

**OFFICE OF THE MAYOR**  
Lynn Stoner, Mayor

**PLANNING, ZONING &  
ECONOMIC DEVELOPMENT**  
Dan Holmes, AICP, Director



**CITY COUNCIL**  
Denise Horland, *President*  
Erik Anderson, *President Pro Tem*  
Jennifer Andreu  
Tim Fadgen  
Nick Sortal

## PLANTATION MIDTOWN DEVELOPMENT DISTRICT ADVISORY BOARD MEETING

Plantation City Hall  
400 NW 70 Avenue  
First Floor Conference Room  
Thursday, May 20, 2021  
11:00 AM

### AGENDA

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- |   |                         |
|---|-------------------------|
| 1) Call to Order  | Barry Lethbridge, Chair |
| 2) Introductions  | Barry Lethbridge, Chair |
| 3) Approval of April 20, 2021 Minutes<br><i>See attached, requires Board approval</i> | Barry Lethbridge, Chair |
| 4) Midtown Financial Report – April 2021  | Danny Holmes            |
| 5) Development Update   | Danny Holmes            |
| 6) Midtown Plan & Shuttle Update  | Mayor Stoner            |
| 7) Adjournment  |                         |

Next Meeting: Thursday, July 14, 2021

Minutes of the Regular Meeting of the  
**Plantation Midtown Development District Advisory Board**  
via Zoom  
City of Plantation, Florida  
Held April 20, 2021

Members Present: Cynthia Busch  
Anthony Cabrera  
Owen Duke  
Jim Inklebarger  
Barbara Simmons  
Barry Lethbridge, Chair

Members Absent: None

Also Present: Danny A. Holmes, Director of Planning, Zoning & Economic  
Development  
Mayor Lynn Stoner  
Jason Nunemaker, Chief Administrative Officer  
Timothy Fadgen, Councilmember  
Denise Horland, Councilmember  
Nick Sortal, Councilmember

WELCOME AND INTRODUCTIONS

Self-Introductions were done.

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APPOINTMENT OF VICE-CHAIR

Mr. Duke nominated Jim Inklebarger as Vice Chair. Mr. Inklebarger accepted the nomination.

There was a consensus for Jim Inklebarger as Vice Chair.

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APPROVAL OF MINUTES – June 23, 2020 Joint Workshop Minutes

**ACTION: Minutes were approved.**

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## MIDTOWN FINANCIAL REPORT – MARCH 2021

### Questions/concerns regarding upcoming budget

Mr. Nunemaker indicated there were no significant variances to discuss in the financial report, but they wanted to extend an opportunity for any comments, concerns, or suggestions anyone may have as they are engaged in the budget process. Plantation has done well as far as how they weathered this pandemic; however, businesses have been severely impacted, particularly those in the hospitality areas. There are funds programmed for a Planning Study for a Midtown Master Plan update. They are looking to reengage with Seritage and have a pre-commencement meeting coming up. They want to hear from Board members.

Mr. Cabrera appreciates the help in reengaging with Seritage. It is important to understand the phasing, so they can get this operational and into place. They have continued to manage through the pandemic without Covid relief, primarily for the tenants; it has been a managing situation and a learning situation as well. It is important to be open-minded and he welcomes a meeting with their leasing group to define the new uses. They are working collectively with Young at Art Museum, which opened last month, and they are looking to embrace the arts and cultures within the community.

Mr. Holmes commented that the biggest development is Seritage. Plantation Walk has progressed quite a bit; staff is still working on modifications to the Plantation Midtown Plan; and residential activity is underway behind the Fountains. With the exception of Seritage, most of the development projects are moving along in the Midtown area.

Chair Lethbridge mentioned that the apartments at Plantation Walk are open and he understood about 60% of the retail is leased and in permitting. He also mentioned the last interested restaurant as well as the freestanding restaurant going in on University Drive.

Mr. Holmes thought that was correct; he needs an update on the retailers. He stated that the last restaurant interested was Rock N' Brew.

In response to Chair Lethbridge, Mayor Stoner indicated that the freestanding restaurant on University Drive is going to be Kaluz.

