

OFFICE OF THE MAYOR

Lynn Stoner, Mayor

**PLANNING, ZONING &
ECONOMIC DEVELOPMENT**

Danny A. Holmes, AICP, Director



Plantation
the grass is greener®

CITY COUNCIL

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

**PLANTATION GATEWAY DEVELOPMENT DISTRICT
ADVISORY BOARD MEETING**

Tuesday, August 24, 2021

11:00 AM

Development Services, 401 NW 70 Terrace

1st Floor Conference Room

AGENDA

- | | |
|---|-----------------------|
| 1) Call to Order | Chair, Michael Hooley |
| 2) Introductions | Michael Hooley |
| 3) Approval of April 22, 2021 Gateway Board Minutes | Michael Hooley |
| 4) Gateway Financial Report - July 2021 | Danny Holmes |
| 5) FY 2022 Budget Review | Danny Holmes |
| 6) Development Update | Danny Holmes |
| 7) Gateway Policing Plan Update | Captain Chad Fowler |
| 8) Follow up to April meeting inquiries | Jason Nunemaker |
| i) License plate camera funding | |
| ii) District millage rate sunset date | |
| iii) Lauderhill meeting update | |
| iv) FPL Lighting project (NE corridor) | |
| 9) Adjournment | |

Next Meeting: Thursday, October 21, 2021

Zoom meeting information:

City of Plantation is inviting you to a scheduled Zoom meeting.

Topic: Plantation Gateway Advisory Board

Time: August 19, 2021

11:00 AM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84846795096?pwd=MDI5SVV3dIBNbtBsNzlnRndPdzd2UT09>

Meeting ID: 848 4679 5096

Passcode: 504979

Minutes of the Regular Meeting of the
Plantation Gateway Advisory Board
Via Zoom
City of Plantation, Florida,
April 22, 2021

Members Present:

Kenneth Anson
Kevin Bingham
Dwight Brady
Natasha De Wet

Members Absent:

Dean Bromante
Grant Einhorn
Mike Hooley, Jr., Chair

Also Present:

Dan Holmes, Director of Planning, Zoning & Economic
Development – Landscape
Mayor Lynn Stoner
Jason Nunemaker, Chief Administrative Officer (CAO)
Carole Morris, Assistant City Administrator
Councilmember Timothy Fadgen
Councilmember Denise Horland
Councilmember Nick Sortal
Captain Chad Fowler
Lt. Scott Lustigman
Jeff Burley, B& B Interior Systems, Inc.
Michael Schneider, Take Shape Plastic Surgery

The meeting was called to order by Jason Nunemaker.

APPOINTMENT OF VICE-CHAIR

Mr. Brady nominated Kenneth Anson as Vice Chair and Mr. Anson accepted the nomination.

There was a unanimous consensus for Kenneth Anson as Vice Chair.

* * * * *

Self-introductions were made.

* * * * *

APPROVAL OF JUNE 23, 2020 JOINT WORKSHOP MINUTES

Approval of the minutes were deferred to the next meeting.

* * * * *

GATEWAY FINANCIAL REPORT – March 2021
Questions/concerns regarding upcoming budget

Mr. Nunemaker indicated that the Financial Report is self-explanatory. Previously Chair Hooley, Jr. requested an opportunity to discuss budgetary concerns regarding next year's budget. There was discussion regarding the Police update and license plate readers, which will be discussed later during this meeting.

Vice Chair Anson questioned if the license plate readers are mounted on traffic lights to stop crime.

Mr. Nunemaker stated they track all the license plates and there are kits for stolen vehicles. The Police Department has had great success with them.

Vice Chair Anson believes the license plate readers are a good asset; they were used when vehicles were stolen from his location and were recovered. He commented that the Police Department previously mentioned grants for security cameras on businesses, but he did not know the status.

Mr. Nunemaker advised there is an allocation within the budget; he will follow up with that program and provide an update.

In response to Vice Chair Anson, Mr. Nunemaker indicated that the budget year starts October 1st and the total budget for Gateway is about \$470,000. He will include this and noted that the budget would be put out for internal distribution later this week, so a snapshot could be done for the next meeting. That is in line with the FY21 budget; no real increases have been put forward, so it is more of an incremental budget and it includes landscaping. If the Board would like to move forward with the license plate readers, that would be dealt with as a Capital item, but there are some operating expenses associated that would be dealt with annually, so there would be an increase in the operating budget.

