

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, July 15, 2021
11:00 AM

AGENDA

- | | |
|---|-------------------------|
| 1) Call to Order | Barry Lethbridge, Chair |
| 2) Introductions | Barry Lethbridge, Chair |
| 3) Approval of May 20, 2021 Minutes | Barry Lethbridge, Chair |
| 4) Midtown Financial Report – June 2021 | Danny Holmes |
| a) Discussion on Interfund transfers from Midtown to General Fund and Plantation Midtown Construction Fund (<i>specifically what is General Fund used for?</i>) | |
| 5) Development Update | Danny Holmes |
| a) Presentation by Mr. Holmes on Broward Mall redevelopment RFP (<i>requested at last meeting</i>) | |
| 6) Midtown Bridge Update | Mayor Stoner |
| a) Highlights from PD&E study June 1 vendor kick-off meeting | |
| 7) Shuttle Update | Mayor Stoner |
| 8) Adjournment | |

Next Meeting: Thursday, September 16, 2021

Minutes of the Regular Meeting of the
Plantation Midtown Development District Advisory Board
City of Plantation, Florida
Held May 20, 2021

Members Present:

Cynthia Busch
Angel Cabrera
Owen Duke
Jim Inklebarger, Vice Chair
Barry Lethbridge, Chair

Members Absent:

Barbara Simmons

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
Susan DiLaura, Planning, Zoning & Economic Development

APPROVAL OF MINUTES – April 20, 2021

See attached, requires Board approval

Mr. Cabrera indicated that his name under “Attendance” should read as Angel Cabrera, not Anthony.

ACTION: Approved as amended.

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MIDTOWN FINANCIAL REPORT – APRIL 2021

Mr. Holmes reported that financials were in line for this time of the year, but some expenditures were low due to Covid. It was noted that 92% of ad valorem taxes have been received.

In response to Ms. Busch, Mr. Holmes explained that administrative support comes from Finance, so money is transferred out of the Fund to the General Fund to provide support.

Chair Lethbridge questioned if their balance was being used or if everything was being transferred.

Mr. Holmes advised there is currently about \$4 million in total fund equity, as shown on Page 52 of the report.

In response to Ms. Busch, Mr. Holmes indicated that he would get clarification for the next meeting; some of the expenditures were in place prior to his arrival.

*Motion by Mr. Inklebarger, seconded by Mr. Duke, to approve the April 2021 Midtown Financial Report.
Motion carried unanimously.*

Note: Owen Duke arrived at 11:07 a.m.

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DEVELOPMENT UPDATE

Mr. Holmes provided an update on the following Midtown projects:

- Aldi Sun Trust building – Under construction.
- Kaluz restaurant – Under construction.
- Seritage/The Social – A construction meeting was held and they are seeking to secure the building short term for hurricane season.
- Camden @ Fountains – Underway.
- Lakeside Plantation – Underway.
- Plantation Midtown Square – Permits were pulled and some site work is being done. They are looking at changes to the townhouse component of the project. The townhouse portion was sold to Pulte Homes.
- Cornerstone/Millcreek – Open.
- Temple Kol Ami/MF Res – Underway.
- Plantation Walk North – Close to being occupied.
- Plantation Walk South – In permitting.

In response to Ms. Busch's comment that there is no sidewalk from Target to Aldi, Mr. Holmes stated there is a new vision for Midtown and walkability has to be addressed.

Mr. Nunemaker advised they are looking at the Multi Modal Master Plan to address all transportation alternatives throughout the City. He agreed some of the connectivity is lacking.

Mayor Stoner suggested insisting on that when TGI Friday's comes back. She stated they are working on the shuttles and the plans and criteria have been revised by the County. She appreciates the comments because it enforces what they already see and believe needs to be done.

With regard to Seritage/The Social, Mayor Stoner advised Macy's, JC Penney's, Dillard's, and Sears all own their own footprints; the mall is common property. Dillard's is in the process of selling their property with the thoughts of having retail downstairs and apartments above. The City is in the process of trying to put together a study and get a national vendor to come in and revision the area; there are different ideas on how the mall should have been laid out. The mall went up 50 years ago and now is the time for revision since there is so much change. Someone is interested in Dillard's, but they want one other piece before moving forward.