Mr. Duke questioned if YOLO was gone for good.

Mr. Holmes did not know the status of YOLO and he did not have anything to report at this time.

Mayor Stoner reported that she conducted a site visit and noted that LA Fitness should be opening soon. Carrabba's is not coming back; however, it has been suggested that they meet with the YOLO group because that is a perfect end cap for that restaurant. The Lucky's Market is going to be an Asian market; the tenant is already working on coming in. There will be a Farm to Table Restaurant at the old flower shop site. The AT&T facility on Sunrise Boulevard, will include attainable housing.

In response to Ms. Busch, Mr. Nunemaker advised that he was soliciting input; they have not put the budget out yet, but in the past, there was some concern that the Boards were not adequately engaged with regard to input, so they made an allocation for some planning studies, which is believed will be pivotal to the Midtown area as things change. They saw the retail landscape changing pre-Covid, but that has been fast forwarded ten years or

more and they would like to try to get ahead of that. As different requests are received on a piece meal basis, they need to understand how that fits into the global picture of where the Mayor and Council want to take the City.

In response to Ms. Busch, Mr. Nunemaker stated that the proposed budget would be available at the next meeting.

With regard to the Shuttle Bus, they want to make sure the Board is aware that the Midtown routes have been approved and will be brought to the next meeting as well.

Ms. Busch questioned if it would be possible for her to contact and speak with Planning and Zoning staff in an attempt to understand everything.

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#### MIDTOWN SHUTTLE UPDATE

Chair Lethbridge commented that this came up as a new item and he questioned if this was something that has been ongoing and approved.

Mr. Nunemaker stated that since about 2018, as part of the Surtax Program, one of the elements set aside within the Surtax was the additional penny for community shuttles. Two routes have been approved and now they are down to the details; bringing a solicitation of a service provider for the shuttles. As things get implemented during Covid, there is a relaxation on standards of ridership, so there is a little relief. They would like to have the next meeting in person because when it comes time to look at the routes and stops it would be more productive.

Chair Lethbridge thought they were bringing back the Midtown Shuttle, but this is the County Surcharge Shuttle.

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#### PD&E STUDY DISCUSSION

Mayor Stoner mentioned the bridge she brought before the Board over a year ago. The PD&E Study is starting, FDOT and the County are on board and have already done preliminary numbers, which will show having the bridge in the middle of Midtown will hugely alleviate most of the additional traffic along University Drive and Pine Island Road.

Chair Lethbridge questioned if approval from the Board was needed.

Mayor Stoner indicated that the Board previously voted on \$700,000 for improvements to Midtown and the Midtown portion of the study is approximately \$600,000+. She wanted a consensus to make sure the Board was aware where the authorized money was being spent.

Chair Lethbridge advised that Mayor Stoner is spending about \$650,000 of the Midtown money for the study regarding the bridge at I-595 and State Road 84.

In response to Mr. Duke, Mayor Stoner stated that the study was not suggesting any changes and noted that it has taken this long to get out to market and negotiate a contract. In all the discussions, no one has suggested moving the bridge, so they are looking at the same general idea discussed on the first day.

Mayor Stoner explained that entry to the bridge would be off Peters Road into the Jacaranda Park of Commerce; while making the turn in the curve to the left, the bridge would come across to the State Road 84 access road.

Mr. Holmes advised the street is SW 78<sup>th</sup> Avenue and there is a little loop that curves around; SW 17<sup>th</sup> Street is where the bridge would begin and drivers would be able to use the light at SW 80<sup>th</sup> Avenue. He shared his screen to show the location where the bridge would go.

Ms. Busch questioned if there were any other parts of the study other than traffic and mentioned people who walk across to the bike path.

Mayor Stoner indicated that everything is part of the study; it is planning, design, and environmental. The New River Canal is manmade, it is not an actual waterway. Typically, an idea of the best location for the use is provided. There are many components to put the study together to be sure everything slides into place for it to be a feasible bridge. Towards the end of the study a design process would begin and it would overlap as to the timelines; an updated timeline would be provided.

