

City of Fort Lauderdale

*City Hall
100 North Andrews Avenue
Fort Lauderdale, FL 33301
www.fortlauderdale.gov*



Meeting Minutes

Tuesday, November 5, 2019

2:30 PM

**OR AS SOON THEREAFTER AS POSSIBLE
City Commission Conference Room**

COMMUNITY REDEVELOPMENT AGENCY BOARD

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

***DEAN J. TRANTALIS - Chair
ROBERT L. McKINZIE - Vice Chair
HEATHER MORAITIS - Commissioner - District I
STEVEN GLASSMAN - Commissioner - District II
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 4:20 p.m.

ROLL CALL

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

QUORUM ESTABLISHED

Also Present: Executive Director Chris Lagerbloom, Secretary Jeffrey A. Modarelli, General Counsel Alain E. Boileau, City Auditor John Herbst and Sergeant at Arms Heather Lee

BOARD REPORTS

BR-1 [19-1047](#) Central Beach Master Plan Public Projects Update - (Commission District 2)

Chair Trantalis recognized Don Morris, Economic and Beach Redevelopment Area Manager of the Beach Area Community Redevelopment Agency (Beach CRA). Mr. Morris confirmed the soft opening of *Oceanside Park*, expounding on upcoming plans and related details. Commissioner Glassman thanked Mr. Morris, Thomas Green, Senior CRA Project Manager, and Staff for their efforts to expedite work on *Oceanside Park* in time for *The Boat Show*.

DISCUSSED

MOTIONS

M-1 [19-1098](#) Motion to Approve Minutes for October 2, 2019 Community Redevelopment Agency Board Meeting and October 15, 2019 Community Redevelopment Agency Board Meeting - (Commission Districts 2 and 3)

Commissioner Glassman noted a scriveners error in the October 2, 2019 Community Redevelopment Agency Meeting Minutes.

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

APPROVED AS AMENDED

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

M-2 [19-1029](#)

Motion Approving a \$225,000 Forgivable Loan from the Property and Business Improvement Program and a \$125,000 Forgivable Loan from the Façade Program to North West 6th Investments, LLC for the Sistrunk Station Project Located at 616 NW 2 Avenue - (Commission District 3)

Chair Trantalis recognized Charles King, 105 N. Victoria Park Road. Mr. King gave an overview of his perspective on this item.

Chair Trantalis recognized the Steven Dapuzzo, applicant. In response to Chair Trantalis' question regarding parking for the project known as Sistrunk Market, Mr. Dapuzzo explained that this item is for the purchase of an adjacent parcel for a project known as Sistrunk Station. Comment and discussion ensued on the parking availability at Sistrunk Station.

Chair Trantalis discussed the need to have all components of a project addressed from inception. Comment and discussion ensued on parking availability at Sistrunk Market and Sistrunk Station.

Clarence Woods, Area Manager of the Northwest Progresso-Flagler Heights Community Redevelopment Agency (NWPFH CRA) said the applicant indicated that eighty (80) parking spots would be available at the Sistrunk Station parcel. There are currently forty (40) parking spots at Sistrunk Market. Mr. Dapuzzo discussed plans to increase current parking at Sistrunk Market with the development of Sistrunk Station in addition to efforts to coordinate valet parking from surrounding property owners during evening hours. Further comment and discussion ensued on parking availability.

Mr. Dapuzzo confirmed that this item is a request for facade improvements at Sistrunk Station, which would include a yoga studio. Further comment and discussion ensued. Mr. Dapuzzo said it is anticipated that yoga studio customers would walk from surrounding residential units. He confirmed the Sistrunk Station property would allow public parking, explaining related details. Further comment ensued.

In response to Commissioner Glassman's question, Chair Trantalis explained parking concerns at Sistrunk Market, commenting on the applicant's initial representations in that CRA application. Further comment and discussion ensued.

Vice Chair McKinzie discussed the CRA process and related details. Chair Trantalis discussed the backup for this item referencing Sistrunk Market. Mr. Woods confirmed this item addresses facade and interior business improvements for Sistrunk Station. Comment and discussion ensued on parking related details.

In response to Commissioner Sorensen's question, Mr. Dapuzzo confirmed current parking availability for Sistrunk Market is sixteen (16) spaces and approximately thirty (30) addition spaces will be available this week on the northwest portion of the aerial view. This Sistrunk Station item addresses adding parking to the east of the aerial view.

In response to Commissioner Glassman's question, the applicant confirmed outdoor gathering space, without parking, would be maintained, expounding on details.

In response to Chair Trantalis' question regarding the applicant receiving any additional grant funding, Mr. Dapuzzo said no additional grant funding was received, expounding on project details. Further comment and discussion ensued. Mr. Dapuzzo noted their comfort level for the success of the project related details.

Commissioner Glassman noted an Agenda correction, stating this Agenda item impacts District 2, not District 3.