Mr. Schneider commented that originally, they were set up to have an extra tax structure for the Gateway area and questioned if there was any plan when that would be phased out. He understood this to be a temporary situation, not to exist eternally. He mentioned other areas in the City do not have the extra taxation.

Mr. Nunemaker stated that he would have to look into that; he was not aware of a termination date. Gateway shares a co-term that is bound with the Community Redevelopment Area, which sunsets in about ten years.

Mayor Stoner advised they would look at the documents and send it to all Board members with comments; it could be put on the next agenda if that is desired.

Ms. DeWet commented that Mr. Schneider was talking about the 7% of property taxes that go to Gateway.

Mr. Schneider stated it is set up to change the area and then stop. He indicated that Chair Hooley, Jr. was going to put this on the agenda and noted that he also thought this should be pushed.

Mayor Stoner reminded Board members that they are governed by the Sunshine Law and nothing can be discussed among themselves that requires a vote later on.

Mr. Schneider stated he is not on the Board. He reached out to Chair Hooley, Jr. because there were no meetings for such a long time; he was trying to be proactive.

Mr. Nunemaker advised they are hoping the delay is over and anticipate meeting in person at the next meeting. They can take the opportunity to discuss the goals of the District. Unfortunately, there are still some challenges and that is the reason why the Police Department is talking about license plate readers, specifically with State Road 7. Although progress is being made, there is a way to go.

Vice Chair Anson commented that his business has an easement agreement with the City and in that agreement, the City was going to maintain landscaping in front of the businesses. He stated the City does a great job around his area, but shrubs need work in other locations as well as mulch. Landscaping goes fast if the sprinklers are not going, but he did not know if that was in the budget.

Ms. DeWet mentioned beautification and stated that a lot of stop signs have fallen over; the ones on her property have been askew for years.

Mr. Schneider questioned the status of the new light poles north of Broward Boulevard.

Mr. Nunemaker advised there was a pause, but that should be coming to completion. An update will be provided at the next meeting.

Vice Chair Anson referenced SW 7th Street and stated that lighting was never installed. The foundation was put in; the steel stud is sticking out of the ground, but the light poles never went in. It is dark and there have been a few robberies between the wall and State Road 7. He questioned if lighting is scheduled along State Road 7 because sometimes no lights are on between Broward Boulevard and Peters Road.

Mr. Nunemaker stated they had a meeting with the contractor last week and that should be recommencing. He will follow up and put it on the agenda for an update at the next meeting. He noted that he would look into the lights that are not working all the time.

Vice Chair Anson mentioned hotels along State Road 7 between Broward Boulevard and Peters Road and noted there is a lot of criminal activity going on. Before the road was developed, the owner of the Amble Inn Motel kept it clean and had return customers, but the way it is now it will never prosper.

Ms. DeWet stated it is really an eyesore for the City.

Mr. Nunemaker deferred this conversation to Item #6, so the Police Department could respond. There was a meeting regarding the Plantation Inn and the Police Department was successful in getting them on board with the Crime Reduction Plan.

Vice Chair Anson thought it looked like it has improved.

Mr. Nunemaker mentioned part of the problem is displacement; it moves from one area to another, so they have to stay on it.

* * * * *

LAUDERHILL ANNEX PROPOSAL QUESTIONS/CONCERNS

Mr. Nunemaker indicated there were some things on social media and some newsletters about Lauderhill's discontent with areas between NW 4th and NW 8th, even to the extent of discussing de-annexing the land to Lauderhill. The City Council weighed in unanimously that they had no appetite for that. He and Mayor Stoner visited the site and went through the alleyway and it seemed to be Code Enforcement issues, but nothing too egregious. They are going to meet with Lauderhill. There was discussion about annexation and de-annexation; however, the City has no intention of de-annexing any part of the City. They take Code Enforcement seriously and when they have gone out with Code Enforcement to look at concerns throughout the City, they are active.

Mr. Brady commented that this directly affects him. The original owner of the property had an agreement with the City that he would supply piping to pave the alley and in exchange, there would be parking. The City has been gracious for the past 20 years he has been there and he even paid into a parking fund several times to facilitate the agreement. Now that Lauderhill has taken over the alley, they have approached him and said he could not park his cars there.

Mr. Nunemaker advised that he understood Lauderhill picked up east of the alley and noted that he would follow up.

