

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, September 23, 2021
11:00 AM

AGENDA

- | | |
|--|-------------------------|
| 1) Call to Order | Barry Lethbridge, Chair |
| 2) Introductions | Barry Lethbridge, Chair |
| 3) Approval of July 15, 2021 Minutes
<i>See attached, requires Board approval</i> | Barry Lethbridge, Chair |
| 4) Midtown Financial Report – August 2021 | Danny Holmes |
| 5) Development Update | Danny Holmes |
| 6) Midtown Bridge Update | Mayor Stoner |
| 7) Midtown Shuttle Update | Mayor Stoner |
| 8) Adjournment | |

Next Meeting: Thursday, November 18, 2021

Minutes of the Regular Meeting of the
Plantation Midtown Development District Advisory Board
City of Plantation, Florida
Held July 15, 2021

Members Present: Cynthia Busch – via Zoom
Angel Cabrera
Owen Duke
Jim Inklebarger, Vice Chair
Barbara Simmons

Members Absent: Barry Lethbridge, Chair

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 via Zoom
Nick Sortal, Councilmember via Zoom
Susan DiLaura, Planning, Zoning & Economic Development
Ayesha Robinson, Asst. City Clerk

- 1) Mr. Inklebarger called the meeting to order.
- 2) Introductions
- 3) APPROVAL OF MINUTES – May 20, 2021

ACTION: Approved as submitted.

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4) MIDTOWN FINANCIAL REPORT – JUNE 2021

- a. Discussion on Interfund transfers from Midtown to General Fund and Plantation Midtown Construction Fund (specifically what is General Fund used for?)

Mr. Holmes reported the revenues are the same from the last meeting. He noted that 92.5% of ad valorem taxes have been received, and Finance stated this is normal at this time of the year. Mr. Holmes stated expenditures are on target at this time. There has been an increase in legal fees and advertising expenditures with the Chamber.

In response to Ms. Busch’s request for clarification on interfund transfers out to the general fund at the previous meeting, Mr. Holmes stated the \$219,230 transfer was for interlocal agreements already in place. The final

payment will be made in 2024. Mr. Duke requested the sidewalks in the area be pressure washed on a consistent basis.

Ms. Busch requested clarification on a procedural issue. She stated the by-laws indicate this advisory board needs to submit a budget to the Board of Directors on an annual basis for approval. Mr. Holmes responded staff usually drafts a budget when budget season begins and presents it to the board. He stated due to COVID the board did not meet and the Council has not adopted anything. Mr. Holmes said he would put the topic on the next agenda. Ms. Busch requested the draft budget include line item expenditures and specify exactly which areas the funds will be used in.

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5) DEVELOPMENT UPDATE

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

- Camden @ Fountains – making progress with construction
- Temple Kol Ami/MF Res – under construction
- Seritage/The Social – working to getting the project back on track
- Lakeside Plantation – under construction
- Plantation Midtown Square – under construction.
- Cornerstone/Millcreek – under construction, addressing traffic concerns
- Plantation Walk North – in the last phase of completing the project, tenants moving in
- Pulte Townhomes at Midtown – modifications being made to site plan
- Aldi/Sun Trust Bank – project not moving forward, another business has expressed interest in the site
- Kaluz - under construction

Mr. Inkelbarger inquired if Wawa had put an application in for development on the corner of Broward Blvd and Pine Island and expressed his opposition. Mr. Holmes stated he believed Wawa was interested, but no application had been received. Mr. Nunemaker spoke about the recent legislative update sent by the City Attorney. It states there are preemptions regarding gas stations and how the City may not have the option to deny the use.

Mr. Inkelbarger inquired about the Westfield Mall. Mr. Cabrera provided an update stating Seritage has secured the interior barricade and it is now storm proof. They are cleaning up the site and making it more presentable. Mr. Cabrera stated is will continue to monitor their progress.

Ms. Busch requested clarification on several projects Mr. Holmes reported on. She expressed her concerns if Wawa were permitted to have a location at Broward Blvd. and Pine Island.

