

**TOWN OF DAVIE
COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING MINUTES
LOCATION: TOWN COUNCIL CHAMBERS
6591 ORANGE DRIVE
DAVIE, FL 33314
JANUARY 23, 2019**

1. PLEDGE OF ALLEGIANCE

The meeting was called to order at 6:00 p.m.

2. ROLL CALL

Present at the meeting were Chair Paul, Vice-Chair Luis, Board Members Caletka, Hattan and Starkey. Also present were CRA Executive Director/Town Administrator Lemack, CRA Director Holste, CRA Attorney Rayson, CRA Program Manager Ellett and Board Secretary Brewster recording the minutes.

3. PRESENTATION

3.1 DAVIE PRO RODEO, LLC. – TROY WEEKLEY

Mr. Weekley thanked the CRA Board for their continued support and their sponsorship for the 2018 Southeastern Circuit Finals Rodeo. He presented each member with a plaque and mentioned the Town of Davie was known as the best Circuit Finals Rodeo.

3.2 DAVIE TOWN CENTER – JEREMY BEDZOW, CEIBA GROUPE

CRA Director Holste gave a brief introduction to the new Davie Town Center. He mentioned the Davie CRA has taken great strides in redeveloping the Davie Road Corridor and the projects under construction and approved are a testament to the private investment within the corridor. Director Holste indicated one of the redevelopment goals which remains unfulfilled is a new Town Hall and the project which is being presented will incorporate a new Town Hall as part of a public private partnership at the former water plant on Davie Road. Mr. Holste mentioned that we will be utilizing existing land which is currently off the tax rolls, deliver additional private investment within the corridor and will provide a new Town Hall which will replace the existing facility. The proposed project is known as the Davie Town Center and our Development Partner is the Ceiba Groupe who are the developers of Ultra, the mixed-use project on SW 39th Street and Davie Road. Director Holste introduced Jeremy Bedzow, the managing partner of the Ceiba Groupe.

Mr. Bedzow introduced his brother Adam Bedzow and his father, Michael Bedzow along with the other team members who were present. Mr. Bedzow mentioned he was privileged to be part of the transformation of the Downtown Davie and was thankful for the partnerships he has made with Town Staff.

Mr. Bedzow indicated the purpose of the presentation is to share Ceiba Groupe's vision for the sites and hoped the CRA Board share in their vision. He mentioned the presentation was purely conceptual and he was looking forwarding to working with the CRA Board and Town staff to bring this project to fruition. Mr. Bedzow made a brief presentation regarding the development of Davie Town Center which included a brand new, state of the art, Town Hall.

Mr. Bedzow mentioned the Davie Town Center would have a grand promenade at the front which would have a Town seal in the center of an elegant water feature which would be the center of activity. To the right of the grand promenade there would be a new, state of the art, Town Hall which would be approximately 65,000 square feet of functional space on five (5) floors for the exclusive use of town operations and invited guests.

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The development would invite pedestrians to engage in the active uses of the complex and the ground floor would have a commercial space for a bank with vehicular access.

Another component would include a hotel accessible through the grand promenade and would have approximately 100-120 rooms. The first floor would have a restaurant and at the roof level, there would be an illuminated crown. Mr. Bedzow mentioned the crown could be seen by planes and would be an iconic feature that people would be able to identify with when flying over. He also indicated along the north east section of SW 63rd Avenue they were planning a residential multi-family apartment complex with approximately 180-220 apartments and the building would not to exceed 75 feet in height.

Board Member Hattan wondered if there was going to be a parking garage and if it would be hidden from view. Mr. Bedzow mentioned there would be a parking garage and the parking garage would be camouflaged by the buildings.

Vice Chair Luis liked the presentation.

Board Member Caletka wondered how many acres the project included. While Mr. Bedzow was not sure of the exact number of acres, he mentioned the combined parcels totaled 18,000 square feet and everything has been designed to fit within the project scope.

Board Member Starkey indicated that while she liked the concept, she had concerns regarding the height of the buildings and the density. She indicated she would keep an open mind. She also asked Mr. Bedzow to check with the FAA regarding the crown and the lights on the roof.