Mr. Nunemaker advised that a Master Traffic Plan is also being done. There has never been a holistic Traffic Plan for this City, so they are partnering with the MPO and there will be a public participation element. If this is done quick enough, they could take advantage of some of the infrastructure dollars coming down the pike over the next couple years. There is going to be an outlet for the safety concerns and a plan to address them.

In response to Mr. Duke, Mayor Stoner stated that the bridge is for automobiles. The idea is to take some of the burden off University Drive and Pine Island Road as people are coming out of Midtown. The bridge will come across the river and exit to the west. Down the line on FDOT's list is also the same thing for Pine Island Road; they will be doing a dedicated curve to the west, and there will be a flyover to the west on University Drive. She noted that adaptive lighting is already being designed for University Drive. FDOT is ready to start the MURT path, so they will be doing a dedicated bike lane from I-595 to Broward Boulevard. Most will be on the right-of-way and they may change a little for the bike path, but the State, County, and Cities are very conscious of devoting dollars to having these pedestrian and riding paths. If we refuse the money, it goes back in the pot; we do not get to suggest another project.

In response to Ms. Busch, Mayor Stoner advised that the MPO presented to the City Council two weeks ago and she offered to provide the presentation.

Ms. Busch commented that she is all for walking and that it is better on sidewalks, as there are definitely some areas that are not safe. She is curious to see what the MPO is considering.

Mr. Cabrera announced that the Regal Theater would reopen on May 7, 2021 and Mall hours are increasing one hour on May 1, 2021, closing at 9:00 p.m. on Friday and Saturday, and at 8:00 p.m. Sunday through Thursday. He noted that The Children’s Place is back, which is a good fit.

The next meeting will be held on Thursday, May 20, 2021.

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Meeting adjourned at 11:38 a.m.

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RECORD ENTRY:

I HEREBY CERTIFY that the Original of the foregoing document was received by the Office of the City Clerk and entered into the Public Record this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
April L. Beggerow, MPA, CMC City Clerk

DRAFT

**CITY OF PLANTATION, FLORIDA**  
**Plantation Midtown Development District Fund**  
**As of April 30, 2021**

Account and Description	Amount
<b>ASSETS:</b>	
Cash/Equity in Pooled Investments:	
109-0000-104-0001 Equity in Pooled Cash and Investments	5,502,167.53
Total Cash/Equity in Pooled Investments	<u>5,502,167.53</u>
<b>TOTAL ASSETS</b>	<b><u>5,502,167.53</u></b>
 <b>LIABILITIES AND FUND EQUITY:</b>	
Advances From Other Funds:	
109-0000-236-9001 Advance from-General Fund	876,930.00
Total Advances From Other Funds	<u>876,930.00</u>
<b>TOTAL LIABILITIES</b>	<b><u>876,930.00</u></b>
 <b>FUND EQUITY:</b>	
Fund Equity/Other Credits:	
109-0000-280-0002 Fund Balance - Non-Spendable Prepaids	1,850.00
109-0000-281-0004 Fund Balance-Restricted for Economic Development	3,374,171.36
Total Fund Equity/Other Credits	<u>3,376,021.36</u>
Current Year Additions/Deletions	1,249,216.17
<b>TOTAL FUND EQUITY</b>	<b><u>4,625,237.53</u></b>
<b>TOTAL LIABILITIES AND FUND EQUITY</b>	<b><u>5,502,167.53</u></b>

