

**JOINT ECONOMIC DEVELOPMENT  
STEERING COMMITTEE  
MARCH 2, 2001**

**1. ROLL CALL**

The meeting was called to order at 8:07 a.m. Present were Vice-Chair Larry Davis, Councilmember Geri Clark, Richard Abraham, Neal Kalis, and Wayne Arnold. Also present were Programs Administrator Chris Kovanos, Committee Clerk Jenevia Edwards and Committee Secretary Janet Gale recording the meeting. Chair Chuck Bonfiglio, Delia Alonso, Bob Boegli and Vice-Mayor Richard Weiner were absent.

**2. APPROVAL OF MINUTES: February 2, 2001**

Mr. Arnold made a motion, seconded by Mr. Abraham, to approve the minutes of February 2, 2001. In a voice vote, with Chair Bonfiglio, Mr. Boegli, Ms. Alonso and Vice-Mayor Weiner being absent, all voted in favor. **(Motion carried 5-0)**

**3. OLD BUSINESS**

**3.1 Large Agency Meeting**

In their discussions to select a meeting date, the Committee decided on May 8, 2001, at 5:30 p.m. Councilmember Clark commented that Chair Bonfiglio had indicated that items for the upcoming Large Agency Meeting be submitted. She indicated that the only item added was the report presented by Economic Development Coordinator, Margaret Wu. Vice-Chair Davis advised that items for the agenda would be finalized at the April 8th meeting.

**4. NEW BUSINESS**

**4.1 Agrarian Committee**

As there was no representative present, no report was made.

**4.2 Community Redevelopment Agency (CRA)**

Mr. Kalis advised that the CRA was relocating its administrative offices to a new building on March 15th. Also relocating were Economic Development, Housing and Community Development and Public Relations.

Concerning the LefMark Project, Mr. Kalis advised that he had had discussions with Mr. Abraham, Mr. Shapiro's representative, regarding another meeting to discuss proceeding with the project. Mr. Kalis indicated that the Town should be represented at the upcoming meeting. Councilmember Clark indicated that she would like to be involved.

In providing an update to the Committee, Mr. Abraham advised that there were approximately six residential developers interested in putting residences above the first floor. Mr. Abraham indicated that LefMark's position had not changed and it still owned Winn-Dixie, Eckerd's and other small stores. He explained that LefMark had no control over Dunkin Donuts even though that particular location was closed, the corporate office had been paying the rent. Mr. Abraham explained that this was typical for Dunkin Donut's type of lease arrangements if a franchisee forfeits, Dunkin Donuts had other corporate clients who would continue to pay the rent. He explained that it was LefMark's intention to purchase all the property from Winn-Dixie including Varsity Square Shopping Center.

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Mr. Abraham indicated that this would require much effort and assistance from the Town. He explained that he would be approaching the Town and the CRA to request assistance in areas, such as tax credits and condemnation. Councilmember Clark inquired as to the type of commitment the Town would receive in exchange for its assistance. Mr. Abraham explained that on previous projects that he had worked, there had been a joint agreement between the governing body and the developer as certain stages were completed. He indicated that his orders were to acquire all the property he could. Councilmember Clark commented that Mr. Kalis had been informative regarding the failed negotiations between LefMark and Nova Southeastern University in a prospective joint venture. She asked what had changed to prompt LefMark into moving forward. Mr. Abraham gave an overview of LefMark's history and indicated that its goal was to purchase a block of ten shopping centers. He indicated that the property was located in a fairly low socio-economic area; however, there were positive and negative aspects due to its location. Mr. Abraham explained that LefMark was typically a retail redeveloper who built when there was a need for a specific tenant. Mr. Abraham advised that there were now retailers ready to occupy the second floor. Councilmember Clark commented that the Town would need assurance regarding progress of the project. Mr. Abraham explained that he was not sure what extent of assurance he would be able to provide, but hoped to have a development agreement with a residential developer capable of building to specification. Councilmember Clark asked if the residences would be earmarked as low-income accommodation. Mr. Kalis explained that he believed the accommodation would be geared towards student housing.

Mr. Abraham explained the type of accommodation that would be redeveloped, commenting that a multi-story parking garage would be built, something that was favored by the Town and the CRA. He advised that LefMark would assure the Town as much as it could that the project would proceed once it was in control of all the properties needed. Councilmember Clark expressed concern regarding the size and vastness of the project and the rear view appearance of a three-story building. Mr. Kalis indicated that the esthetic requirements had been discussed and this would be compatible with the neighborhood with architecture on all sides. Following a brief discussion, Mr. Kalis commented that the size and proximity of the building was not at issue but how it was executed. Mr. Kalis advised that there had been discussion relating to the acquisition of the homes directly behind the project which would require a larger buffer as well as the closing of 39th Street. He commented that he believed that this could be accomplished in a positive manner. Mr. Abraham explained that there were certain guideline requirements of the CRA that had to be adhered to, and this could not be accomplished unless all the property was owned by LefMark. He commented that LefMark had entered into negotiations with Messrs. Bianco and Deeb.