Mr. Dukes commented that citizens want mixed use with residential.

Mayor Stoner indicated that Midtown was formed and created in 1980 and it was only supposed to be high density. An update was conducted to the Midtown study, which suggested increasing the density and Council said no. It is not just density, it is traffic; 70% of traffic along University Drive does not belong to Plantation, it

is pass thru. They are working with the MPO to do a Master Traffic Study. They have got the MPO to agree to design adaptive lighting within the corridor along University Drive from I-595 to Sunrise Boulevard. Behind that is Pine Island Road, but they want to see how University Drive does because there are only three Cities within the County that have tried this adaptive lighting.

Mr. Nunemaker stated there were ideas from the past that were just window dressing. The Mall owner has said they are considering a sale in 2022. Seritage has core tenants and restaurants, so the City is trying to be proactive.

Mr. Holmes indicated that many malls are experiencing the same issues as the Broward Mall; Sawgrass is even having some issues and they are looking at residential and hotels; they are also looking at the BB&T Center, with a new concept that involves creating some residential. If this is going to be created into a true lifestyle center, he thought it would entail putting residential on the site. It would get people out of their cars to move around, but there has to be a certain level of density and we are not there yet. Once there is a certain density they can rely on transit.

Chair Lethbridge mentioned a Regional Activity Center, which was discussed many years ago.

Mr. Holmes believed a Regional Activity Center (RAC) would have expedited development because it has been on a piece meal basis; every time a developer comes in, they have to go through a Land Use Plan Amendment, which is at least a nine-month process. It also would help look at traffic and other issues because a number would have been set by density and intensity levels within the district, which would enable them to do more planning and forecasting for traffic and the pedestrian network. Part of the study they are looking at would be the precursor to putting the RAC in place. Prior to doing the RAC, he thought some kind of idea was needed to see what would work.

Mayor Stoner stated they are trying to put together an Entertainment overlay for the District.

Chair Lethbridge questioned if it would help for the Board to make a motion to the Council that they feel a RAC is something they should consider.

Mayor Stoner stated they want to bring something back that is a little more formal.

Mr. Holmes advised that he has a draft of the RFP that he could bring to the Board for feedback and input prior to presenting it to Council.

Mayor Stoner suggested that Boards attend Council meetings every six months to provide updates and express any concerns.

Chair Lethbridge thought the Board's funds could be used for RAC filings, which would be a great investment.

Mr. Duke questioned the status of apartments in the 8000 block of Peters Road that are chain link and have been closed for a year because they cannot get their building permit.

Mayor Stoner stated they are meeting with Amli on Monday. There are three or four project managers and their current issue is fire related. There is no compromise with life safety; the code must be followed.

Ms. Busch requested clarification of the Seritage footprint.

Mr. Cabrera explained that Zones 1, 9 and 10 belong to Seritage. The mall is distributed in different folios and a common area connects the buildings. Site work is divided as well; there are finger roads that access University Drive, Broward Boulevard, and part of Federated Road.

Mr. Duke questioned if there would be parking if residential were above.

Mayor Stoner advised that parking garages are expensive; more information would be needed prior to making a decision.

Mr. Duke thought the City should concentrate on more office space and suggested allowing more height.

Mayor Stoner stated she would like to get into the Technology Park; it is not at its best use. She indicated that the highest building in Plantation is the Renaissance Hotel, which is 13 stories. She did not think a 13-story building in the center of University Drive and Broward Boulevard would be welcome.

Mr. Duke advised that economics change above five stories; people are interested and invested in what they are doing.

Mayor Stoner stated that development did not come in immediately, it was staggered. She thinks residents need to understand the plan.

Chair Lethbridge thought the Mobility Plan and Regional Activity Center would be something to show people.

Mr. Holmes stated that the mall has potential; it could be looked at as a Town Center for the City of Plantation where there could be office, residential, retail, and activities.