**CITY OF PLANTATION**  
**Plantation Midtown Development District Fund**  
**As of April 30, 2021**

Account and Description	Prior YTD	Adopted Budget	Amendments	Amended Budget	Month-to-Date	Year-to-Date	Actual to Amended Budget	Percent Used
Ad Valorem taxes:								
109-0000-311-0001 Taxes-Ad Valorem-Current	1,361,027.86	1,449,714.00		1,449,714.00		1,347,561.35	(102,152.65)	92.95%
109-0000-311-0002 Taxes-Ad Valorem-Delinquent	3,650.17	1,000.00		1,000.00		(8,662.21)	(9,662.21)	-866.22%
Total Ad Valorem taxes	<u>1,364,678.03</u>	<u>1,450,714.00</u>	-	<u>1,450,714.00</u>	-	<u>1,338,899.14</u>	<u>(111,814.86)</u>	<u>92.29%</u>
Miscellaneous Revenue:								
109-0000-361-1004 Misc revenue-Interest/penalties on Ad Valorem Taxe	695.21	350.00		350.00	2.65	18.48	(331.52)	5.28%
109-0000-361-9999 Misc revenue-Interest and other earnings-Allocated	56,926.48	25,000.00		25,000.00		32,427.51	7,427.51	129.71%
109-0000-369-9900 Misc-Other misc earnings-Allocated	85.97	800.00		800.00		3.51	(796.49)	0.44%
Total Miscellaneous Revenue	<u>57,707.66</u>	<u>26,150.00</u>	-	<u>26,150.00</u>	<u>2.65</u>	<u>32,449.50</u>	<u>6,299.50</u>	<u>124.09%</u>
<b>Total Revenue</b>	<u><u>1,422,385.69</u></u>	<u><u>1,476,864.00</u></u>	-	<u><u>1,476,864.00</u></u>	<u><u>2.65</u></u>	<u><u>1,371,348.64</u></u>	<u><u>(105,515.36)</u></u>	<u><u>92.86%</u></u>



**CITY OF PLANTATION**  
**Plantation Midtown Development District Fund**  
**As of April 30, 2021**

Account and Description	Prior YTD	Adopted Budget	Amendments	Amended Budget	Month-to-Date	Year-to-Date	Actual to Amended Budget	Percent Used
Services:								
109-0000-552-3102 Consultants		25,000.00		25,000.00			( 25,000.00 )	0.00%
109-0000-552-3199 Legal	180.00	3,000.00		3,000.00	1,035.00	1,102.50	(1,897.50)	36.75%
109-0000-552-3401 Bank service fees	1,222.22	3,200.00		3,200.00		1,460.98	( 1,739.02 )	45.66%
109-0000-552-4101 Postage/shipping charges		1,400.00		1,400.00			( 1,400.00 )	0.00%
109-0000-552-4301 Electricity	8,676.98	22,000.00		22,000.00	1,374.57	9,096.12	( 12,903.88 )	41.35%
109-0000-552-4303 Water/wastewater	3,650.92	15,000.00		15,000.00	1,670.57	3,845.71	( 11,154.29 )	25.64%
109-0000-552-4604 R/M-Grounds	140.26	10,000.00		10,000.00		217.51	( 9,782.49 )	2.18%
109-0000-552-4605 R/M-Structures	479.40	2,000.00		2,000.00			( 2,000.00 )	0.00%
109-0000-552-4606 R/M-Maintenance contract	35,745.00	75,000.00		75,000.00	5,957.50	29,787.50	( 45,212.50 )	39.72%
109-0000-552-4701 Printing and binding		5,000.00		5,000.00			( 5,000.00 )	0.00%
109-0000-552-4803 Advertising	1,850.00	2,000.00		2,000.00		1,850.00	( 150.00 )	92.50%
109-0000-552-4806 Promotional materials/services		1,500.00		1,500.00			( 1,500.00 )	0.00%
109-0000-552-4911 Special District fees	1,755.00	1,775.00		1,775.00		1,759.00	( 16.00 )	99.10%
109-0000-552-4920 Allocated operating costs	29,166.65	50,000.00		50,000.00	4,166.67	29,166.65	( 20,833.35 )	58.33%
Total Services	82,866.43	216,875.00	-	216,875.00	14,204.31	78,285.97	( 138,589.03 )	36.10%
Debt Service:								
109-0000-552-7201 Interest Expenditure	54,808.00	43,847.00		43,847.00		43,846.50	( 0.50 )	100.00%
Total Debt Service	54,808.00	43,847.00	-	43,847.00	-	43,846.50	( 0.50 )	100.00%
Non-Operating:								
109-0000-581-9101 Other Uses-Interfund Transfers-Out-General fund		219,230.00		219,230.00			( 219,230.00 )	0.00%
109-0000-581-9137 Other Uses-Interfund Transfers-Out-Plantation Midt		996,912.00		996,912.00			( 996,912.00 )	0.00%
Total Non-Operating	-	1,216,142.00	-	1,216,142.00	-	-	( 1,216,142.00 )	0.00%
Total Expenditures	137,674.43	1,476,864.00	-	1,476,864.00	14,204.31	122,132.47	( 1,354,731.53 )	8.27%