Mr. Kalis briefly discussed the proposed elevation of the project indicating that this was well received by the residents. He indicated that Councilmember Clark should inform Town Administrator Tom Willi of her interest in the event that if a meeting was held, she should be informed. Councilmember Clark indicated that she was confident that staff would inform her of any new development. Mr. Abraham commented that it was unfortunate that Nova had withdrawn from the venture, but LefMark would continue with the project.

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Vice-Chair Davis referred to Mr. Abraham's remarks regarding assistance from the Town and inquired as to the most important thing he could gain. Mr. Abraham explained that that would be condemnation ability. A lengthy discussion ensued regarding the condemnation issue with Mr. Kalis commenting that until all offers were made, it was premature at this stage to expect the Town to become involved. Mr. Kalis advised that this would entail further discussion to determine the Town's position. Councilmember Clark commented that in her opinion, condemnation was a moral issue.

Mr. Kalis briefly discussed the condemnation issue concluding that it was a sensitive issue. Councilmember Clark indicated that she would not agree with something that she did not believe in. Mr. Kalis agreed with her.

**4.3 Davie/Cooper City Chamber of Commerce**

As there was no representative present, no report was made.

**4.4 Davie Economic Development Council (EDC)**

Mr. Abraham advised that he had been asked to represent the EDC at the March 7th Council meeting. The purpose was to express the EDC's position on the super majority vote. To that end, Mr. Abraham explained that he had been studying the Land Use Impact Analysis that the Town adopted in 1987.

Mr. Abraham reported that several candidates for Town Council had attended Candidates Night. He commented that the issue of the super majority vote was discussed.

**4.5 Davie Merchants and Industrial Association (DMIA)**

Mr. Arnold expressed his thanks to Mr. Abraham for the details concerning the LefMark venture. He commented that it was encouraging and he hoped that it would be beneficial to the community.

Mr. Arnold informed of the DMIA's Candidates Night which was held at the Davie Women's Club, compliments of Mrs. Kalis. He indicated his surprise at the candidates who favored the super majority vote. He expressed the hope for a good turn out at the polls, something he believed was desperately needed.

**4.6 Planning and Zoning Board**

Vice-Chair Davis reported that as a result of the Board's meeting, the variance and rezoning of the Home Depot project was approved. The next step would be the presentation to Council. Vice-Chair Davis advised that the representative had contracted to purchase property to the west of the site to provide additional parking. He commented that there was concern that there were two Home Depots so close to each other.

Vice-Chair Davis reported on the proposed Publix project at Davie Road and Nova Drive. He advised that in spite of a minor setback, the project would be moving forward and would be presented to Council soon.

Mr. Kalis commented that Publix typically did not locate in a low-income area. However, it appeared that the representative did not perceive the area that way. Following a lengthy discussion, Vice-Chair Davis commented that the representative indicated that the store was the smallest of Publix's stores. He reported that the representative had been

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working on the project for more than two years and believed that that was a good location. Mr. Kalis commented that the University Drive and Griffin Road location was the only place within a four mile radius for residents to shop. Councilmember Clark referred to the shopping area at Griffin Road and State Road 7 which was the location of a Winn-Dixie store. A lengthy discussion ensued regarding the location, concluding with the consensus that the majority of the existing problems were Code compliance issues.

Mr. Abraham advised the Committee that corporate Winn-Dixie had purchased the property diagonally located to the property at State Road 7 and Griffin Road. He commented that when Winn-Dixie relocated, Publix might be enticed to take over their old location and redevelop the area.

Mr. Abraham referred to the property at Nova Drive and Davie Road and commented that the property had had an increase in units. He indicated that the property on both sides of the street was controlled by the same owner. As a result of the increase in residents, the location of the Publix was a necessity. Mr. Abraham expressed the opinion that the Town's Engineering Department should attempt to find a way to widen Nova Drive. Councilmember Clark advised that there had been numerous representations to that effect. She believed that that would create more problems as the road was already heavily congested.

**4.7 South Florida Education Center**

As there was no representative present, no report was made.

**4.8 Town Council**

Councilmember Clark commented that she was encouraged by the progress of the LefMark and Publix projects. She commented that whether commercial or residential, she believed that east Davie was the best site for this type of redevelopment.

Mr. Arnold commented that there should be consistency regarding Code enforcement. He indicated that many rules were passed based on Code concerning signage and landscape around signage but there was never any follow-up.

**5. COMMENTS AND/OR SUGGESTIONS**

There were no comments or suggestions.

**6. ADJOURNMENT**

There being no further business and no objections, the meeting was adjourned at 9:00 a.m.

Approved: \_\_\_\_\_

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Chair/Committee Member