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

APPROVED

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

M-3 [19-1068](#)

Motion Approving a \$225,000 Forgivable Loan from the Property and Business Improvement Program and a \$125,000 Forgivable Loan from the Façade Program to V & R Family Enterprises, Corp. for Renovation of 1227 Sistrunk Boulevard - (Commission District 3)

Chair Trantalis recognized Dr. Pamela Beasley Pittman, President of the Historic Dorsey-River Bend Civic Association (Association). Dr. Pittman confirmed the Association's support of this item, expounding on details. The project will include a banquet hall and affordable housing units. Dr. Pittman noted the position of the community that no additional buildings along the Sistrunk Boulevard corridor be demolished, emphasizing community support of this project.

Chair Trantalis recognized the applicant, Vergil Bolden, V&R Family

Holdings. Mr. Bolden thanked Dr. Pittman for representing community support of this project. He discussed his twelve-year effort on this project, confirming the goal to benefit the community.

Chair Trantalis recognized Tommy Bolden, V&R Family Holdings. Mr. Bolden expounded on the genesis of this project. He explained additional aspects of the project and adjacent businesses owned by the applicant. In response to Chair Trantalis' questions regarding property taxes, Mr. Bolden confirmed all taxes are current.

Chair Trantalis recognized Margaret Haynie Birch. Ms. Birch spoke in support of this item, urging the Board to approve this item, commenting on the benefits to the community.

Chair Trantalis recognized Jerry Williams, 1101 NW 5th Court. Mr. Williams spoke in support of this item, urging the Board to approve this item.

Chair Trantalis recognized Rachel Johnson, 522 NE 1st Avenue. Ms. Johnson spoke in support of this item, urging the Board to approve this item.

Chair Trantalis recognized Charles King, 105 N. Victoria Park Road. Mr. King discussed his perspective on this item.

Chair Trantalis recognized Robert Lochrie, Esq., Lochrie and Chakas. Mr. Lochrie spoke in support of this item, expounding on project details and efforts to maintain the character of neighborhoods through the preservation of existing buildings.

In response to Commissioner Glassman's questions related to this item, including property ownership in the name of a trust, and mortgage and title details, General Counsel Boileau acknowledged those are additional details that would be addressed prior to approval and disbursement of CRA funds, explaining specifics. Further comment and discussion ensued on this topic and related history.

In response to Commissioner Glassman's question regarding the project receiving Community Development Block Grant (CDBG) funding, Executive Director Lagerbloom confirmed that CDBG funding must go towards the affordable housing component of this project, explaining related details.

Commissioner Glassman noted Code fines on this property in the

amount of \$490,200. Executive Director Lagerbloom discussed the process for clearing Code fines when a property is brought into compliance, expounding on details. General Counsel Boileau said the hard costs for bringing the property into compliance are anticipated to be approximately \$5,000. He commented on Special Magistrate decisions for these types of CRA Projects.

In response to Commissioner Glassman's questions, City Auditor John Herbst confirmed apartments funded with CDBG funds must be affordable housing units, explaining related details. He commented on the applicant's five-year pro forma attached to the application, discussing mortgage and operating expenses. Additional aspects of the project were discussed. It was confirmed the planned banquet hall area would be 1,500 square feet.

Commissioner Glassman commented on his support of this item, noting the need to ensure it is a sound business decision.

Commissioner Glassman discussed the need to address NWPFH Advisory Board's vote calculation on this item as stated in its Meeting Minutes.

Chair Trantalis asked if there would be subsequent requests from the applicant for this project, Mr. Woods indicated he does not anticipate additional CRA funding requests.

As indicated by the amount of community support, Chair Trantalis commented on the benefits of this project and his anticipation that it would be a success. He noted the need to ensure items are brought into Code compliance.

Corey Ritchie, NWPFH CRA Project Manager, reviewed actions on this project. Project drawings have passed the Development Review Committee (DRC) process and Building Department permitting. Currently, the project is out for bid. Mr. Ritchie expounded on details related to structural and design aspects of this project.

Vice Chair McKinzie commented on how this project differs from a previous project that had requested additional CRA funding. Further comment and discussion ensued on contingency amounts after bids are received.

In response to Chair Trantalis' question regarding the applicant having adequate reserves should additional funding be needed, Mr. Woods

confirmed.

Vice Chair McKinzie made a motion to approve this item contingent on addressing ownership of the property in the name of a trust and resolution of mortgage and title details. The motion was seconded by Commissioner Sorensen.

APPROVED AS AMENDED with Conditions

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

ADJOURNMENT

Chair Trantalis adjourned the meeting at 5:06 p.m.

Dean J. Trantalis
Chair

ATTEST:

Jeffrey A. Modarelli
CRA Secretary

NOTICE TO MEMBERS OF THE PUBLIC: