

**TOWN OF DAVIE
COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING MINUTES
MARCH 2, 2016**

1. PLEDGE OF ALLEGIANCE

The meeting was called to order at 5:32 p.m. and was followed by the Pledge of Allegiance.

2. ROLL CALL

Present at the meeting were Chair Paul, Vice Chair Luis and Board Members Caletka, Hattan and Starkey. Also present were Community Development Director Giovanni Moss, CRA Board Attorney John Rayson and Board Secretary, Cheryl L. Ellett recording the minutes.

3. PRESENTATION - NONE

4. APPROVAL OF MINUTES

Minutes

4.1 FEBRUARY 11, 2016 - MEETING MINUTES (CRA)

Vice Chair Luis made a motion, seconded by Board Member Hattan to approve. In a voice vote, everyone voted in favor. (Motion carried 5-0)

5. ACTION ITEMS

Resolutions

5.2 A RESOLUTION OF THE DAVIE COMMUNITY REDEVELOPMENT AGENCY APPROVING THE DAVIE COMMUNITY REDEVELOPMENT AGENCY ANNUAL REPORT FOR FY2014-2015; AUTHORIZING THE CRA CHAIR TO EXECUTE THE RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Moss introduced Item 5.2. Board Member Starkey felt the Annual Report was very good and that we were starting to make a lot of visual progress along the corridor and was very pleased with how the CRA is looking. Board Member Starkey mentioned she was very appreciative of Mr. Moss's and Mrs. Ellett's efforts and felt staff were doing a great job. Chair Paul was very pleased with the choice of photos. Board Member Hattan made a motion, seconded by Board Member Starkey to approve. In a voice vote, everyone voted in favor. (Motion carried 5-0)

5.3 A RESOLUTION OF THE DAVIE COMMUNITY REDEVELOPMENT AGENCY APPROVING A SPONSORSHIP CONTRIBUTION IN THE AMOUNT OF \$30,000 TO THE DAVIE PRO RODEO FROM THE 2016 SOUTHEASTERN CIRCUIT FINALS RODEO; AUTHORIZING THE CRA CHAIR TO EXECUTE THE RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Moss introduced Item 5.3 and mentioned the resolution also includes the use of the CRA's 2.5 acre parcel located on the corner of Davie Road and Orange Drive. He mentioned the lot would be used for rodeo contestant parking. Vice Chair Luis made a motion, seconded by Board Member Hattan to approve. In a voice vote, everyone voted in favor. (Motion carried 5-0)

Chair Paul asked to move Item 5.6 forward and then Items 5.4 and 5.5 since there was a presentation. There were no objections.

5.6 A RESOLUTION OF THE DAVIE COMMUNITY REDEVELOPMENT AGENCY RECOMMENDING APPROVAL OF AN AGREEMENT BETWEEN THE TOWN OF DAVIE COMMUNITY REDEVELOPMENT AGENCY AND REBUILDING TOGETHER BROWARD COUNTY, INC. TO PROVIDE TARGETED BLOCK CLEAN-UPS AND CODE COMPLIANCE ASSISTANCE WITHIN THE BOUNDARIES OF THE DAVIE CRA; AUTHORIZING THE CRA CHAIR TO EXECUTE THE RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Moss introduced Item 5.6. He mentioned this item is the second component to the

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Community Revitalization Program which will provide Enhanced Code Compliance/Enforcement and CRA Targeted Bock Clean-ups through Rebuilding Together Broward. Board Member Starkey made a motion, seconded by Board Member Hattan to approve. In a voice vote, everyone voted in favor. (Motion carried 5-0)

5.4 A RESOLUTION OF THE DAVIE COMMUNITY REDEVELOPMENT AGENCY ACCEPTING A LETTER OF INTENT FROM DAVIE ROAD VENTURES, LLC. FOR CRA OWNED PROPERTY LOCATED ON SW 63RD AVENUE, FOLIO NUMBERS 504127040340 AND 504127040350; AUTHORIZING THE CRA CHAIR TO EXECUTE THE RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Moss asked if we could discuss both items together, but vote on them separately. Mr. Moss indicated the resolutions are to accept Letters of Intent from Davie Road Ventures, LLC. for the purchase and development of CRA owned properties located on SW 63rd Avenue and on the corner of Davie Road and SW 41 Street. Mr. Moss indicated the acceptance of the Letters of Intent will provide staff with the authority to negotiate the terms of a Purchase and Development Agreement to be presented to the CRA Board at a future meeting.

Mr. Moss introduced Marcie Nolan, Attorney for Davie Road Ventures, LLC. Ms. Nolan provided a brief presentation regarding the two proposals. A copy of the presentation is attached hereto.

Chair Paul asked where do we go from here? Mr. Moss advised Chair Paul that we could take each item separately and voting on the items do not fix the Town/CRA Board on any of the elements of the Letters of Intent it would allow staff the ability to negotiate terms of a purchase and a Developers Agreement in regards to the construction of the projects. Mr. Moss indicated that we will bring information back to the CRA Board for future consideration.