**RECENT AND PROPOSED DEVELOPMENT PROJECTS**  
5/17/2021

District	Development Name	Location	Land (BCPA est)	Building/Improvement	Est Imp Value	Proposed sq/units	Status	Est. Completion Date
Gateway	Rick Case/Genesis	875 N State Road 7	\$183,270	\$982,840	\$1,166,110	11,919 addition sq ft	CO issued	2020
Gateway	Chase Bank	2 North State Road 7	\$1,182,020	\$1,111,000	\$2,293,020	3,500 SF	Under construction	2021
Midtown	Starbucks/Retail	100 S Pine Island Road	\$1,863,560	\$640,020	\$2,503,580	6,400 SF	CO issued	2020
Gateway	Burger King	945 S State Road 7	\$686,660	\$1,886,130	\$2,572,790	2,866 SF	CO issued	2020
Gateway	7-11/Mobil	4691 W Sunrise Blvd.	\$1,486,000	\$1,132,290	\$2,618,290	2,850 SF	CO issued	2020
N/A	Shell	251 S Flamingo Rd	\$1,575,980	\$1,575,980	\$3,151,960	4300 SF	Permit in review	2022
N/A	American Heritage Batting Cages	12200 W Broward Blvd.	\$1,267,570	\$2,303,000	\$3,570,570	80,000 SF	Under construction	2021
N/A	Bank of America Plaza	7001 West Broward Blvd.	\$2,395,990	\$1,557,000	\$3,952,990	Exist 11,817 SF Bank; new 10K sf	Permit in review	2021
Tech Park	Colortone	6531 NW 18 Court	\$1,773,990	\$2,565,000	\$4,338,990	86,703 SF	Under construction	2021
Gateway	WAWA	13 South State Road 7	\$2,568,520	\$2,453,770	\$5,022,290	6,119 SF	CO issued	2020
N/A	Enclave	100 S. Hiatus Road	\$5,171,670	N/A	\$5,171,670	N/A	In site plan review	2022
Midtown	Aldi/SunTrust Bank	8210 W Broward Blvd.	\$1,817,670	\$3,663,000	\$5,480,670	25,745 SF	Under construction	2021
N/A	Kaluz Restaurant	100 N University Drive	\$1,189,310	\$5,541,000	\$6,730,310	12,876	Under construction	2021
N/A	More Space Storage	231 SW 125 Avenue	\$743,690	\$10,777,000	\$11,520,690	109,000 SF	Under construction	2021
Midtown	Seritage/The Social	8000 W. Broward Blvd.	\$11,652,920	\$0	\$11,652,920	87,194 SF	Construction suspended	
N/A	American Heritage Gym	12200 W Broward Blvd.	\$1,267,570	\$12,055,000	\$13,322,570	22,600 SF	CO issued	2020
Gateway	PIXL	4400 NW 8 Court	\$3,488,630	\$19,221,000	\$22,709,630	350 units	Under construction	2022
Gateway	Plantation Palms (ALF)	1019 South State Road 7	\$3,544,600	\$20,000,000	\$23,544,600	111 units	Permit in review	2021
Midtown	Amli (Crossroads)	8021 Peters Road	\$2,730,590	\$24,219,000	\$26,949,590	287 units	Under construction	2021



# University Drive Corridor Concepts

## » City of Plantation proposed Midtown Bridge

- Can reduce traffic on University Drive and Pine Island Road
- 2045 total AADT on both roads: 168,500
- Can reduce AADT by 17,000
- 10% reduction

