven and affordable. The proposed Sistrunk Market will include on-site coffee roasting facilities, a microbrewery, art and craft kiosks, a rooftop urban garden, and common area space, including meeting facilities and classrooms. The site's floor plan is open and includes an outdoor patio. Art kiosks will function in support of local artists by providing them with affordable space while contributing to the overall experience of the facility.

The market will include classes taught by chefs as a means to promote the building and the area. Food kiosks will be mixed with upscale arts and crafts vendors and other retail vendors. The building's footprint is roughly 20,000 sq. ft. with a 4000 sq. ft. mezzanine. It includes offices, backup artists' space, and features such as shuffleboard courts to encourage community congregation.

Mr. D'Apuzzo advised that the space was purchased at market rate, as the Applicants believe in the redevelopment of Sistrunk Boulevard. The site was chosen because it is in a walkable location, with new residences in development nearby. Due to the neighborhood's density, the Applicants feel a local market is sustainable. The Applicant has an agreement with an adjoining lot to alleviate some of the pressure on parking at the subject site. This adjoining property is under option by the Applicant.

Target customers are residents of the surrounding neighborhood, Flagler Village, Downtown businesses and residents, Wilton Manors, and Victoria Park. Key benefits include a variety of jobs at all levels, taxes, and property value increases. Phase 2 of the project includes a micro-residential tower with lofts, shared work space, and parking.

Chair Centamore advised that when the project was presented to the Progresso Village neighborhood association, most of the residents in attendance did not want the warehouse to be converted, although they liked the concept of a food market. The organization voted not to support the project, primarily because of the parking issue. There are only eight parking spaces in front of the property, which would not be

sufficient for the project's employees. He concluded that the Board should consider the quality of life in the surrounding neighborhood.

Mr. Wojcik advised that the project is subject to Site Plan Level I review, as it represents a change of use from warehouse to retail. It also requires a parking reduction, which can be administratively approved within the City. It was noted that there is an existing easement from the owner of the northern parcel, which the Applicant may use for parking in the area.

Mr. Strawbridge observed that for most food and beverage establishments, parking is calculated by one space per 50 sq. ft. Mr. D'Apuzzo noted that the dining area is roughly 2500 sq. ft. in size. Robert Alicia, architect for the Applicant, continued that the intent is not to provide 100% of parking for the building, due to its proximity to pedestrian areas. The number of spaces available on the northern parcel has not yet been determined.

Mr. Alicia also noted that the area is zoned Northwest Regional Activity Center (Northwest RAC) Mixed-Use East, and already includes a number of commercial properties. The first 500 sq. ft. of a project in this location are exempt from parking requirements, and the remaining parking is calculated at 60%. Mr. Strawbridge described current parking conditions in the area, concluding that the Applicants should be cautious in their parking plans.

Steven D'Apuzzo Sr., Applicant, reiterated that there is a signed contract for the parking easement on file with the City, and that the target customers for the food market live within walking or transit distance. He stated that businesses seeking to invest in the Sistrunk corridor should not be subject to possibly outdated parking standards, and asked that the Board be more flexible in its consideration of the project.

Mr. Cohen asked if the Applicant must still go before the Planning and Zoning Board regarding its parking reduction. Mr. Wojcik replied that this reduction can be approved at Staff level by the Department of Transportation and Mobility through plan review. He noted that Staff gave a favorable review of the project. The percentage of the reduction the Applicant is seeking has not yet been determined. Mr. Cohen concluded that he did not believe the Applicant would be willing to proceed with the project if they did not feel the parking issue could be managed.

Ms. Foderingham asked if the parking easement is public or private. Mr. D'Apuzzo replied that the easement grants the Applicant the right to use the parcel for parking purposes. The entire adjacent lot is approximately 40,000 sq. ft. The number of spaces the easement could provide has not been determined.

Mr. Brown stated that the Board may recommend that the Applicant provide parking above and beyond what is required by the City, in a similar manner to streetscape improvements.

Mr. D'Apuzzo Sr. noted that the project team has discussed providing shuttle service from other locations to the market. He pointed out that he is a resident of Downtown Fort Lauderdale and walked to today's meeting.

Ms. Barber commented that the market could provide a destination for the neighborhood and bring the community together through its promotion of artists' and vendors' space.

Mr. Lue noted that parking will be available at the nearby All Aboard Florida station, and the Applicant might be able to negotiate parking options in this area if the easement proves insufficient. He pointed out that a location providing fresh food is needed by the surrounding neighborhood.

Mr. Strawbridge asked what products or services in the proposed market would attract residents who live west of the railroad tracks. Mr. Lue noted that local residents would be able to access the market on foot, so parking would not be a concern to them. Chair Centamore asserted that the surrounding neighborhood should not be inundated with additional traffic and requested a solution be found for the parking issue.

Ms. Foderingham asked if the Board could recommend the project be required to go through the DRC process. Mr. Brown responded that this is not an option. Mr. Wojcik reiterated that the project is subject to Staff review.

Don Morris, Beach CRA Manager, advised that parking reductions for projects in built-out areas represent a long-term commitment. The Staff review process must be thorough for this reason.