Chair Paul wanted to go on record. She mentioned that she attended a meeting last week and while she knows we want to develop the downtown, she is opposed to the number of units that have been presented on both parcels. Chair Paul mentioned she always talks about density and felt the project was too intense and had way to many units. She did not like the lofts. She felt they should all be one and two bedroom units and felt they should have never showed the photo because it did not look like anything they would want in the downtown. Chair Paul was looking for some nice sit down restaurants that would draw people to the downtown area. She did not want fast food restaurants. Chair Paul was also concerned with the stores next door that will be hidden if the building are built to the front. She gave an example of Davie's Best. She felt they would be hidden. Chair Paul wanted to make sure the existing businesses would be able to be seen. She was concerned about a four story building built up to the road would dwarf the other buildings. Chair Paul felt this was something that needed to work on. Chair Paul indicated while this was a Letter of Intent and knew they were going to work on it; she could not support the item at this time.

Board Member Caletka mentioned he was going to echo the same comments as Chair Paul with regards to density. He mentioned he had three concerns. One was the traffic pattern. He did not want to hear that they were going to be walking everywhere or driving a scooter everywhere. He felt with the number of units, there was going to be a traffic problem. Another problem was parking and had a concern regarding the back access alleyway because the alleyways connect behind the buildings. The third item was the density. He also liked the idea of 1 or 2 bedroom apartments not lofts and was concerned about the price. Board Member Caletka was concerned about someone assembling the properties and trying to flip it. He wondered if we could place a 10 year dead restriction on the property and if they don't develop the property within so many years the Davie CRA could purchase the property back. Mr. Caletka thanked Davie Road Ventures LLC for holding the meeting last week with the residents and mentioned he did not go on purpose. He mentioned he received feedback from the neighbors and some of their concerns were over traffic and parking. He felt it they could fix those concerns it might be a good thing to move forward. Mr. Caletka indicated the concern about density was one of his personal concerns. Chair Paul mentioned density brings the traffic.

Board Member Starkey mentioned she really liked the idea of the lofts and loft style apartment living. Board Member Starkey mentioned her son lived in a building in downtown Ft. Lauderdale called the Lofts and it was a great size for him and his life style. Board Member Starkey felt that we are trying

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to build a downtown community and that we have purposely with the RAC and downtown looked at the density and intensity in the downtown and as you go further to the north we would start increasing the density and intensity. She agreed with Chair Paul that she wanted to see the sit down restaurants and liked the idea of the artist component. Board Member Starkey hoped we could get the artist involved and perhaps have a gallery which would attract more people to the downtown. She wanted to allow staff to move forward to see what could be negotiated and felt if the density was too much for a couple of the Board Members perhaps that could be worked out.

Vice Chair Luis felt the Board was already picking the two projects apart. He indicated we have nothing there now and this could provide something new to the downtown. Vice Chair Luis felt the projects provided potential for the downtown to help get something started.

Board Member Hattan mentioned she liked the idea of bringing young artist to the area and while looking at the project schedule she was concerned about the timing. Board Member Hattan wanted to provide them with an opportunity to work with staff to see what could be done. Board Member Hattan agreed with Chair Paul regarding the density and liked Board Members Caletka suggestion regarding the CRA ability to repurchase the land if it was not developed in a timely manner.

Board Member Caletka mentioned he would like to revise his statement and concerns regarding the 10 years. Board Member Caletka had high hopes that they could work everything out. Board Member Starkey mentioned the dirt was not making us any money.

Board Member Caletka made a motion to approve. The motion was seconded by Board Member Hattan. In a voice vote, Chair Paul voted against the item. (Motion passed 4-1)

Chair Paul mentioned while she understood we needed to do something here, based on what was presented here today, she in good conscious could not approve the item today but looked forward to the item being brought back after hearing the Boards concerns.

5.5 A RESOLUTION OF THE DAVIE COMMUNITY REDEVELOPMENT AGENCY ACCEPTING A LETTER OF INTENT FROM THE DAVIE ROAD VENTURES, LLC. FOR CRA OWNED PROPERTY LOCATED ON THE CORNER OF DAVIE ROAD AND SW 41 STREET, FOLIO NUMBER 504126020070; AUTHORIZING THE CRA CHAIR TO EXECUTE THE RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

Board Member Caletka made a motion to approve. The motion was seconded by Board Member Starkey. In a voice vote, Chair Paul voted against the item. (Motion passed 4-1)

6. REPORT ITEMS

- Mr. Moss mentioned a copy of the CRA Community Policing Report was handed out to each of the CRA Board Members.

7. COMMENTS AND/OR SUGGESTIONS

- Board Member Starkey mentioned the Orange Blossom Parade and Festival was wonderful and thanked the Weekley Brothers for such a great rodeo and thanked Mrs. Ellett for a great job.

8. ADJOURNMENT

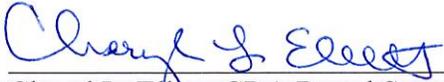
There being no further business to discuss and no objections, the meeting was adjourned at 6:07 p.m.

April 20, 2016
Date


Judy Paul, Chair
Davie Community Redevelopment Agency

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ATTEST:



Cheryl L. Elliott, CRA Board Secretary

APPROVED THIS 20TH DAY OF APRIL, 2016.