Mr. Nunemaker stated there is a bridge slide from a corridor study in progress. Data was requested on the bridge and there is a positive impact on traffic flow. From an agenda setting perspective, FDOT and MPO are taking notice of solutions. They are hopeful that what would typically be a ten-year timeframe may be a five-year timeframe. These things are likely to move forward at an accelerated pace because the MPO and State are looking to contribute dollars into something that is going to make a difference.

Mayor Stoner stated that the contract for the PD&E study has been signed and kick-off meeting has been scheduled for June 1, 2021. The bridge will go from the Amli light on Peters Road and then towards New River, so it will be up to them to locate exactly where it goes across. In the meantime, FDOT is looking to do a dedicated bridge westbound from University Drive to I-595 and Pine Island Road, not a flyover, but a dedicated lane to go west on the State Road 84 access road onto I-595.

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MIDTOWN PLAN & SHUTTLE UPDATE

Mayor Stoner advised this is coming along and an update would be provided at the next meeting.

In response to Ms. Busch, Mayor Stoner stated they are working with the County; two routes have been approved. A BCT route cannot be duplicated and every foundation is specific as to measurements and depth.

They have been told they could use the County vendor at no charge, so they are still working on putting that in place; they are also still looking for a grant for lighting. Glenn Flutie has indicated that he would provide bus benches and trashcans, and she would like wi-fi at every stop as well. With regard to a walking path at Pine Island Park, Mayor Stoner confirmed there is a walking path and she noted this is a premium park.

Mr. Cabrera questioned if there were any plans to connect the park to the mall.

Mr. Holmes stated they are looking at crossing to tie the park to the mall.

Ms. Bush questioned if there is an entrance on the mall side to the park.

Mayor Stoner stated there will be parking, but slightly reduced, because the large shuttle stop will be in the southeast corner of the property.

In response to Chair Lethbridge, Mr. Holmes stated that he would bring the draft of the RFP for review and feedback so it can be finalized. They will also discuss the RAC in more detail.

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The next meeting will be held on Thursday, July 14, 2021.

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Meeting adjourned at 12:10 p.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

CITY OF PLANTATION, FLORIDA
Plantation Midtown Development District Fund
As of May 31, 2021

Account and Description	Amount
ASSETS:	
Cash/Equity in Pooled Investments:	
109-0000-104-0001 Equity in Pooled Cash and Investments	5,486,961.08
Total Cash/Equity in Pooled Investments	5,486,961.08
TOTAL ASSETS	5,486,961.08
 LIABILITIES AND FUND EQUITY:	
Advances From Other Funds:	
109-0000-236-9001 Advance from-General Fund	876,930.00
Total Advances From Other Funds	876,930.00
TOTAL LIABILITIES	876,930.00
 FUND EQUITY:	
Fund Equity/Other Credits:	
109-0000-280-0002 Fund Balance - Non-Spendable Prepays	1,850.00
109-0000-281-0004 Fund Balance-Restricted for Economic Development	3,374,171.36
Total Fund Equity/Other Credits	3,376,021.36
Current Year Additions/Deletions	1,234,009.72
TOTAL FUND EQUITY	4,610,031.08
TOTAL LIABILITIES AND FUND EQUITY	5,486,961.08

CITY OF PLANTATION
Plantation Midtown Development District Fund
As of May 31, 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		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>32,449.50</u>	<u>6,299.50</u>	<u>124.09%</u>
Total Revenue	<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>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 May 31, 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	2,727.50	3,830.00	830.00	127.67%
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	9,373.92	22,000.00		22,000.00		9,096.12	(12,903.88)	41.35%
109-0000-552-4303 Water/wastewater	4,335.08	15,000.00		15,000.00	2,077.53	5,923.24	(9,076.76)	39.49%
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	277.25	277.25	(1,722.75)	13.86%
109-0000-552-4606 R/M-Maintenance contract	41,741.45	75,000.00		75,000.00	5,957.50	35,745.00	(39,255.00)	47.66%
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	33,333.32	50,000.00		50,000.00	4,166.67	33,333.32	(16,666.68)	66.67%
Total Services	94,410.65	216,875.00	-	216,875.00	15,206.45	93,492.42	(123,382.58)	43.11%
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	149,218.65	1,476,864.00	-	1,476,864.00	15,206.45	137,338.92	(1,339,525.08)	9.30%