Chair Paul indicated that we desperately need a new Town Hall to bring everyone together and consolidate all the departments into one building. She liked some of the design elements but wanted Mr. Bedzow to work with the CRA Board on the design. Chair Paul mentioned that she did not want to sit in an office surrounded by all the windows and wanted to make sure the hotel was not an extended stay hotel. Chair Paul would like to see some revisions but was encouraged with what was shown. She wanted to make sure there were meeting rooms and was encourage to have something to work with. She was also concerned about the parking garage and wanted to make sure that parking for the employees would be secure. Mr. Bedzow mentioned the parking for employees would be secure and the employees would have a separate entrance.

Chair Paul wanted to give Mr. Bedzow the opportunity to move forward and continue but wanted Mr. Bedzow to understand that this was going to be a long process and they were not agreeing to anything tonight. She was encourage about a new Town Hall facility and hotel. Chair Paul mentioned that in order to get a named hotel, they require so many rooms to qualify. She was interested in knowing who Mr. Bedzow talking to and who would be going into that space. Chair Paul felt it might be good for him to meet with each of the Board Members. She also wondered if the project was going to be done all at one time or piece meal. She indicated that the Town Hall facility needs to be completed first.

Mr. Holste indicated that they plan on having some community meetings at the beginning of the process and they will continue to work on the Town Hall space study and the hotel study and they will come back to the CRA Board in approximately three to four months with an update.

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Mr. Bedzow thanked the CRA Board for their time and indicated he looked forward to working with each of the Board Members.

4. APPROVAL OF CONSENT AGENDA

Chair Paul asked for a motion to approve the Consent Agenda. Vice Chair Luis made a motion, seconded by Board Member Starkey to approve. In a voice vote, all voted in favor. (Motion carried 5-0)

MINUTES

Minutes

4.1 JANUARY 2, 2019 MINUTES (CRA)

Resolutions

4.2 EXTENSION OF SEWER IMPROVEMENT PROGRAM – A RESOLUTION OF THE TOWN OF DAVIE COMMUNITY REDEVELOPMENT AGENCY APPROVING AN EXTENSION FOR THE RESIDENTIAL SANITARY SEWER IMPROVEMENT PROGRAM AS PART OF PHASE II OF THE EASTSIDE INFRASTRUCTURE PROJECT; AUTHORIZING THE CRA CHAIR TO EXECUTE THE RESOLUTION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

4.3 ADDITIONAL SERVICES – A RESOLUTION OF THE TOWN OF DAVIE COMMUNITY REDEVELOPMENT AGENCY, APPROVING ADDITIONAL DEMOLITION SERVICES IN THE AMOUNT OF \$10,000 BY THUNDER DEMOLITION, INC. FOR THE PROPERTY LCOATED AT 4483 DAVIE ROAD; AUTHORIZING THE CRA CHAIR TO EXECUTE THE RESOLUTION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

4.4 SPONSORSHIP REQUEST – A RESOLUTION OF THE TOWN OF DAVIE COMMUNITY REDEVELOPMENT AGENCY, APPROVING A SPONSORSHIP CONTRIBUTION FOR THE 82ND ANNUAL ORANGE BLIOSSOM FESTIVAL, PARADE, AND RODEO IN THE AMOUNT OF \$10,000; ALONG WITH THE USE OF THE CRA OWNED VACANT PARCELS LOCATED ON THE CORNER OF DAVIE ROAD AND ORANGE DRIVE; AUTHORIZING THE CRA CHAIR TO EXECUTE THE RESOLUTION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

5. DISCUSSION OF CONSENT AGENDA ITEMS

6. PUBLIC HEARING

7. OLD BUSINESS

8. NEW BUSINESS

9. SCHEDULE OF NEXT MEETING

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10. CHAIR OR BOARD MEMBER COMMENTS - NONE

11. CRA DIRECTOR COMMENTS - NONE

12. CRA ATTORNEY COMMENTS - NONE

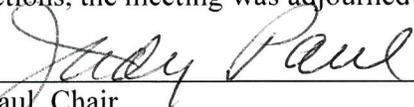
13. REPORT ITEMS - NONE

14. ADJOURNMENT

There being no further business to discuss and no objections, the meeting was adjourned at 6:35 p.m.

February 6, 2019

Date


Judy Paul
Judy Paul, Chair
Davie Community Redevelopment Agency

ATTEST:


Gillian Brewster
Gillian Brewster, Board Secretary