Mr. Bingham requested the City look at the building to the south of his business, it could be a code issue. It is a medical building with vines growing on it.

Ms. DeWet commented on the building on the corner and stated that nothing has been done with it for years. If the building is not for sale, then the property owner needs to take responsibility.

Mayor Stoner indicated that she heard a lot of concerns about properties along State Road 7, but she cannot respond if she does not receive any formal calls or complaints. She noted there are about \$33 million in code violations and the goal is compliance. If the issues are in Captain Fowler's area, they have a community relationship with most of the owners. As a Board, members are the eyes and ears and must communicate on a regular basis.

Mr. Anson mentioned a few vacant buildings on State Road 7, one of which is a little office building adjacent from his business. It is a small brick building that has been vacant approximately 20 years and is out of conformity. He questioned what could be done to that building. He also mentioned the car lot south of Broward Boulevard next to Dead Bug Edwards. It is such a waste to see that corner lot just sitting there and questioned if there was any way to entice someone into Plantation to do business at that location. Since car lots were zoned out, the use of that building is not good for too many uses. He questioned if there was an incentive or a way to get these buildings to function.

Mayor Stoner advised that the building between the car lot that has space behind chain link and the other side is a little strip center with a laundromat. She stated that she was going to purchase one of the buildings for one of her businesses, but she did not need the whole property, and the deal was that there was a contingency to get this rezoned so they could have it for more cars. Because the City was not in the mood for that, a contract was never done. Some of this redoing of everything is coming back to expectations of current owners and what they think they can do. She agreed and stated that Gateway 7 has been around since the early 70's. They have been very successful in recruiting people to come in; there will be an Aldi's where the Chase Bank is facing State Road 7

and she has been assured that a national company is coming in at Badcock Furniture. There is positive movement in the area and those are conversations that continue to come in to discuss their projects.

Vice Chair Anson mentioned that car lots were zoned out south of Broward Boulevard on State Road 7, but three or four are still there. He noted that he would purchase the property if it were zoned as a car lot and questioned if the City would ever consider that use if there was a favorable site.

Mayor Stoner stated those properties were grandfathered in with their uses; once the property sells the grandfathered use is over. It is always something to discuss with Councilmembers to get a feel for their thoughts.

In response to Mr. Brady, Mayor Stoner commented that she was not surprised about the hospital. The parcel is huge and they would have to bring someone in that has a vision for the property, which is in the CRA and Gateway, so there is a huge opportunity to bring something constructive to the City. She stated they are looking at a formula to improve purchasing power to attract retailers.

* * * * *

GATEWAY POLICING PLAN UPDATE

Captain Fowler advised that the license plate reader is a crime fighting tool and putting them around the Gateway area would prevent theft. The license plate readers send real time alerts, which can help solve and prevent crime. There is a community database connection and they have access to repossession companies and tow truck drivers.

In response to Ms. DeWet, Captain Fowler stated they would like to install the license plate readers as soon as possible.

Mr. Nunemaker indicated that the license plate readers offer a huge safety component. The projected cost is about \$210,000 and the operating perspective is about \$27,000 per year, which is a benefit and a cost allocation. Ten cameras would cost about \$210,000. He questioned the exact locations of installation.

Captain Fowler stated that the license plate readers would be strategically placed to get as much as they could coming into the Gateway; they are looking at sites that would be most beneficial.

Mr. Brady commented that most of the trailer units have cameras and speed detectors.

Captain Fowler stated the cameras are mobile; the license plate readers will be fixed around Gateway and permanently mounted.

Mr. Brady questioned how it works if he wanted to have a camera at his business. He noted that he would like a camera because of dumping in the area.

Captain Fowler stated they could discuss installation of a camera at his business; there is a Protection agreement with the company and companies install license plate readers 24/7. As far as dumping in the area, they could discuss different approaches.

Mr. Nunemaker requested Board support to move forward.

There was a consensus from the Board to move forward with the license plate readers.

Captain Fowler mentioned hotels on State Road 7, specifically Plantation Inn, which they visit on a regular basis. He stated that they speak to anyone who is willing to talk with them. License plate readers will help as well and provide intelligence ability. He requested Board members contact him with any issues.

Mr. Brady mentioned that Gateway has drastically improved and he commended the Police Department.

Vice Chair Anson stated they appreciate everything the Police Department does.

Mr. Schneider questioned who replaced Carlos Gonzalez. He also questioned what Mr. Gonzalez's functions were.