Mr. Cabrera reported a friendly foreclosure has been filed against Unibail Rodamco Westfield by its lender. The courts have assigned Pacific Retail as the receiver to manage the property, and Mr. Cabrera has been retained by them. He stated he is encouraged to see how the new management company will oversee the property. Mr. Cabrera said he anticipates plans will be submitted to the City soon to rebrand the property back to Broward Mall. He stated the theater has reopened and now has a wine and beer license. They anticipate increased sales in the future.

Mayor Stoner stated Dillard's has a potential buyer and hopes to move forward with the sale shortly. JC Penny has completed their bankruptcy proceedings and now have little stock left.

a. Presentation by Mr. Holmes on Broward Mall redevelopment RFP (requested at last meeting)

Mr. Holmes provided a presentation on the Broward Mall Urban Design RFQ. He reported the City is seeking a firm to develop a master plan for mall design. He stated the City will play a role in the design process. Mr. Holmes detailed the phases of the project. Phase One will begin with delineating street networks and avenues for transit. Phase Two will focus on building most of the inner loop fabric and the canal, and the completion of the build-out will take place in Phase Three. If appropriate, Phase Four will be used to proceed with a main street option. Main street will be fed by multiple new streets.

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6) MIDTOWN BRIDGE UPDATE

Mayor Stoner advised the project has been approved and she will provide an update at the next meeting.

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7) SHUTTLE UPDATE

This item was tabled to the next meeting.

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The next meeting will be held on Thursday, September 16, 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, MMC City Clerk

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

Account and Description	Amount
ASSETS:	
Cash/Equity in Pooled Investments:	
109-0000-104-0001 Equity in Pooled Cash and Investments	5,451,227.45
Total Cash/Equity in Pooled Investments	<u>5,451,227.45</u>
	5,451,227.45
LIABILITIES AND FUND EQUITY:	
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>
	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	<u>3,376,021.36</u>
Current Year Additions/Deletions	1,198,276.09
	<u>4,574,297.45</u>
	4,574,297.45
TOTAL ASSETS	5,451,227.45
TOTAL LIABILITIES AND FUND EQUITY	5,451,227.45

CITY OF PLANTATION
Plantation Midtown Development District Fund
As of August 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:								
109-0000-311-0001 Taxes-Ad Valorem-Current	1,361,027.86	1,449,714.00		1,449,714.00	1,318.91	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		(7,343.30)	(8,343.30)	-734.33%
Total Ad Valorem taxes	1,364,678.03	1,450,714.00	-	1,450,714.00	1,318.91	1,340,218.05	(110,495.95)	92.38%
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	84,478.43	25,000.00		25,000.00		42,542.56	17,542.56	170.17%
109-0000-369-9900 Misc-Other misc earnings-Allocated	103.46	800.00		800.00		(1,041.77)	(1,841.77)	-130.22%
Total Miscellaneous Revenue	85,277.10	26,150.00	-	26,150.00	-	41,519.27	15,369.27	158.77%
Total Revenue	1,449,955.13	1,476,864.00	-	1,476,864.00	1,318.91	1,381,737.32	(95,126.68)	93.56%

CITY OF PLANTATION
Plantation Midtown Development District Fund
As of August 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	337.50	3,000.00		3,000.00		1,102.50	(1,897.50)	36.75%
109-0000-552-3401 Bank service fees	1,817.98	3,200.00		3,200.00		2,212.91	(987.09)	69.15%
109-0000-552-4101 Postage/shipping charges		1,400.00		1,400.00			(1,400.00)	0.00%
109-0000-552-4301 Electricity	12,876.60	22,000.00		22,000.00		13,049.04	(8,950.96)	59.31%
109-0000-552-4303 Water/wastewater	5,844.05	15,000.00		15,000.00	1,628.08	12,869.08	(2,130.92)	85.79%
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		1,146.36	(853.64)	57.32%
109-0000-552-4606 R/M-Maintenance contract	59,613.95	75,000.00		75,000.00	5,957.50	59,575.00	(15,425.00)	79.43%
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	1,755.00	1,500.00		1,500.00		1,759.00	(1,500.00)	0.00%
109-0000-552-4911 Special District fees	45,833.33	1,775.00		1,775.00			(16.00)	99.10%
109-0000-552-4920 Allocated operating costs		50,000.00		50,000.00	4,166.67	45,833.33	(4,166.67)	91.67%
Total Services	130,548.07	216,875.00	-	216,875.00	11,752.25	139,614.73	(77,260.27)	64.38%
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	185,356.07	1,476,864.00	-	1,476,864.00	11,752.25	183,461.23	(1,293,402.77)	12.42%