Mr. Gabriel asked if the Applicant can be required to determine the parking reduction and then bring their funding request back to the Board. Mr. Brown replied that the project is currently ready to move into its next phase. He added that stipulations can be placed on the project's parking requirements before an agreement is taken to the City Commission/CRA Board for approval. The Board may also place conditions on the Applicant's payments.

Mr. Gabriel asserted that while he had no issue with the scenarios presented by the Applicant regarding pedestrian traffic, the Application is currently too "open-ended" for him to be comfortable. He advised that he wished to know the amount of the parking reduction before approving the funding request.

Vice Chair Burrows stated that the Board has just voted to fund a project from a nonprofit entity, which she felt could result in potential legal issues, but was unwilling to commit to the project being presented now, which was inconsistent with previous action. She pointed out that the Board did not have full information on the YMCA project. Chair Centamore reiterated that the City Attorney had addressed the issue of the YMCA's project's legality.

Motion made by Mr. Strawbridge to defer. [The **motion** died for lack of second.]

Mr. Wilkes noted that while the project would serve to connect the eastern and western portions of the CRA, the Board must also be cautious, as the project would not succeed if it could not provide access to the individuals it hopes to draw in as customers. He added that he has not heard mention of a time constraint on the project. He concluded that the Board could defer the Item until the parking issue has been fully addressed, or they could approve the concept with the condition that there be adequate parking.

Mr. D'Apuzzo advised that the project is presently shovel-ready and has been funded; if it is not approved at today's meeting, it would be effectively delayed for 90 days, as the Board will not meet in August. He felt it would not be problematic for the Board to stipulate "upon approval of parking," and that the project team can continue to work with the surrounding community.

Mr. Brown asked if the Board would like the Applicant to provide a certain number of parking spaces, pointing out that the City will follow its own requirements during the approval process. Mr. Strawbridge replied that the City's requirements are subject to interpretation during the review process for a parking reduction. He added that approval by the Board could also supersede the objections of the neighborhood association, which did not vote to support the project.

Mr. Lue pointed out that the Board did not discuss parking during its consideration of the YMCA project. He did not feel the Board should be concerned when the City will take parking conditions into consideration during its review process. Ms. Teague added that the Board cannot always speak for the neighborhoods surrounding the projects on which they are voting.

Mr. Wilkes asked when the City Commission would address the Item. Mr. Brown replied that the Commission can place the Item on its Agenda at the end of August, and will wish to know how the Board voted when it considers the Application.

Motion made by Mr. Strawbridge, seconded by Mr. Lagi, to table the Item until the parking issue is resolved to the satisfaction of the Board.

In a roll call vote, the **motion** failed 3-11 (Vice Chair Burrows, Ms. Barber, Mr. Cohen , Ms. Foderingham, Mr. Hart, Mr. Hinton, Mr. Hooper, Mr. Lue, Mr. Strawbridge, Ms. Teague, and Mr. Wilkes dissenting).

Motion made by Ms. Teague, seconded by Vice Chair Burrows , to approve, with the City to approve the parking. In a roll call vote, the **motion** passed 11-3 (Chair Centamore, Mr. Lagi, and Mr. Wilkes dissenting).

d. Brody Family Investments, LLC, 816 NW 5th Avenue

Mr. Cohen, Mr. Hinton, Mr. Hooper, and Mr. Wilkes left the meeting at 6:30 p.m.

Mr. Hall advised that the Applicant is requesting funding assistance to complete additional renovations to a 10,500 sq. ft. warehouse located west of the FEC railway. The warehouse is home to two existing businesses. The Applicant proposes to make a \$1.4 million investment in the CRA, which includes purchase of the subject property. They will expand and improve the office showrooms of both existing businesses, creating four jobs. The improvements to the remaining unoccupied 6000 sq. ft. will prepare the building for lease to new tenants.

Staff supports completion of the renovations begun by the Applicant to expand the existing businesses and recruit more tenants to this industrially zoned area, which is home to junk and metal yards and has generated issues that negatively affect the quality of life. The CRA encourages redevelopment of this area for higher and better uses and greater opportunities for residents of the Northwest CRA.

Fred Brody, Applicant, showed a PowerPoint presentation, explaining that he owns two businesses dedicated to collectible/vintage guitars and collectible European sports cars. He was drawn to the Northwest CRA by the opportunity he saw in the subject property. Thus far, the building has undergone electrical work, concrete repairs, and extensive cleanup. The site includes a large parking lot beside the building.

Mr. Brody continued that he has moved his two businesses from the city of Weston to the north side of the building. He has hired a local artist to paint the outside of the building, with a mural on one side. A prospective tenant hopes to bring a home decor business to the building and hire between seven and eight employees. The existing businesses also anticipate hiring three to four employees in the future.

The Applicant has invested \$300,000 in the area and hopes to renovate the facility so it has more of a showroom/retail environment. Planned improvements will focus on safety and hurricane preparation as well as the build-out of space for the new tenant. The request is for \$350,000 for further restoration of both the inside and outside of the building. Mr. Hall noted that the Applicant plans improvements to the facade, HVAC