Mr. Nunemaker advised that Evan Fancher replaced Mr. Gonzalez; however, he resigned and they are looking for and evaluating contracting options. The position consisted of grant applications, an outreach component, coordination with Code Enforcement, and it revolved around communication. The position also related to the CRA; it was more than just Gateway.

Mr. Schneider commented that Mr. Gonzalez reached out to businesses more. His thought is that most businesses do not know about these meetings and perhaps more involvement is needed. Maybe a campaign or postcard advertising the meeting schedule would be helpful, as the same people tend to show up at these meetings. He also suggested having someone from the hospital provide an update. He has never seen other medical practices attend these meetings.

Mr. Nunemaker stated they could up the game on outreach and noted that he would look into that.

Mayor Stoner commented that the hospital was not ready to disclose any information. As soon as they advise, she will relay the information.

Mr. Brady mentioned that research was conducted by a company years ago.

Mayor Stoner stated they would look for that information. Things have pivoted 100% since Covid and they are reaching out to people who may want a large parcel that would be acceptable to the neighborhood.

Mr. Schneider thought the money spent and the study were worth it.

The next meeting will be held on June 17, 2021 with the goal of meeting in person.

* * * * *

Meeting adjourned at 12:08 p.m.

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 Gateway Development District Fund
As of July 31, 2021

Account and Description	Amount
ASSETS:	
Cash/Equity in Pooled Investments:	
112-0000-104-0001 Equity in Pooled Cash and Investments	1,854,490.70
Total Cash/Equity in Pooled Investments	1,854,490.70
TOTAL ASSETS	1,854,490.70
LIABILITIES AND FUND EQUITY:	
FUND EQUITY:	
Fund Equity/Other Credits:	
112-0000-280-0002 Fund Balance - Non-Spendable - Prepays	1,850.00
112-0000-281-0016 Fund balance-Restricted Safe Neighborhood Develop	1,526,297.31
Total Fund Equity/Other Credits	1,528,147.31
Current Year Additions/Deletions	326,343.39
TOTAL FUND EQUITY	1,854,490.70
TOTAL LIABILITIES AND FUND EQUITY	1,854,490.70

CITY OF PLANTATION
Plantation Gateway Development District Fund
As of July 31, 2021

Account and Description	Prior YTD	Adopted Budget	Amendments	Amended Budget	Month-to-Date	Year-to-Date	Actual to Amended Budget	Percent Received
Ad Valorem taxes:								
112-0000-311-0001 Taxes-Ad Valorem-Current	475,897.09	570,853.00		570,853.00	15,808.26	540,217.46	(30,635.54)	94.63%
112-0000-311-0002 Taxes-Ad Valorem-Delinquent	23,002.39	5,000.00		5,000.00	15,808.26	15,808.26	10,808.26	316.17%
Total Ad Valorem taxes	498,899.48	575,853.00	-	575,853.00	15,808.26	556,025.72	(19,827.28)	96.56%
Miscellaneous Revenue:								
112-0000-361-1004 Misc revenue-Interest/penalties on Ad Valorem Tax	255.36	150.00		150.00	1.59	8.37	(141.63)	5.58%
112-0000-361-9999 Misc revenue-Interest and other earnings-Allocated	23,789.13	8,000.00		8,000.00		14,763.69	6,763.69	184.55%
112-0000-369-9001 Misc-Other Misc revenue-Other		500.00		500.00			(500.00)	0.00%
112-0000-369-9900 Misc-Other misc earnings-Allocated	29.64	100.00		100.00		(354.01)	(454.01)	-354.01%
Total Miscellaneous Revenue	24,074.13	8,750.00	-	8,750.00	1.59	14,418.05	5,668.05	164.78%
Appropriated Fund Balance:								
112-0000-389-9001 Nonoperating sources-Appropriated Fund Balance		(110,493.00)		(110,493.00)			110,493.00	0.00%
Total Appropriated Fund Balance		(110,493.00)	-	(110,493.00)			110,493.00	0.00%
Total Revenue	522,973.61	474,110.00	-	474,110.00	15,809.85	570,443.77	96,333.77	120.32%