RECENT AND PROPOSED DEVELOPMENT PROJECTS
9/15/2021

District	Development Name	Location	Land (BCPA est)	Building/Improvement	Est Imp Value	Proposed sq/units	Status	Est. Completion Date
Gateway	Chase Bank	2 North State Road 7	\$1,182,020	\$1,111,000	\$2,293,020	3,500 SF	CO issued	2021
Gateway	Strata	4500 NW 9 St	\$3,331,140	\$26,800,000	\$30,131,140	150 units	Under construction	2022
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	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
Gateway	Arkham Apartments	4281 Peters Road	\$194,250			7 units	Review Committee	
Gateway	551 Medical Bldg	551 N State Road 7	\$399,080				Review Committee	
Gateway	Plantation Circle K	501 N SR7				2,500 sf service station	Site Plan review	2022
Gateway	New retail building	201 S State Road 7				6,000 sf	Site Plan review	2022
Midtown	Camden @ Fountains	7700 SW 6 Street	\$1,633,760	\$38,950,000	\$40,583,760	269 units	Under construction	2022
Midtown	Aldi	8210 W Broward Blvd.	\$1,817,670	\$3,663,000	\$5,480,670	25,745 SF	CO issued	2021
Midtown	Temple Kol Ami MF Res	8200 Peters Road	\$2,341,080	\$65,425,000	\$67,766,080	315 units	Under construction	2022
Midtown	AmlI (Crossroads)	8021 Peters Road	\$2,730,590	\$24,219,000	\$26,949,590	287 units	CO issued	2021
Midtown	Lakeside Plantation	600 N Pine Island Road	\$3,038,830	\$48,800,000	\$51,838,830	271 units	Under construction	2021
Midtown	Seritage/The Social	8000 W. Broward Blvd. NW 82nd Avenue	\$11,652,920	\$0	\$11,652,920	87,194 SF	Construction suspended	
Midtown	Plantation Midtown Square	(777 American Expressway)	\$16,562,680	\$36,850,000	\$53,412,680	21,540 sf; 575 units	Under construction	2023
Midtown	Plantation Walk North	321 N University Drive	\$37,041,700	\$300,000,000	\$337,041,700	500K sq; 568 units	200 mf CO'd 2021; Under construction	2022
Midtown	Plantation Walk South	See Plantation				329 units; 86,000 sf	Site plan	2022
Midtown	Pulte Townhomes @ Midtown Square	321 N University Drive Walk N 8361 NW 7 Place				hotel	submittal pending City Council	2022
Midtown						86 townhomes	8/25/21	2023

RECENT AND PROPOSED DEVELOPMENT PROJECTS
9/15/2021

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 4,500 sf daycare, 1,500 sf house of worship,	Permit sub pending	2023
Midtown	Chabad-Lubavitch	10369 Cleary Blvd.				6,850 sf retail	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			37 single family residences	8/3/21	2022
N/A	Reflections in the Acres Plantation Pointe	12200 NW 4 Street					Site Plan review	2022
Tech Park/ 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/ Sunrise Blvd	Plantation Pointe Office/Retail	1710 N University Dr	See Plantation Pointe/Garage			133,341 sf office; 4,800 sf retail	Site plan mods, City Council 8/25/21	2022
Tech Park/ Sunrise Blvd	Colortone	6531 NW 18 Court	\$1,773,990	\$2,565,000	\$4,338,990	86,703 SF	Under construction	2021
Tech Park/ Sunrise Blvd	Sunrise Logistics	6801 W Sunrise				103,300 sf warehouse	Site plan approved	2022
Tech Park/ Sunrise Blvd	ATT redevelopment	8601 W Sunrise				391 multifamily, 150,000 office, 5,000 retail	Site Plan review	2023
Total			\$111,103,000	\$692,128,500	\$802,143,020			