RECENT AND PROPOSED DEVELOPMENT PROJECTS
7/1/2021

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
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
Gateway	WAWA	13 South State Road 7	\$2,568,520	\$2,453,770	\$5,022,290	6,119 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
Gateway	Strata	4500 NW 9 St	\$3,331,140	\$26,800,000	\$30,131,140	150 units	Under construction	2021
Gateway	311 Residential/Alexan	311 North State Road 7	\$8,227,860	\$39,214,500	\$47,442,360	1,500 sf retail; 248 units	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
Midtown	Aldi/SunTrust Bank	8210 W Broward Blvd.	\$1,817,670	\$3,663,000	\$5,480,670	25,745 SF	Under construction	2021
Midtown	Seritage/The Social	8000 W. Broward Blvd.	\$11,652,920	\$0	\$11,652,920	87,194 SF	Construction suspended	
Midtown	Amli (Crossroads)	8021 Peters Road	\$2,730,590	\$24,219,000	\$26,949,590	287 units	Under construction	2021
Midtown	Baptist Health S Fla	1226 S Pine Island Rd.	\$3,615,510	\$30,000,000	\$33,615,510	110,799 SF	CO issued	2021
Midtown	Camden @ Fountains	7700 SW 6 Street	\$1,633,760	\$38,950,000	\$40,583,760	269 units	Under construction	2021
Midtown	Lakeside Plantation	600 N Pine Island Road	\$3,038,830	\$48,800,000	\$51,838,830	271 units	Under construction	2021
Midtown	Plantation Midtown Square	NW 82nd Avenue (777 American Expressway)	\$16,562,680	\$36,850,000	\$53,412,680	21,540 sf; 575 units	Under construction	2020-2021
Midtown	Cornerstone/Millcreek	1244 S Pine Island Road	\$10,259,200	\$44,182,000	\$54,441,200	330 units	Under construction	2020
Midtown	Temple Kol Ami MF Res	8200 Peters Road	\$2,341,080	\$65,425,000	\$67,766,080	315 units	In permit review	2022

RECENT AND PROPOSED DEVELOPMENT PROJECTS
7/1/2021

District	Development Name	Location	Land (BCPA est)	Building/ improvement	Est Imp Value	Proposed sq/units	Status	Est. Completion Date
Midtown	Plantation Walk North	321 N University Drive	\$37,041,700	\$300,000,000	\$337,041,700	500K sq; 568 units	Under construction	2021-2022
Midtown	Plantation Walk South	321 N University Drive	See Plantation Walk N				Permit submittal pending	2022
N/A	Shell American Heritage Batting Cages	251 S Flamingo Rd	\$1,575,980	\$1,575,980	\$3,151,960	4300 SF	Permit in review	2022
N/A		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	Bank; new 10K sf daycare	Permit in review	2021
N/A	Enclave	100 S. Hiatus Road	\$5,171,670	N/A	\$5,171,670	N/A	In site plan review	2022
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
N/A	American Heritage Gym	12200 W Broward Blvd.	\$1,267,570	\$12,055,000	\$13,322,570	22,600 SF	CO issued	2020
N/A	Plantation Pointe Office/Garage	1708 N University Dr	\$2,629,190	\$50,500,000	\$53,129,190	153,715 SF	Under construction	2021
N/A	Millcreek Plantation	1711 N University Drive	\$3,920,380	\$50,000,000	\$53,920,380	306 Units	Demo complete Permit in review	2022
N/A	Plantation Pointe Office/Retail	1710 N University Dr	See Plantation Point/Garage			150,000 SF office; 6,000 SF retail	Site plan approved	2022
Tech Park	Colortone	6531 NW 18 Court	\$1,773,990	\$2,565,000	\$4,338,990	86,703 SF	Under construction	2021
Total			\$139,191,540	\$842,404,530	\$981,596,070			