CITY OF PLANTATION
Plantation Gateway Development District Fund
As of July 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:								
112-0000-529-3102 Consultants	585.00	1,000.00		1,000.00		2,450.00	2,450.00	0.00%
112-0000-529-3199 Legal	519.19	800.00		800.00		4,365.00	3,365.00	436.50%
112-0000-529-3401 Bank service fees	0.50	500.00		500.00		762.29	(37.71)	95.29%
112-0000-529-4101 Postage/shipping charges	2,994.57	5,000.00		5,000.00	253.71	2,732.52	(2,267.48)	0.20%
112-0000-529-4301 Electricity	22,807.70	35,000.00		35,000.00	3,075.30	28,838.19	(6,161.81)	54.65%
112-0000-529-4303 Water/wastewater	8,010.80	60,000.00		60,000.00	654.57	7,531.62	(52,468.38)	82.39%
112-0000-529-4604 R/M-Grounds	32.02	5,000.00		5,000.00	553.17	4,047.41	(952.59)	12.55%
112-0000-529-4605 R/M-Structures	187,500.00	225,000.00		225,000.00	18,750.00	187,847.49	(37,152.51)	80.95%
112-0000-529-4606 R/M-Maintenance contract		800.00		800.00		2,014.38	(800.00)	83.49%
112-0000-529-4701 Printing and binding	1,936.77	2,000.00		2,000.00		61.98	14.38	0.00%
112-0000-529-4803 Advertising	77.56	1,000.00		1,000.00		61.98	(938.02)	100.72%
112-0000-529-4806 Promotional materials/services	1,131.00	975.00		975.00		1,165.00	190.00	6.20%
112-0000-529-4911 Special District fees	225,595.11	337,075.00	-	337,075.00	23,286.75	241,816.88	(95,258.12)	119.49%
Total Services	225,595.11	1,377,035.00	-	1,377,035.00	-	2,283.50	(134,751.50)	1.67%
Grants and Aids:								
112-0000-529-8220 Financial Incentives	-	137,035.00	-	137,035.00	-	2,283.50	(134,751.50)	1.67%
Total Grants and Aids	-	137,035.00	-	137,035.00	-	2,283.50	(134,751.50)	1.67%
Total Expenditures	225,595.11	474,110.00	-	474,110.00	23,286.75	244,100.38	(230,009.62)	51.49%

RECENT AND PROPOSED DEVELOPMENT PROJECTS
8/12/2021

District	Development Name	Location	Land (BCPA est)	Building/Improvement	Est Imp Value	Proposed sq/units	Status	Est. Completion Date
Midtown	Pollo Campero	8220 W Broward Blvd	\$495,150			2,625 sf fast food	Pre-development	2022
Midtown	Wawa	100 S Pine Island				7,000 sf	Permit sub pending	2023
Midtown	Chabad-Lubavitch	10369 Cleary Blvd.				4,500 sf daycare, 1,500 sf house of	Permit sub pending	2023
N/A	More Space Storage	231 SW 125 Avenue	\$743,690	\$10,777,000	\$11,520,690	109,000 SF	Under construction	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	Bank of America Plaza	7001 West Broward Blvd.	\$2,395,990	\$1,557,000	\$3,952,990	10,000 sf daycare, 13,300 sf retail	Permit in review	2022
N/A	Millcreek Plantation	1711 N University Drive	\$3,920,380	\$50,000,000	\$53,920,380	306 Units	Under construction	2022
N/A	Enclave	100 S. Hiatus Road	\$5,171,670	N/A	\$5,171,670	43 single family residences	Site plan approved In review PZB	2023
N/A	PDQ	10197 Cleary Blvd.	\$587,160				8/3/21	2022
N/A	Reflections in the Acres	12200 NW 4 Street				37 single family residences	Site Plan review	2022
Tech Park/	Plantation Pointe							
Sunrise Blvd	Office/Garage	1708 N University Dr	\$2,629,190	\$50,500,000	\$53,129,190	153,715 SF	Under construction	2021
Tech Park/	Plantation Pointe Office/Retail	1710 N University Dr	See Plantation Point/Garage			133,341 sf office; 4,800 sf retail	Site plan mods, City Council 8/25/21	2022
Tech Park/	Colortone	6531 NW 18 Court	\$1,773,990	\$2,565,000	\$4,338,990	86,703 SF	Under construction	2021
Tech Park/	Sunrise Logistics	6801 W Sunrise				103,300 sf warehouse	Site plan approved	2022
Tech Park/	ATT redevelopment	8601 W Sunrise				391 multifamily, 150,000 office,	Site Plan review	2023
Total			\$111,103,000	\$692,128,500	\$802,143,020			